

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) 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](#).

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

☐ Yes ☒ No

If yes, who have you spoken with? _____

● Change of conditions (s.127)

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*

Name/s:

Ian and Vicki Smith

Email:

Phone number:**Postal address:**

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

Office Use Only
Application Number:

5. Address for Correspondence

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

Name/s:

Bay of Island Planning Limited

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.

6. 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:

Ian Roger Smith, Vicki Anne Smith and CLM Trustees Limited

**Property Address/
Location:**

1/14 First Ave

Postcode

3110

7. Application Site Details

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

Name/s:

**Site Address/
Location:**

55 Kingfisher Drive

Kerikeri

Postcode

Legal Description:

Lot 2 DP311542 & Lot 4 DP317854

Val Number:

Certificate of title:

70065

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

7. Application Site Details (continued)

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.

8. Detailed description of the proposal:

This application relates to the following resource consent:

Specific conditions to which this application relates:

Describe the proposed changes:

9. Would you like to request Public Notification?

☐ Yes ☐ No

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

(more than one circle can be ticked):

☐ Building Consent

Enter BC ref # here (if known)

☐ Regional Council Consent (ref # if known)

Ref # here (if known)

☐ National Environmental Standard consent

Consent here (if known)

☐ Other (please specify)

Specify 'other' here

11. 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 (including consultation from iwi/hapū).

Your AEE is attached to this application ☐ Yes

12. Draft Conditions:

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

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

13. 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)

Email:

Phone number:

Work	Home
-------------	-------------

Postal address:

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

<hr/>
<hr/>
<hr/>
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.

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)

Signature: (signature of bill payer)

<input type="text"/>	Date
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MANDATORY

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

Privacy Information:

Once this application is lodged with the Council it becomes public information. Please advise Council if there is sensitive

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

Declaration

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

Name: (please write in full)

Signature:

Date

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

Checklist (please tick if information is provided)

- ☐ Payment (cheques payable to Far North District Council)
- ☐ Details of your consultation with Iwi and hapū
- ☐ A current Certificate of Title (Search Copy not more than 6 months old)
- ☐ 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 (Standard Provisions) of the Operative District Plan for details of the information that must be provided with an application. This contains more helpful hints as to what information needs to be shown on plans.

14. Billing Details:

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

Name/s: (please write in full)

Email:

Phone number:

Work

Home

Postal address:

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

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.

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)

Signature:

(signature of bill payer)

Date

MANDATORY

15. Important Information:

Note to applicant

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

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

Fast-track application

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

Privacy Information:

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

BAY OF ISLANDS PLANNING (2022) LIMITED

**Kerikeri House
Suite 3, 88 Kerikeri Road
Kerikeri**

Email – office@bayplan.co.nz Website - www.bayplan.co.nz

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02 July 2025

Dear Team Leaders

RE: Application for consent condition variation s127 – Proposal to amend conditions of existing consent – 55 Kingfisher Drive, Kerikeri.

Please find attached a s127 application in relation to a proposed variation of consent conditions associated with 2250376-RMALUC. RC 2250376 approved a dwelling extension, and a new boat shed at 55 Kingfisher Drive, Kerikeri for various rule breaches.

The applicants wish to relocate the swimming pool and associated paved area from a location east of the existing dwelling, closer to their southern boundary. As a result of the changes, consequential amendments are required to conditions within the approval suite.

The conditions to be varied are sought under s127 of the Resource Management Act 1991 (**RMA**), which is a **Discretionary Activity**.

Yours sincerely,



Andrew McPhee
Consultant Planner

INTRODUCTION AND PROPOSAL

This report has been prepared for the applicant in support of a s127 application in relation to a proposed variation of consent conditions 1, 2 and 16 associated with 2250376-RMALUC, which relates to the approved plans prepared by Lindholm Design for the dwelling extension and new boat shed at 55 Kingfisher Drive, Kerikeri. A swimming pool and associated paved area was approved as part of 2250376-RMALUC, which is now proposed to be relocated southeast of the dwelling.

Decision documents associated with the original application 2250376-RMALUC can be found in **Appendix D**.

Section 127 allows the holder of a resource consent to apply to the consent authority for a change or cancellation of a condition of the consent.

Sections 88 to 121 apply, with all necessary modifications, as if—

- the application were an application for a resource consent for a discretionary activity; and
- the references to a resource consent and to the activity were references only to the change or cancellation of a condition and the effects of the change or cancellation respectively.

Section 127(4) also applies including:

- 1 -----
- (4) For the purposes of determining who is adversely affected by the change or cancellation, the consent authority must consider, in particular, every person who—
- (a) made a submission on the original application; and
 - (b) may be affected by the change or cancellation.

The conditions sought to be changed with the proposed wording is outlined below. I note that the conditions have been reformatted to make for better readability.

- Condition 1 – in relation to referring to new approved plans.
- Conditions 2 and 16 – in relation to the visual amenity report/plans.

The proposed variation to read as follows (refer underlined for additions and strikethrough for deletions):

1. The activity shall be carried out in general accordance with the approved plans prepared by Lindholm Design, referenced Concept and Resource Consent, dated 25/03/2025, ~~drawing A00–A07, A101–A103, A102–A/B/C/D, A201–A203. And attached to this consent with the Council’s “Approved Stamp” affixed to it.~~

- A103 Proposed Boatshed

Approved plans prepared by Lindholm Design, referenced Concept and Resource Consent, dated 10/06/2025:

- A00 Overall Site & Location Plan
- A00-A Overall Site with Impermeable Cover
- A101a Part Site Plan – Sheet 1
- A101b Earthworks – Sheet 1
- A102a Part Site Plan – Sheet 2
- A102b Earthworks – Sheet 2
- A01 Subfloor Existing and Demolition
- A02 Ground & Upper Floor Existing & Demolition Plan
- A03 Proposed Wine Cellar
- A04 Proposed Ground Floor
- A05 Elevations – Sheet 1
- A06 Elevations – Sheet 2

And attached to this consent with the Council’s “Approved Stamp” affixed to it.

2. The activity shall be carried out in general accordance with the Stormwater Management Report prepared Haigh Workman Ltd, dated Mar 2025, reference no. 25-023 and the Geotechnical Investigation Report prepared by Haigh Workman Ltd, dated Mar 2025, reference no. 25-023, ~~and the~~ Visual Amenity Report/plans prepared by Hawthorn Landscape Architects dated 24.03.2025, the Pool

Area – revised Visual Amenity Plan dated 26.06.2025 and the Visual Amenity addendum dated 30th June 2025.

16. Within 3 months of the completion of construction works, landscaping is to be provided in general accordance with the Visual Amenity Landscape Plan prepared by Hawthorn Landscape Architects dated 24.03.2025 and the Pool Area – revised Visual Amenity Plan dated 26.06.2025 to lessen the visual impact of the building, its access and any earthworks. The consent holder is to provide evidence/photographs to the FNDC Resource Consents Monitoring Officer (Email to: ConsentsMonitoring@fndc.govt.nz) that the landscaping has been provided.

The rationale behind the changes are relatively self-explanatory but revolve around the following:

- Condition 1: The location of the swimming pool and associated paved area has been changed. The design change is considered to result in breaches which are within the confines of the original application.
- Conditions 2 and 16: A revised Visual Amenity Plan relative to the swimming pool area and associated Visual Amenity addendum have been prepared to address and effects associated with the relocated swimming pool and associated paved area.

Should there be any other changes (consequential or otherwise) that arise during this process, we retain the right to make further alternations and also provide FNDC staff with discretion to make changes that assist in workability and better implementation of consent conditions.

SECTION 127

The RMA establishes that a request under s127 is deemed to be discretionary activity and Section 88 to 121 apply with the necessary modifications. Additionally, in considering the request to change the condition Council is limited to only considering what is being sought within the condition change and the effects there from.

The original resource consent application was not the subject of a publicly notified process with the approval being issued under delegated authority. The decision was not the subject of an appeal. In terms of the effects created by this variation these factors are addressed as follows.

Background: Details of the site and surrounds can be found in the original application RC 2250376 (See **Appendix E**).

Application Site: A range of details regarding the site are in the original application in **Appendix E**. These details are supplemented by the Record of Title and relevant instruments located in **Appendix A**.

Land use Consent: Consent for the dwelling extension and new boat shed was granted 15 May 2025 (refer decision for RC 2250376 in **Appendix D**). Consent includes the provision of a swimming pool and associated paved area. The applicant seeks a change in location for the approved swimming pool and associated paved area.

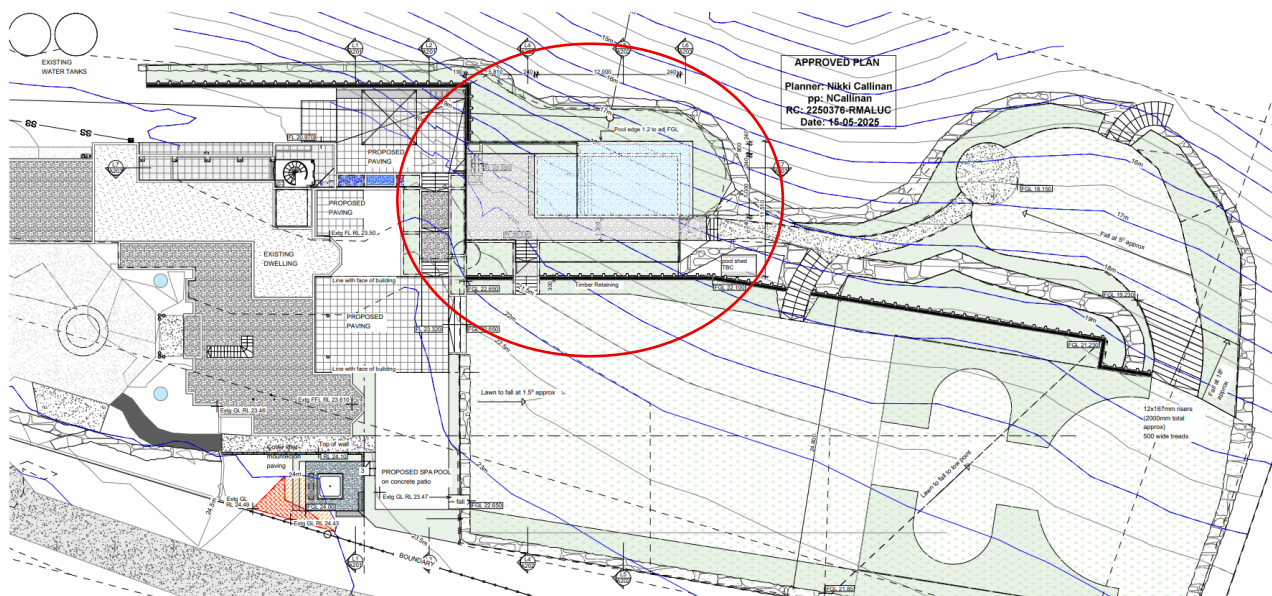


Figure 1 – Location of consented swimming pool and paved area (Source: Lindholm Design)

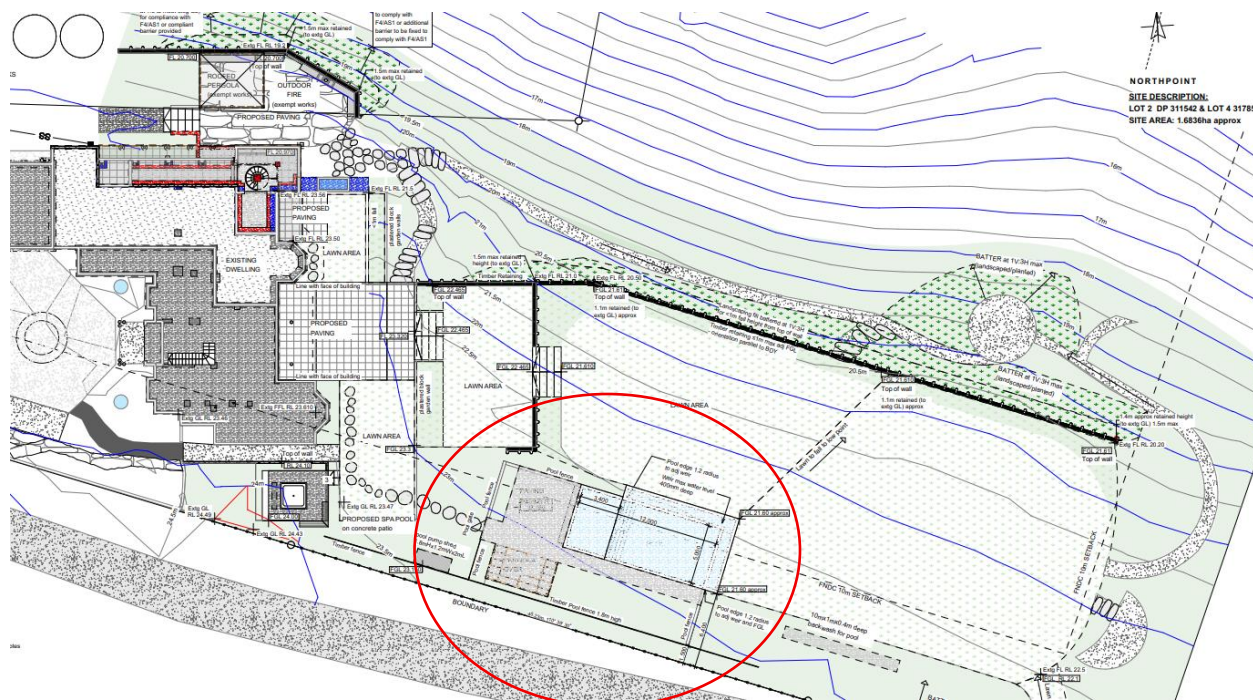


Figure 2 – Location of swimming pool and paved area subject to this application (Source: Lindholm Design)

APPLICATION COMPARISON

The original application breached the following rules:

Rule # & Name	Non-compliance Aspect	Activity Status
10.7.5.1.1 Visual Amenity	The addition of the boat shed along with the additions to the dwelling exceed 50m ² and are located outside an approved building envelope.	Restricted Discretionary
10.7.5.1.6 Stormwater Management	Proposed total impermeable surfaces coverage - 2,326m ² (13.8%).	Discretionary
10.7.5.1.7 Setback from Boundaries	The boatshed breaches the southern boundary, and the site is larger than 5,000m ² .	Restricted Discretionary
12.3 Soils and Minerals	Total earthworks, including those associated with the extensions to the dwelling total 1,976m ³ .	Restricted Discretionary

The relocation of the swimming pool and associated paved area does not change the quantum of impermeable surface for the site. There is a minimal increase in earthworks volume of 10m³, which

equates to a 0.5% increase from that consented. This quantum still falls within the restricted discretionary limit of 2,000m³ in any 12-month period. The pergola is interpreted as a structure, which breaches the setback control on the southern boundary. Therefore, these breaches are within the scope of the original application.

Rule # & Name	Non Compliance Aspect	Activity Status
10.7.5.1.7 Setback from Boundaries	The boatshed breaches the southern boundary, and the site is larger than 5,000m ² . The pergola structure breaches the setback control on the same boundary.	Restricted Discretionary
12.3 Soils and Minerals	Total earthworks, including those associated with the extensions to the dwelling total 1,986m ³ .	Restricted Discretionary

APPLICATION PROCESS

The Council retains the discretion to determining whether a discretionary activity should be notified. In determining this factor, it is the change in the effects of the consent conditions which are assessed against any possible adverse effects upon any person.

The RMA also requires Council to consider the effect of the change on those persons who lodged a submission to the original application. In this case the original consent was processed non-notified.

This aspect requires the Council to assess if the effects of the condition change would have an adverse effect upon any of the submitters. This would not apply as no persons submitted. As such it is considered fanciful that a person would specifically be adversely affected by what is contained in this application.

Overall, it is considered that the application to change the identified conditions can be processed without notification.

EFFECTS

For this application, the potential adverse effects to be assessed are those arising from aspects of the proposal that have been identified as differing from the consented proposal.

A setback from boundaries breach remains on the southern boundary. The new location of the swimming pool and associated paved area incur a breach associated with the pergola, as this is the only component of the facility that is considered to be a building or structure as per the definition in the Operative Far North District Plan (**ODP**). An updated Visual Amenity Plan and Visual Amenity addendum, prepared by Hawthorn Landscape Architects has been prepared to assess the effects of the new swimming pool location. The Amenity report concludes that the revised proposal will not visually dominate the view from any adjoining properties or from the private road to the south of the applicant's property. There will be no adverse effects upon the privacy, outlook and enjoyment of private open spaces on adjacent sites. Further, the proposed development is sensitive to the environment it is located within so that the potential adverse visual amenity and natural character effects are less than minor.

There are no changes to the impermeable surface coverage. However, the quantum of earthworks has increased marginally. However, I am not proposing any changes to conditions associated with earthworks as I consider that the change is not sufficient to warrant further consideration, and the level is still below the 2,000m³ threshold assessed through the original application. Further, the additional quantum will not alter any of the mitigation proposed through the original reports associated with the application. As such, it is considered that the conditions that apply to 2250376-RMALUC are still valid to address these matters.

There is no additional visual amenity breach associated with the proposal. The Visual Amenity Report and Planting Plan addresses mitigation in terms of the setback from boundaries breach.

Conclusion

Based on the above assessment, it is considered that the effects of the proposal that would be less than minor.

STATUTORY CONTEXT

Objectives, Policies and Rules

The variation is to be assessed as a Discretionary Activity as if it was a resource consent. Section 104B requires the consideration of any relevant objectives and policies in addition to the effects of the activity.

This application to vary the location of the swimming pool and associated paved area is not considered to have markedly change the factors that were addressed within the original land use application (refer **Appendix E**). As such, that assessment has not been repeated here as it is still considered that the that proposal is consistent with the objectives and policies of the ODP.

The Proposed District Plan (**PDP**) was considered as part of 2250376-RMALUC (refer **Appendix E**). The assessment concluded that the application was consistent with the relevant objectives and policies in the PDP, therefore it has not been repeated here.

Overall, the proposal is considered to be consistent with the objectives and policies of all relevant statutory documents. In the context of the PDP, the appropriate weighting to give those objectives and policies are nil as they have yet to go through sufficient public scrutiny to determine the application at hand.

PART 2 ASSESSMENT

Section 5 – Purpose of the RMA

Part 2 of the RMA sets out the purpose and principles including matters of national importance. The purpose of the RMA as outlined in section 5(1) is to promote the sustainable management of natural and physical resources. The proposal will sustain the potential of natural and physical resource whilst meeting the foreseeable needs of future generations as the site is being used for its intended use. In addition, the proposal will avoid adverse effects on the environment and will maintain the natural character of the site and surrounding environment.

Section 6 – Matters of National Importance

Section 6 of the RMA lists seven matters of national importance that must be recognised and provided for in the decision on this application. The natural character of the coastal environment is relevant and has been recognised and provided for within the application:

- Buildings ancillary to a residential use are anticipated on the subject site and the natural character and amenity values of the coastal environment have been considered, assessed and concluded that there will be less than minor effects.
- The proposal is not located within an identified outstanding natural feature, landscape, area containing significant indigenous vegetation or habitat of indigenous fauna.

Section 7 – Other Matters

In terms of section 7, the RMA lists eleven matters that Council must have particular regard to, 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.

Section 8 – Treaty of Waitangi

Section 8 of the RMA requires that all persons exercising functions and powers under the RMA take into account the principles of the Treaty of Waitangi in managing the use, development and protection of natural and physical resources. It is considered that the proposal raises no Treaty issues. The subject site is not located within an area of significance to Māori. The proposal has taken into account the principals of the Treaty of Waitangi and is not considered to be contrary to these principals.

Overall, the application is considered to be 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 and the previous 2250376-RMALUC.

CONCLUSION

This application seeks a consent notice variation under s127 to amend existing consent conditions in relation to the relocation of the swimming pool and associated paved area at 55 Kingfisher Drive, Kerikeri. For the reasons outlined in the application, the effects of undertaking this proposal will be less than minor on the surrounding environment.

No currently gazetted National Policy Statements including the New Zealand Coastal Policy Statement and National Policy Statement for Highly Productive Land were considered to be undermined by this proposal.

The Regional Policy Statement for Northland was also reviewed as part of the original application. The proposal was considered to be consistent with the aims of this document. The proposed variation is not anticipated to change this original assessment.

In terms of the ODP, the original proposal was assessed against the objectives and policies for the Coastal Living zone and relevant provisions within the Soils and Mineral chapter, with the conclusion that the proposal is consistent with the objectives and policies of the ODP. The proposed variation is not anticipated to change this original assessment.

The FNDC Proposed District Plan was also broadly considered as part of 2250376-RMALUC with the conclusion that application is consistent.

There are not considered to be any directly affected parties to this proposal as all effects are adequately mitigated.

An assessment of Part II of the RMA has been completed with the proposal generally able to satisfy this higher order document also.

We look forward to receiving acknowledgment of the application and please advise if any additional information is required.

Please provide us with an opportunity to review the draft conditions before variation is signed off.

Yours sincerely,



Andrew McPhee

Consultant Planner



**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 **70065**
Land Registration District **North Auckland**
Date Issued 02 April 2003

Prior References

45619 45620

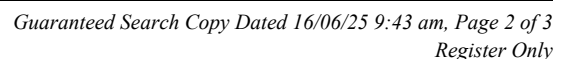
Estate Fee Simple
Area 1.6836 hectares more or less
Legal Description Lot 2 Deposited Plan 311542 and Lot 4
Deposited Plan 317854

Registered Owners

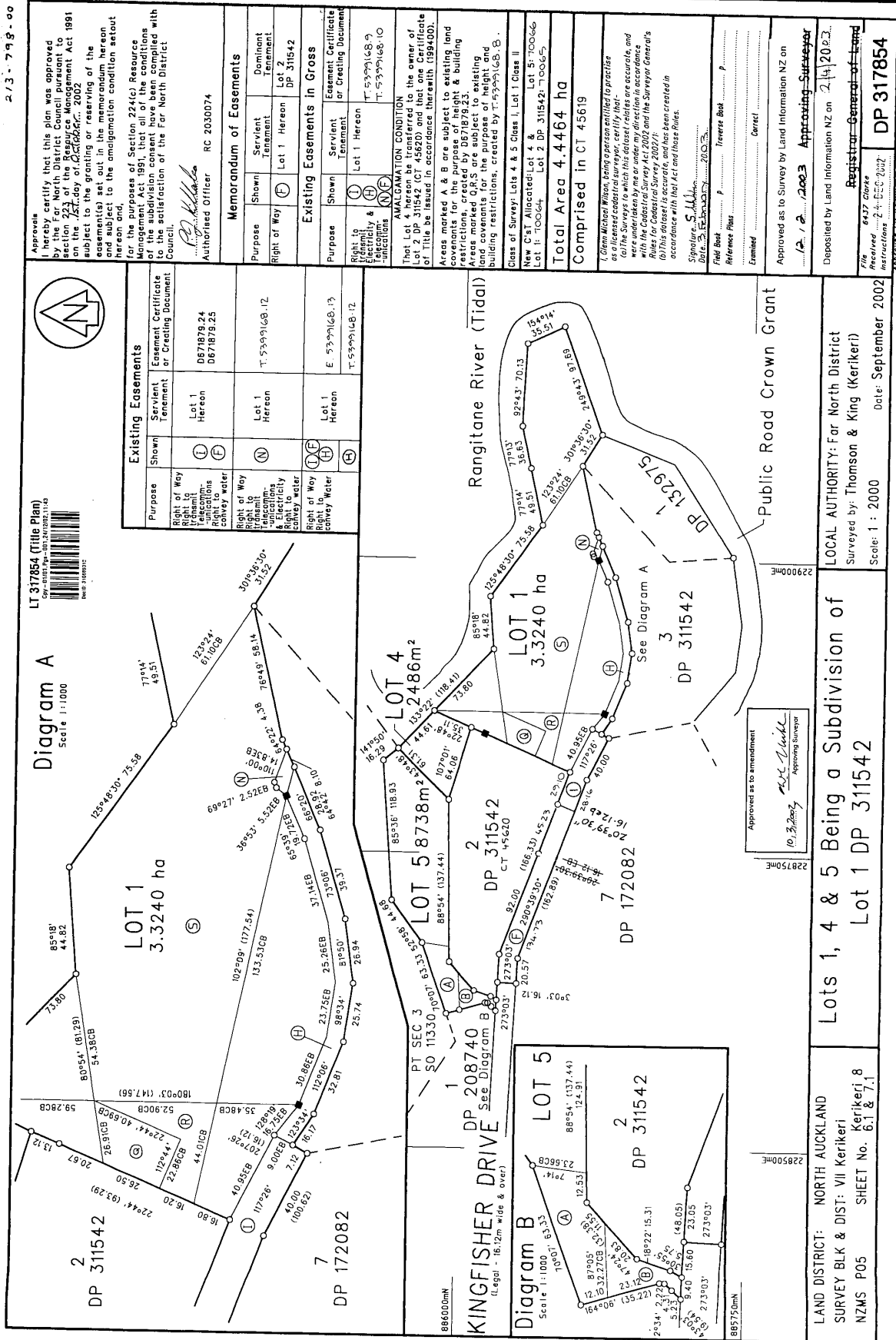
Ian Roger Smith, Vicki Anne Smith and CLM Trustees Limited

Interests

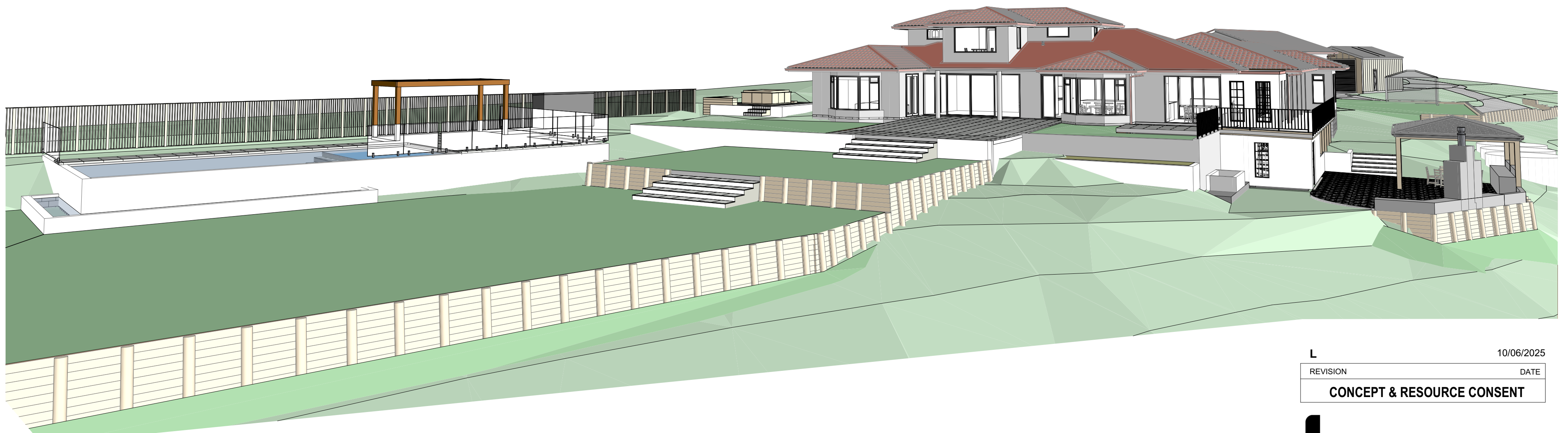
Appurtenant hereto is a right to drain water specified in Easement Certificate C913766.5
Land Covenant in Transfer C993027.6 - 29.5.1996 at 9:00 am
Land Covenant in Transfer D671879.23 - 15.1.2002 at 9:00 am
Land Covenant in Transfer 5399168.8 - 12.11.2002 at 9:00 am
Land Covenant in Transfer 5438283.2 - 17.12.2002 at 9:00 am (affects Lot 2 DP 311542)
Fencing Covenant in Transfer 5438283.2 - 17.12.2002 at 9:00 am (affects Lot 2 DP 311542)
5455513.1 Mortgage to The National Bank of New Zealand Limited - 13.1.2003 at 9:00 am (affects Lot 2 DP 311542)
Land Covenant in Transfer 5539721.2 - 2.4.2003 at 9:00 am
Subject to Section 241(2) and Sections 242(1) and (2) Resource Management Act 1991(affects DP 317854)
Appurtenant to Lot 2 DP 311542 is a right of way created by Easement Instrument 5539721.5 - 2.4.2003 at 9:00 am
The easements created by Easement Instrument 5539721.5 are subject to Section 243 (a) Resource Management Act 1991
5705151.2 Variation of Covenant 5539721.2 - 25.8.2003 at 9:00 am



2/3 - 798-00



PROPOSED EXTENSION TO EXISTING DWELLING & NEW BOATSHED FOR IAN and VICKI SMITH AT 55 KINGFISHER DRIVE, KERIKERI LOT 2 DP 311542 & LOT 4 317854



Artistic Impression Only

L	10/06/2025
REVISION	DATE
CONCEPT & RESOURCE CONSENT	

Lindholmdesign
ARCHITECTURAL SERVICES
P.O Box 960, 0245 Kerikeri
ph/fax: (09) 407 3037 , mob: 021 407390
email: karin@lindholmdesign.co.nz
web: www.lindholmdesign.co.nz
Karin Lindholm Andreassen
LBP: Design 2: 107526

AD NZ
Architectural
Designers
New Zealand
Professional
Member

LICENSED BUILDING PRACTITIONER
BUILDING CONFIDENCE
www.dbh.govt.nz



NORTHPOINT

SITE DESCRIPTION:

LOT 2 DP 311542 & LOT 4 317854

SITE AREA: 1.6836ha approx

GENERAL NOTES:

PLANNING ZONE: COASTAL LIVING ZONE

WIND ZONE: HIGH (to BRANZ MAPS)

EXPOSURE ZONE: D

CLADDING WEIGHT:HEAVY (Concrete block ground floor walls) typ

ROOF WEIGHT: HEAVY (concrete tile)

PLAN AREAS:

EXISTING HOUSE ROOF AREA:=513m2a approx

PROPOSED ROOF AREA: =5.3m2 approx

TOTAL ROOF AREA:

EXISTING HOUSE FLOOR AREA: =442m2 (from LIM)

PROPOSED WINE CELLAR/BASEMENT FLOOR AREA:

Note: Non-habitable space - storage only

DISTRICT PLAN COMPLIANCE: PERMITTED ACTIVITIES
in COASTAL LIVING ZONE

VISUAL AMENITY:

New Building area: alteration/addition to existing dwelling built after 28 April 2000
= RESOURCE CONSENT REQUIRED

RESIDENTIAL INTENSITY: 1 unit/4ha = COMPLIES

BUILDING HEIGHT:

Permitted: = 8m max

Proposed: = 6m max approx from extg GL & below extg roof apex = COMPLIES

SUNLIGHT: = COMPLIES

STORMWATER MANAGEMENT: (Impermeable surfaces & Building coverage)

Proposed: Total cover >600m2 = RC Required

SETBACKS to BOUNDARIES:

Permitted: =10m min

Proposed Extension: >10m & within existing building footprint = complies

Proposed Boatshed: <10m (6m proposed setback) = RC required

EARTHWORKS VOLUME:

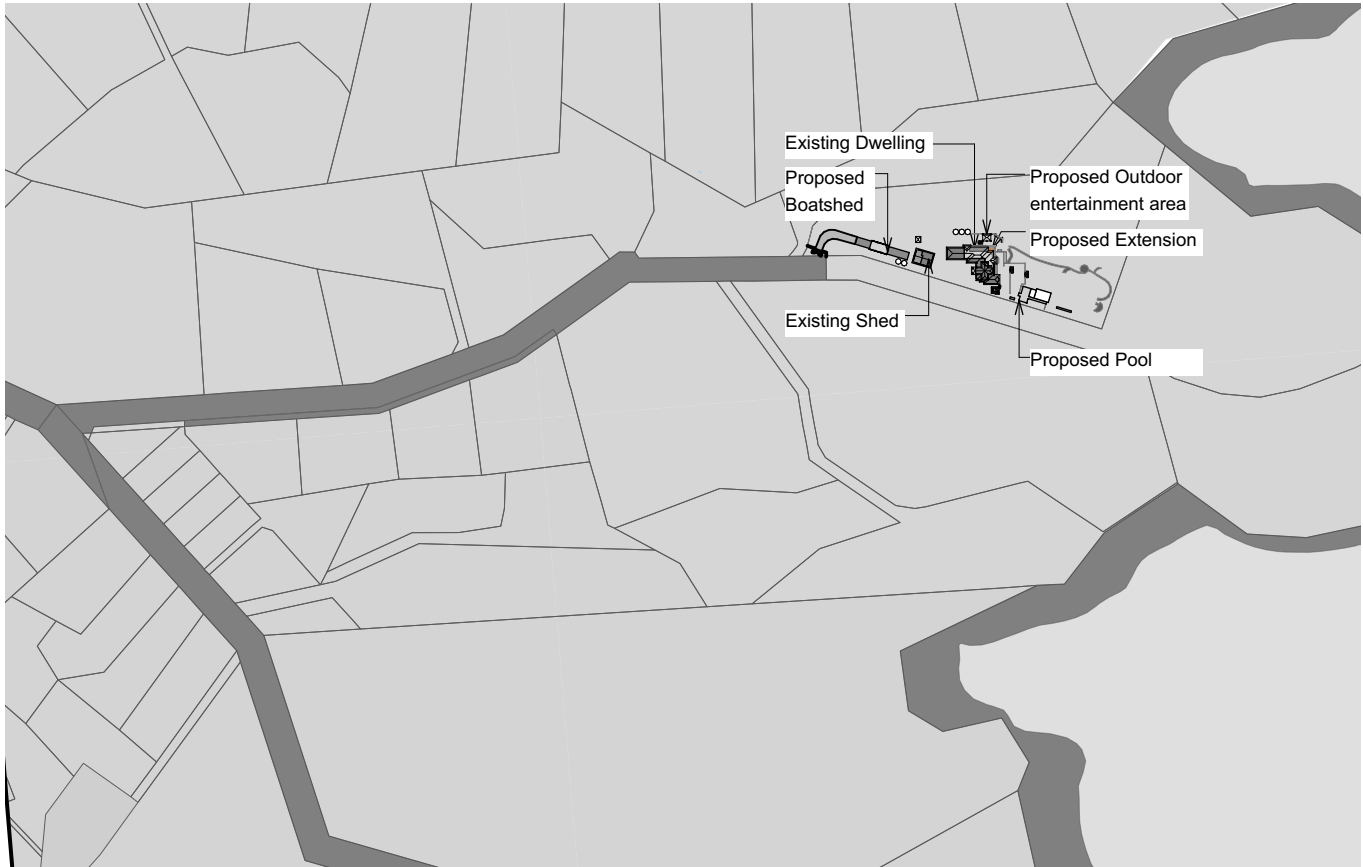
Total Permitted: =300m3 max in any 12month period

Total Proposed: = TBC

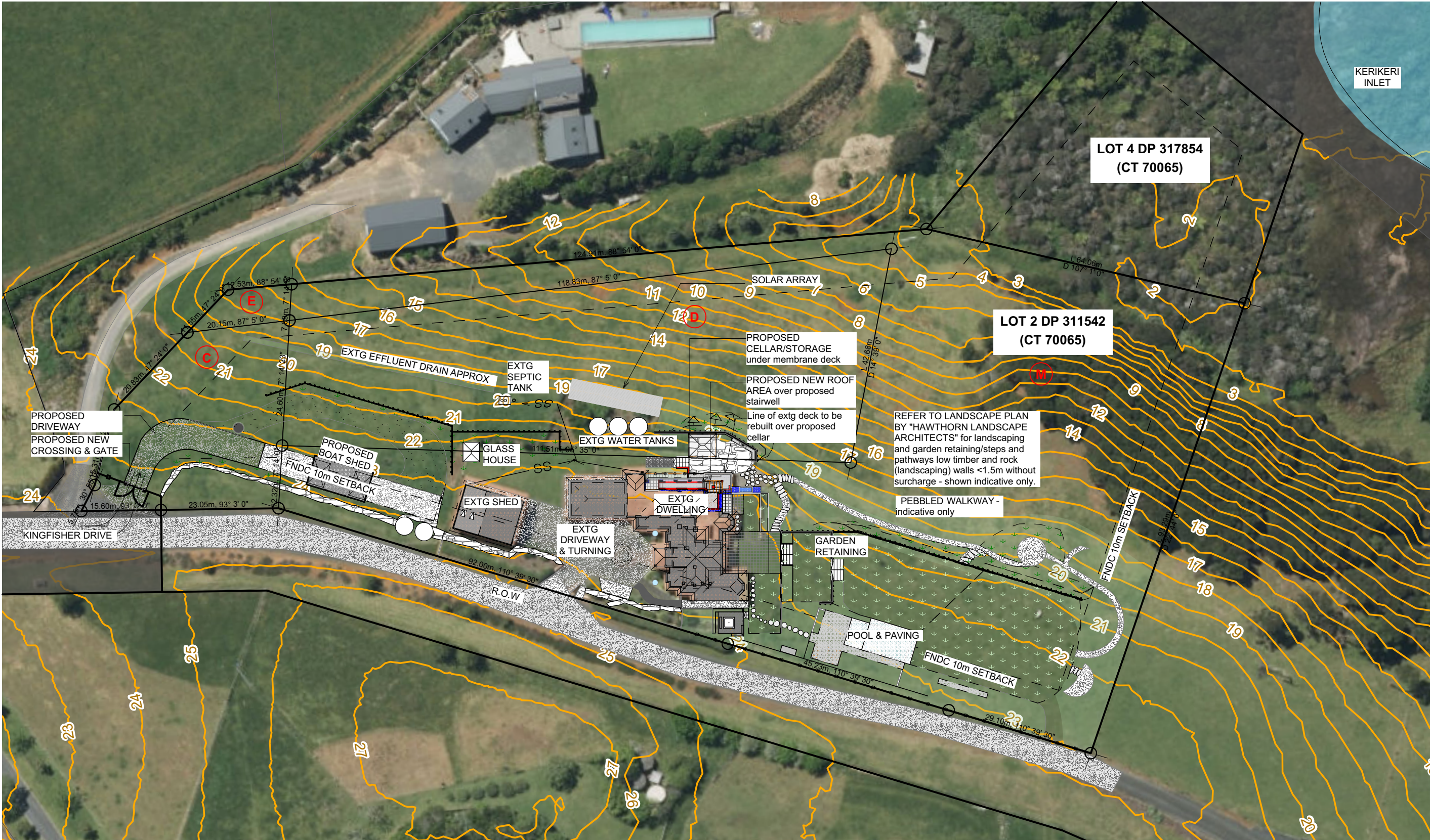
CUT/FILL FACE: = ≤1.5m max permitted = COMPLIES

SETBACK FROM COASTAL MARINE AREA: 30m min = COMPLIES

FIRE RISK TO RESIDENTIAL UNITS: >20m setback to scrub/bush lot = COMPLIES



1 Location Plan 1:5000



2 Overall Site plan - ALL 750 1:750

NOTES:

1) All construction to be in accordance with NZS3604:2011 the NZBC unless specifically designed.

2) Durability of fixings and materials to comply with NZS3604:2011 Section 4 and NZBC B2/AS1 typically

3) ALL EXPOSED BRACKETS, BOLTS, NAILS & SCREWS to be S/Steel 304

4) Ground levels shown indicative. Extg. Contours are indicative only from FNDC Maps

5) All Extg structures are shown indicative only

6) All Services locations and connections shown indicative only.

7) Contractor to confirm all existing services runs on site prior to commencing construction

8) All plumbing & drainage to comply with AS/NZS 3500 & the NZBC G13/AS2 & E1/AS1

9) Plumbing & Drainage shown schematic only. All plumbing and drainage by registered plumber & drainlayer. Drainlayer and plumber to PROVIDE ABULTS to Builder for LA where applicable

10) Surface stormwater to comply with E1/AS1 and LA requirements. Stormwater & Waste water drainage shown indicative only

11) Aerial from FNDC maps - indicative only



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LBP: Design 2: 107526



PROPOSED EXTENSION TO EXISTING DWELLING & NEW BOATSHED at 55 KINGFISHER DRIVE, KERIKERI

LOT 2 DP 311542 & LOT 4 317854 FOR IAN and VICKI SMITH

Sheet: A00 OVERALL SITE & LOCATION PLAN

SCALE: (A2) 1:5000, 1:750

L	10/06/2025
REVISION	DATE
CONCEPT & RESOURCE CONSENT	

NOTES:

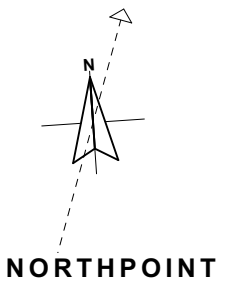
- 1) All construction to be in accordance with NZS3604:2011 the NZBC unless specifically designed.
- 2) Durability of fixings and materials to comply with NZS3604:2011 Section 4 and NZBC B2/AS1 typically
- 3) ALL EXPOSED BRACKETS, BOLTS, NAILS & SCREWS to be S/Steel 304
- 4) Ground levels shown indicative. Extg. Contours are indicative only from FNDC Maps as noted. Refer to survey by Williams and King for surveyed contours as noted.
- 5) All Extg structures are shown indicative only
- 6) All Services locations and connections shown indicative only.
- 7) Contractor to confirm all existing services runs on site prior to commencing construction
- 8) All plumbing & drainage to comply with AS/NZS 3500 & the NZBC G13/AS2 & E1/AS1
- 9) Plumbing & Drainage shown schematic only. All plumbing and drainage by registered plumber & drainlayer. Drainlayer and plumber to PROVIDE ABULTS to Builder for LA where applicable
- 10) Surface stormwater to comply with E1/AS1 and LA requirements. Stormwater & Waste water drainage shown indicative only

REFER TO LANDSCAPE PLAN BY "HAWTHORN LANDSCAPE ARCHITECTS" for landscaping and garden retaining/steps and pathways low timber and rock (landscaping) walls <1.5m without surcharge - shown indicative only.
Overlay for information only from "HAWTHORN LANDSCAPE ARCHITECTS" concept plans

ALL LANDSCAPING and associated structures shown indicative only - CONCEPT DRAFT ONLY - NOT APPROVED /FOR INFORMATION ONLY.

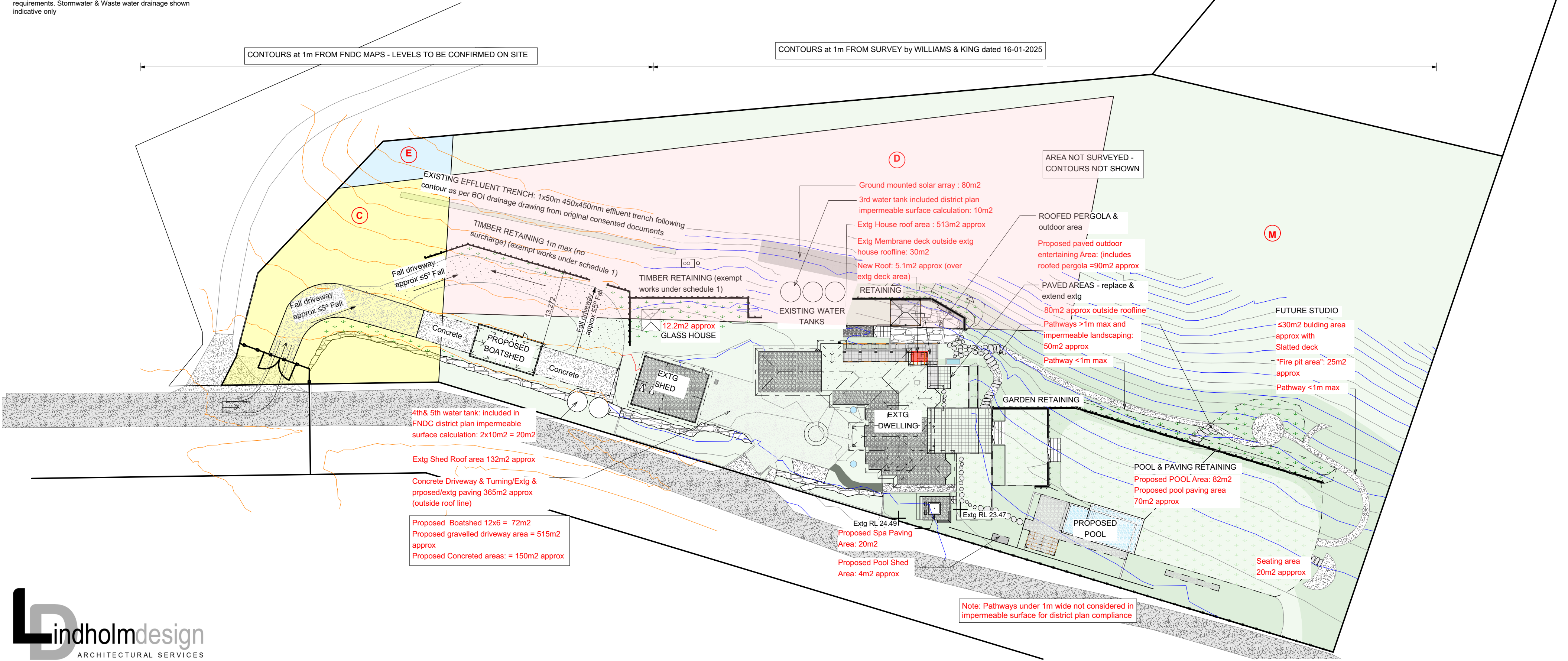
NOT FOR CONSTRUCTION until approved by owner and consented by FNDC for aspect requiring building consent

REFER TO TITLE DOCUMENTS FOR RESTRICTIVE COVENANTS ON AREAS M,C,D & E



CONTOURS at 1m FROM FNDC MAPS - LEVELS TO BE CONFIRMED ON SITE

CONTOURS at 1m FROM SURVEY by WILLIAMS & KING dated 16-01-2025



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PROPOSED EXTENSION TO EXISTING DWELLING & NEW BOATSHED at 55 KINGFISHER DRIVE, KERIKERI

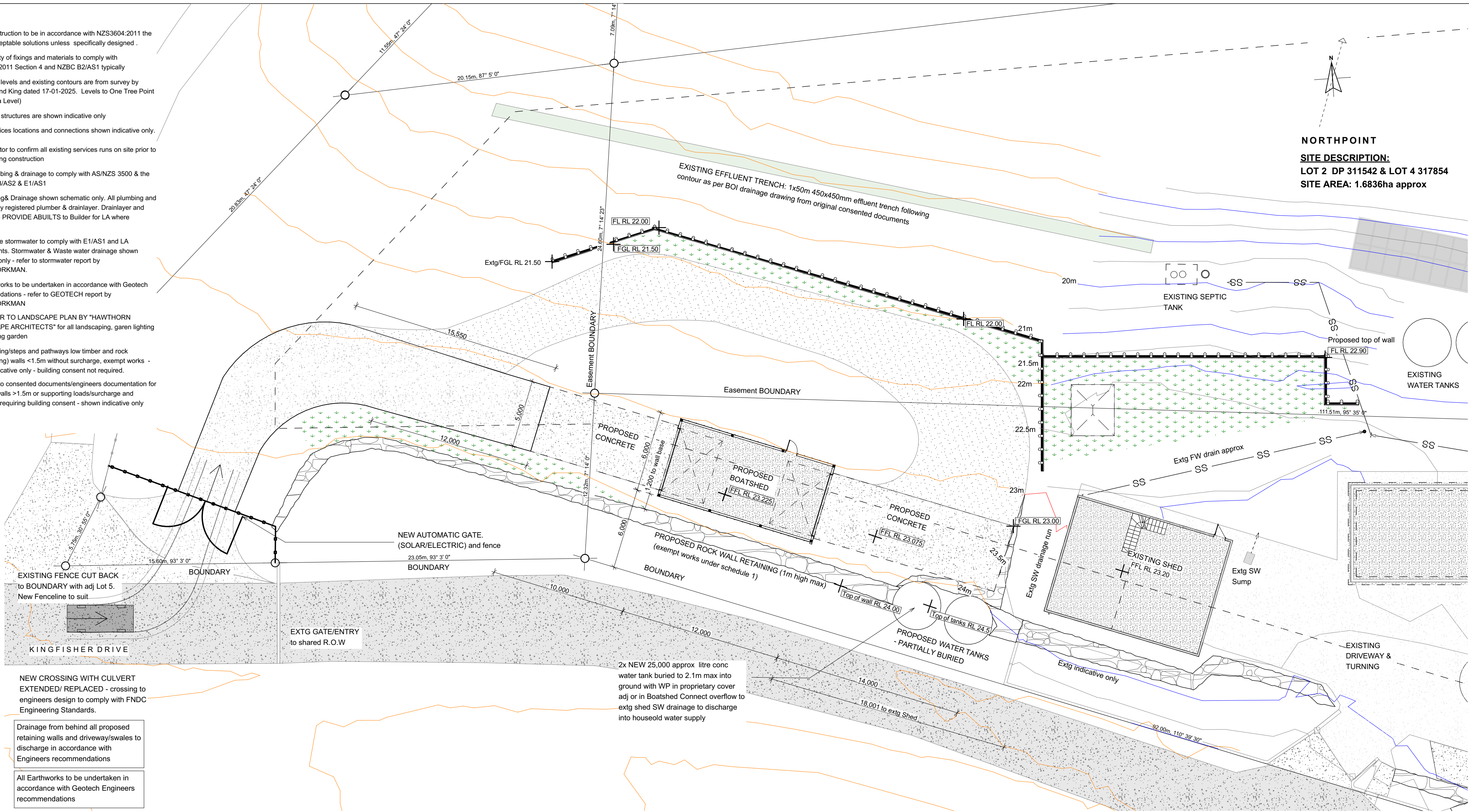
LOT 2 DP 311542 & LOT 4 317854 FOR IAN and VICKI SMITH

Sheet: A00-A OVERALL SITE WITH IMPERMEABLE COVER

SCALE: (A2) 1:500

L	10/06/2025
REVISION	DATE
CONCEPT & RESOURCE CONSENT	

- NOTES:
- 1) All construction to be in accordance with NZS3604:2011 the NZBC acceptable solutions unless specifically designed.
 - 2) Durability of fixings and materials to comply with NZS3604:2011 Section 4 and NZBC B2/AS1 typically
 - 3) Ground levels and existing contours are from survey by Williams and King dated 17-01-2025. Levels to One Tree Point (Mean Sea Level)
 - 5) All Extg structures are shown indicative only
 - 6) All Services locations and connections shown indicative only.
 - 7) Contractor to confirm all existing services runs on site prior to commencing construction
 - 8) All plumbing & drainage to comply with AS/NZS 3500 & the NZBC G13/AS2 & E1/AS1
 - 9) Plumbing & Drainage shown schematic only. All plumbing and drainage by registered plumber & drainlayer. Drainlayer and plumber to PROVIDE ABULTS to Builder for LA where applicable
 - 10) Surface stormwater to comply with E1/AS1 and LA requirements. Stormwater & Waste water drainage shown indicative only - refer to stormwater report by HAIGHWORKMAN.
 - 11) Earthworks to be undertaken in accordance with Geotech recommendations - refer to GEOTECH report by HAIGHWORKMAN
 - 12) REFER TO LANDSCAPE PLAN BY "HAWTHORN LANDSCAPE ARCHITECTS" for all landscaping, garen lighting and planting garden
 - 13) Retaining/steps and pathways low timber and rock (landscaping) walls <1.5m without surcharge, exempt works - shown indicative only - building consent not required.
 - 14) Refer to consented documents/engineers documentation for retaining walls >1.5m or supporting loads/surcharge and structures requiring building consent - shown indicative only



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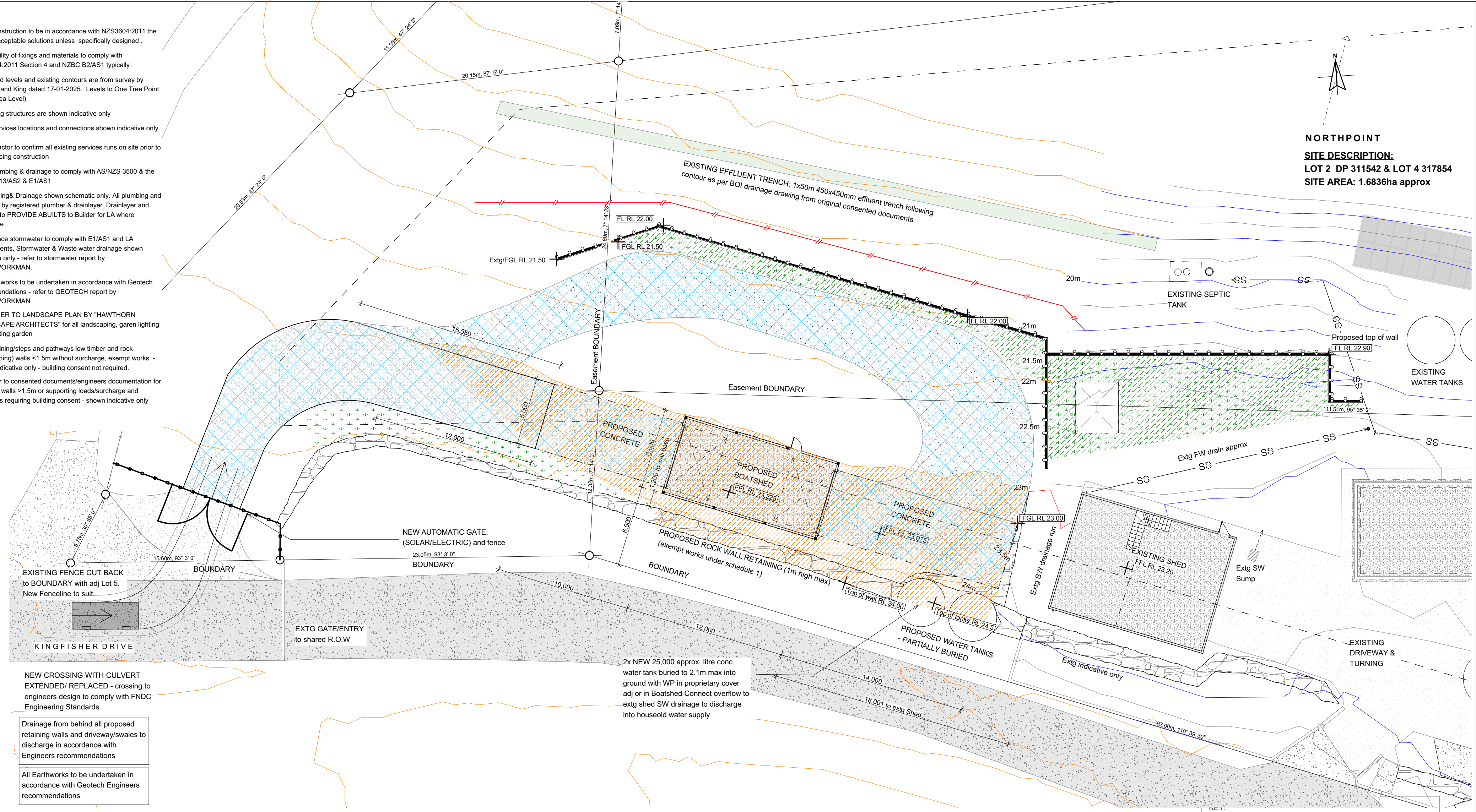
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PROPOSED EXTENSION TO EXISTING DWELLING & NEW BOATSHED at 55 KINGFISHER DRIVE, KERIKERI
LOT 2 DP 311542 & LOT 4 317854 FOR IAN and VICKI SMITH
Sheet: A101a PART SITE PLAN - SHEET 1

SCALE: (A2) 1:200

I	10/06/2025
REVISION	DATE
CONCEPT & RESOURCE CONSENT	

- NOTES:
- 1) All construction to be in accordance with NZS3604:2011 the NZBC acceptable solutions unless specifically designed.
 - 2) Durability of fixings and materials to comply with NZS3604:2011 Section 4 and NZBC B2/AS1 typically
 - 3) Ground levels and existing contours are from survey by Williams and King dated 17-01-2025. Levels to One Tree Point (Mean Sea Level)
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 - 6) All Services locations and connections shown indicative only.
 - 7) Contractor to confirm all existing services runs on site prior to commencing construction
 - 8) All plumbing & drainage to comply with AS/NZS 3500 & the NZBC G13/AS2 & E1/AS1
 - 9) Plumbing & Drainage shown schematic only. All plumbing and drainage by registered plumber & drainlayer. Drainlayer and plumber to PROVIDE ABULTS to Builder for LA where applicable
 - 10) Surface stormwater to comply with E1/AS1 and LA requirements. Stormwater & Waste water drainage shown indicative only - refer to stormwater report by HAIGHWORKMAN.
 - 11) Earthworks to be undertaken in accordance with Geotech recommendations - refer to GEOTECH report by HAIGHWORKMAN
 - 12) REFER TO LANDSCAPE PLAN BY "HAWTHORN LANDSCAPE ARCHITECTS" for all landscaping, garen lighting and planting garden
 - 13) Retaining/steps and pathways low timber and rock (landscaping) walls <1.5m without surcharge, exempt works - shown indicative only - building consent not required.
 - 14) Refer to consented documents/engineers documentation for retaining walls >1.5m or supporting loads/surcharge and structures requiring building consent - shown indicative only



NORTHPOINT
SITE DESCRIPTION:
LOT 2 DP 311542 & LOT 4 317854
SITE AREA: 1.6836ha approx

NEW CROSSING WITH CULVERT
EXTENDED/ REPLACED - crossing to
engineers design to comply with FNDC
Engineering Standards.

Drainage from behind all proposed
retaining walls and driveway/swales to
discharge in accordance with
Engineers recommendations

All Earthworks to be undertaken in
accordance with Geotech Engineers
recommendations

2x NEW 25,000 approx litre conc
water tank buried to 2.1m max into
ground with WP in proprietary cover
adj or in Boatshed Connect overflow to
extg shed SW drainage to discharge
into household water supply

- SILT FENCING Silt fencing to be in place until surfaces are
metalled, grassed/barked or planted and
retaining walls in place where downslope of
exposed cut and fill areas
- Compacted fill under pool, paving, floor
slabs and driveway areas
- Landscaping fill/ topsoil behind retaining
structures
- Proposed cut areas

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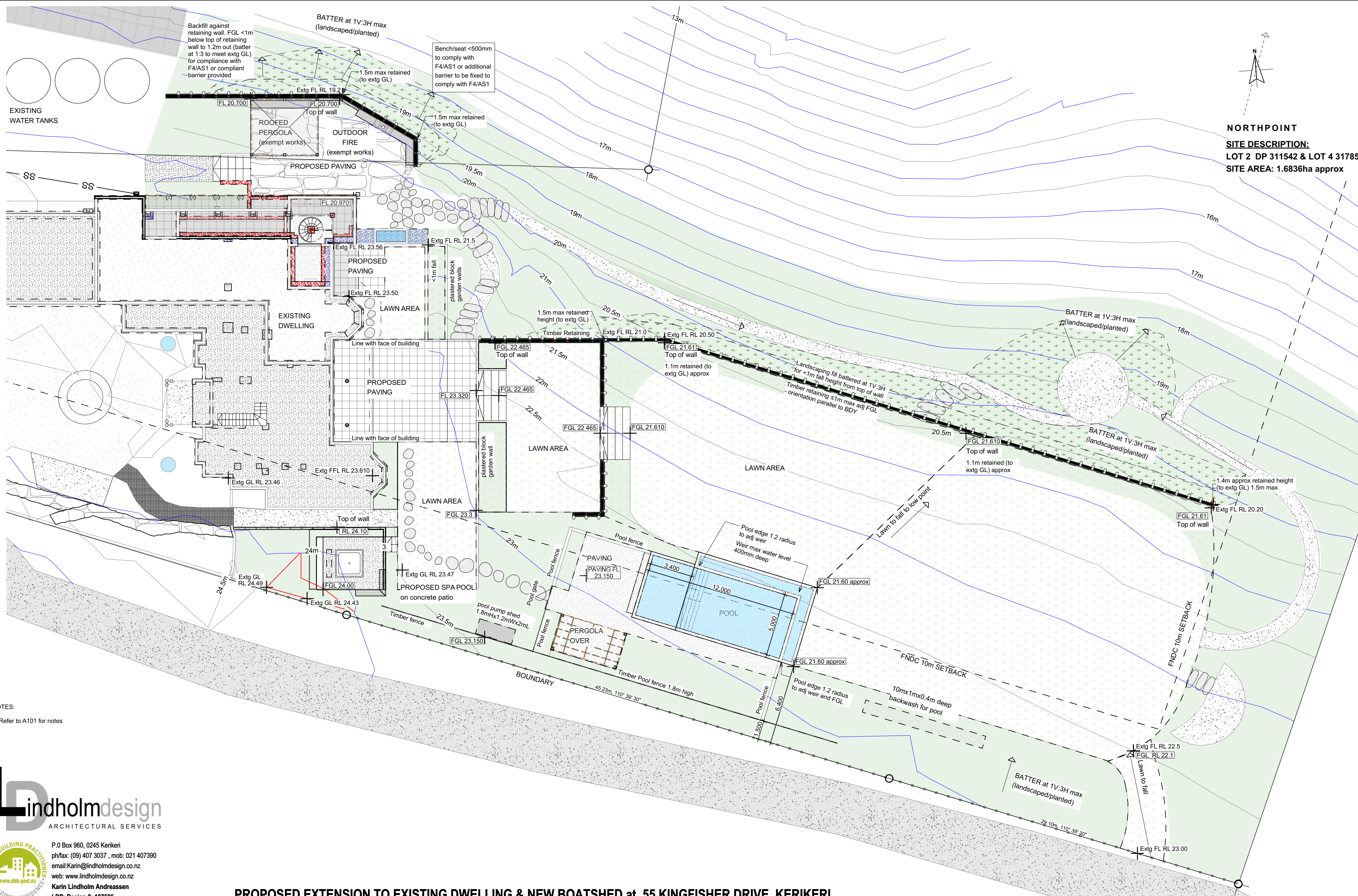
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PROPOSED EXTENSION TO EXISTING DWELLING & NEW BOATSHED at 55 KINGFISHER DRIVE, KERIKERI
LOT 2 DP 311542 & LOT 4 317854 FOR IAN and VICKI SMITH
Sheet: A101b EARTHWORKS- SHEET 1

SCALE: (A2) 1:200

I	10/06/2025
REVISION	DATE
CONCEPT & RESOURCE CONSENT	



NOTES:
1) Refer to A101 for notes

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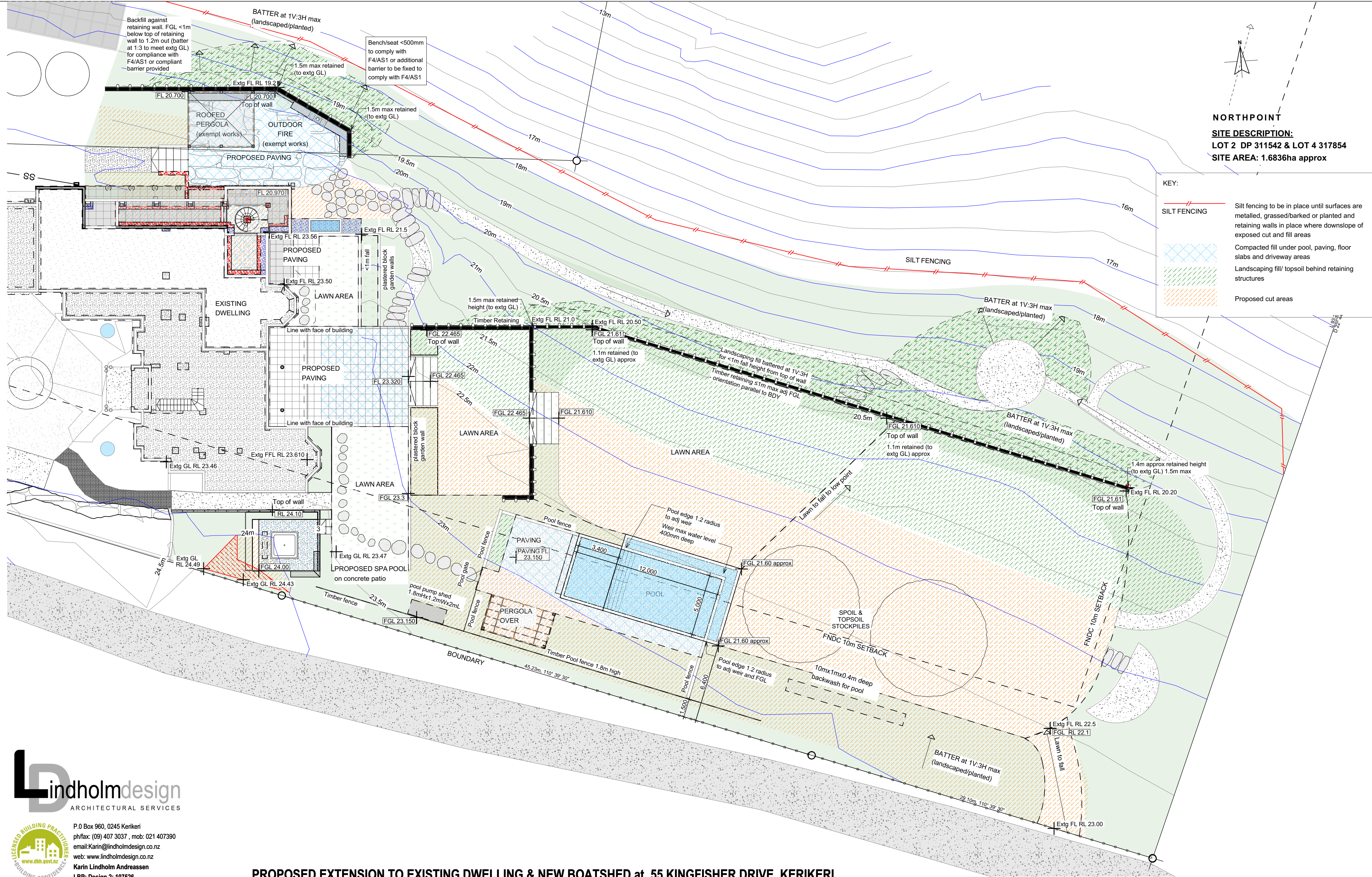
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PROPOSED EXTENSION TO EXISTING DWELLING & NEW BOATSHED at 55 KINGFISHER DRIVE, KERIKERI
LOT 2 DP 311542 & LOT 4 317854 FOR IAN and VICKI SMITH
Sheet: A102a PART SITE PLAN - SHEET 2

SCALE: (A2) 1:200

L		10/06/2025
REVISION		DATE
CONCEPT & RESOURCE CONSENT		



NORTHPOINT
SITE DESCRIPTION:
LOT 2 DP 311542 & LOT 4 317854
SITE AREA: 1.6836ha approx

- KEY:**
- SILT FENCING
 - Silt fencing to be in place until surfaces are metalled, grassed/barked or planted and retaining walls in place where downslope of exposed cut and fill areas
 - Compacted fill under pool, paving, floor slabs and driveway areas
 - Landscaping fill/ topsoil behind retaining structures
 - Proposed cut areas

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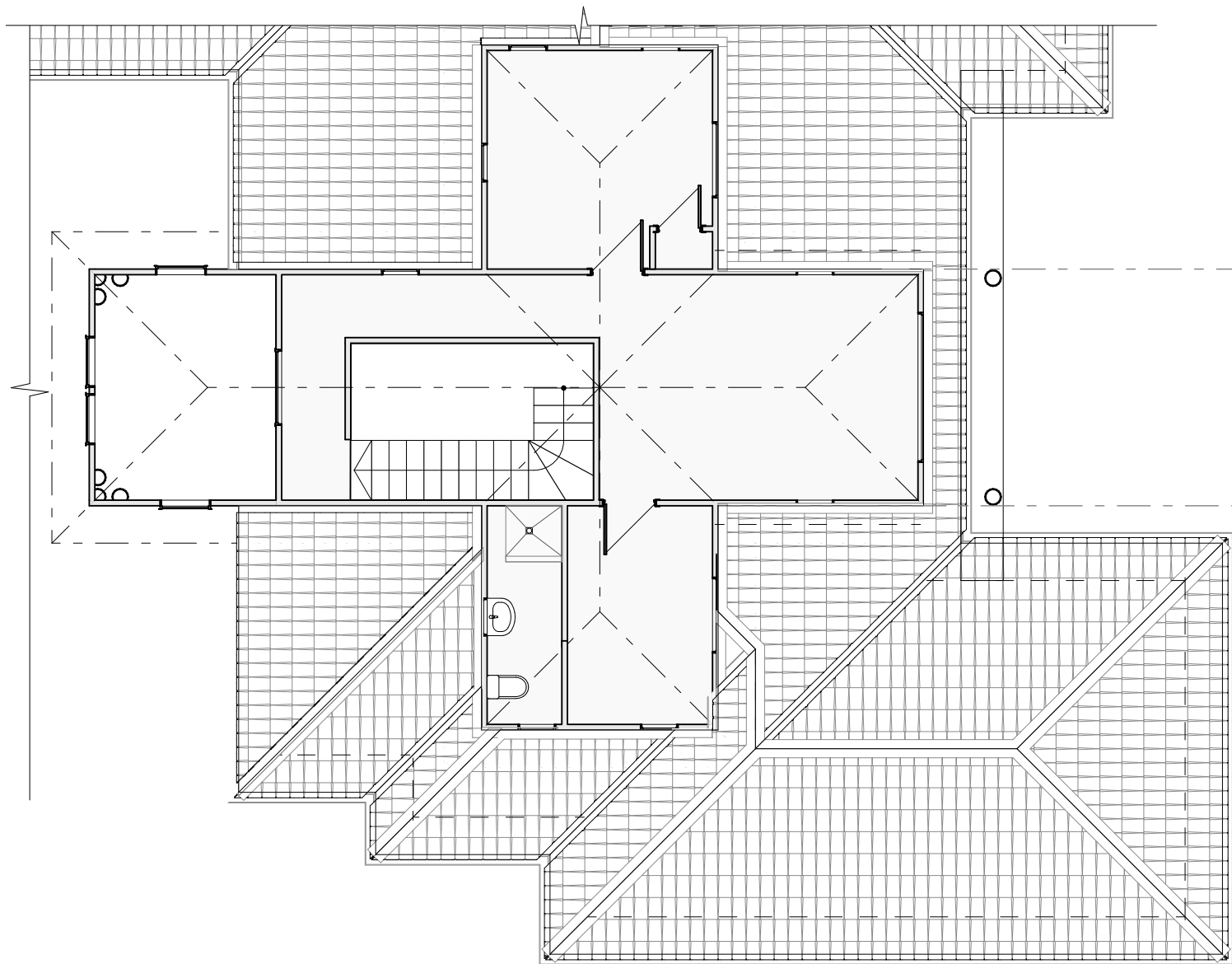
PROPOSED EXTENSION TO EXISTING DWELLING & NEW BOATSHED at 55 KINGFISHER DRIVE, KERIKERI
LOT 2 DP 311542 & LOT 4 317854 FOR IAN and VICKI SMITH
Sheet: A102b EARTHWORKS - SHEET 2

SCALE: (A2) 1:200

L	10/06/2025
REVISION	DATE
CONCEPT & RESOURCE CONSENT	

NOTES:

- 1) Layouts, fixtures, fittings and construction of building elements are shown indicative only from consented drawings available and check measure in part. Not all dimensions measured.
- 2) All dimensions are to be confirmed on site prior to demolition or construction
- 2) All construction to be in accordance with NZS3604:2011 & the NZBC unless specifically designed.
- 3) Builder to co-ordinate with other trades required for demolition including electrician, roofer, plumber and drainlayer.
- 4) All demolition items to be set-aside for re-use or provided to owner are to be carefully removed and set aside in a location on site - to be confirmed by owner. Protect from weather. Builder to confirm all items to be provided to owner prior to demolition.
- 5) Builder to protect extg. items to remain and extg. structure from damage during demolition.
- 6) Builder to temporarily prop/support extg. structures during demolition
- 8) Builder to repair and make good and/or replace where necessary, extg. items to remain, ready to receive new finishes.
- 9) Builder to co-ordinate with all trades for requirements for re-routing, capping off and protection of all extg. and proposed services.
- 10) Demolition plan to be read in conjunction with proposed plans and specifications
- 11) Builder and subcontractors to check all dimensions on site
- 12) Demolition plan to be read in conjunction with proposed plans, sections, elevations and details.



2

UPPER FLOOR PLAN

1:100

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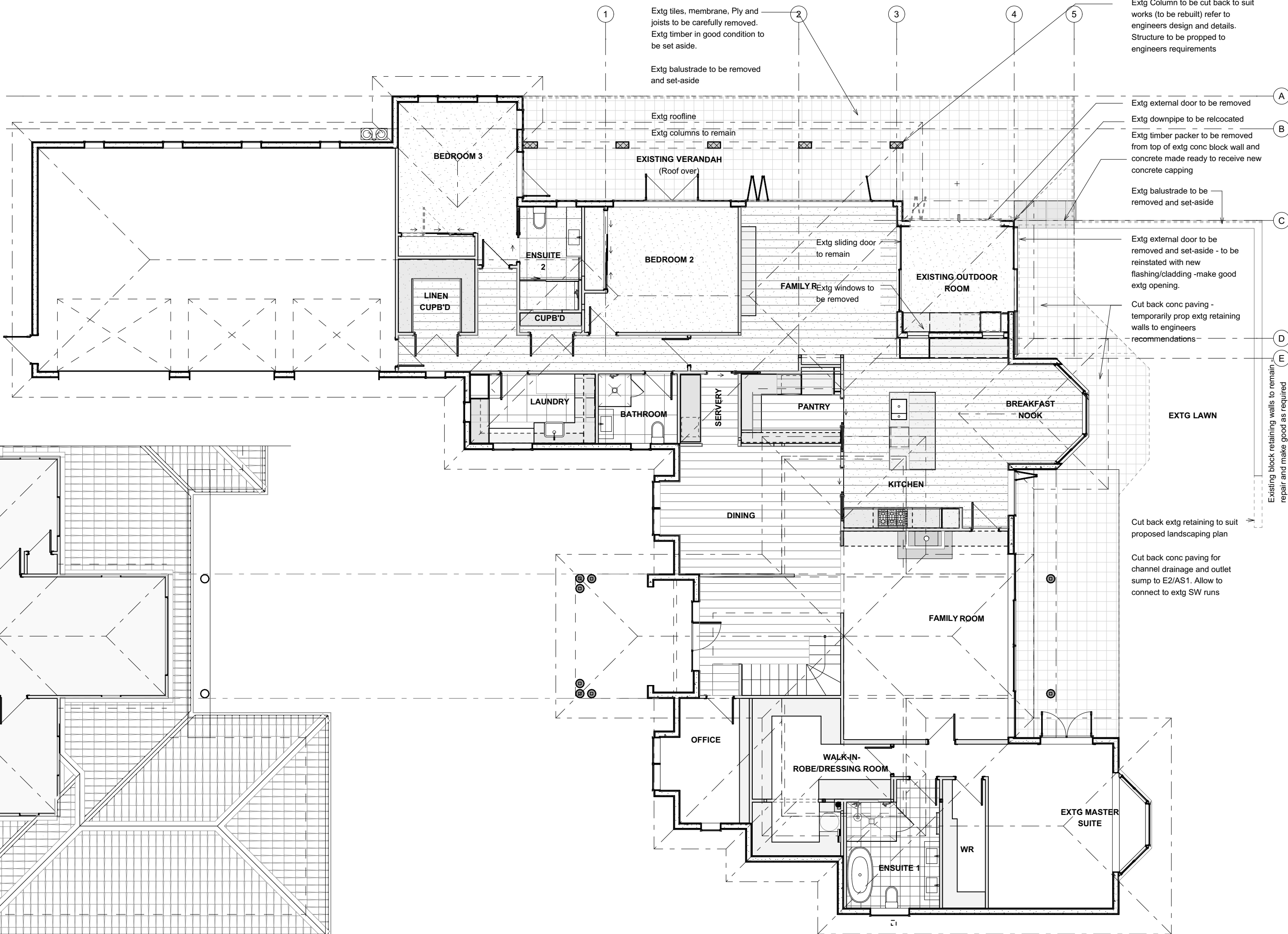
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PROPOSED EXTENSION TO EXISTING DWELLING & NEW BOATSHED at 55 KINGFISHER DRIVE, KERIKERI

LOT 2 DP 311542 & LOT 4 317854 FOR IAN and VICKI SMITH

Sheet: A02 GROUND & UPPER FLOOR EXISTING & DEMOLITION PLAN

SCALE: (A2) 1:100



1

GROUND FLOOR PLAN

1:100

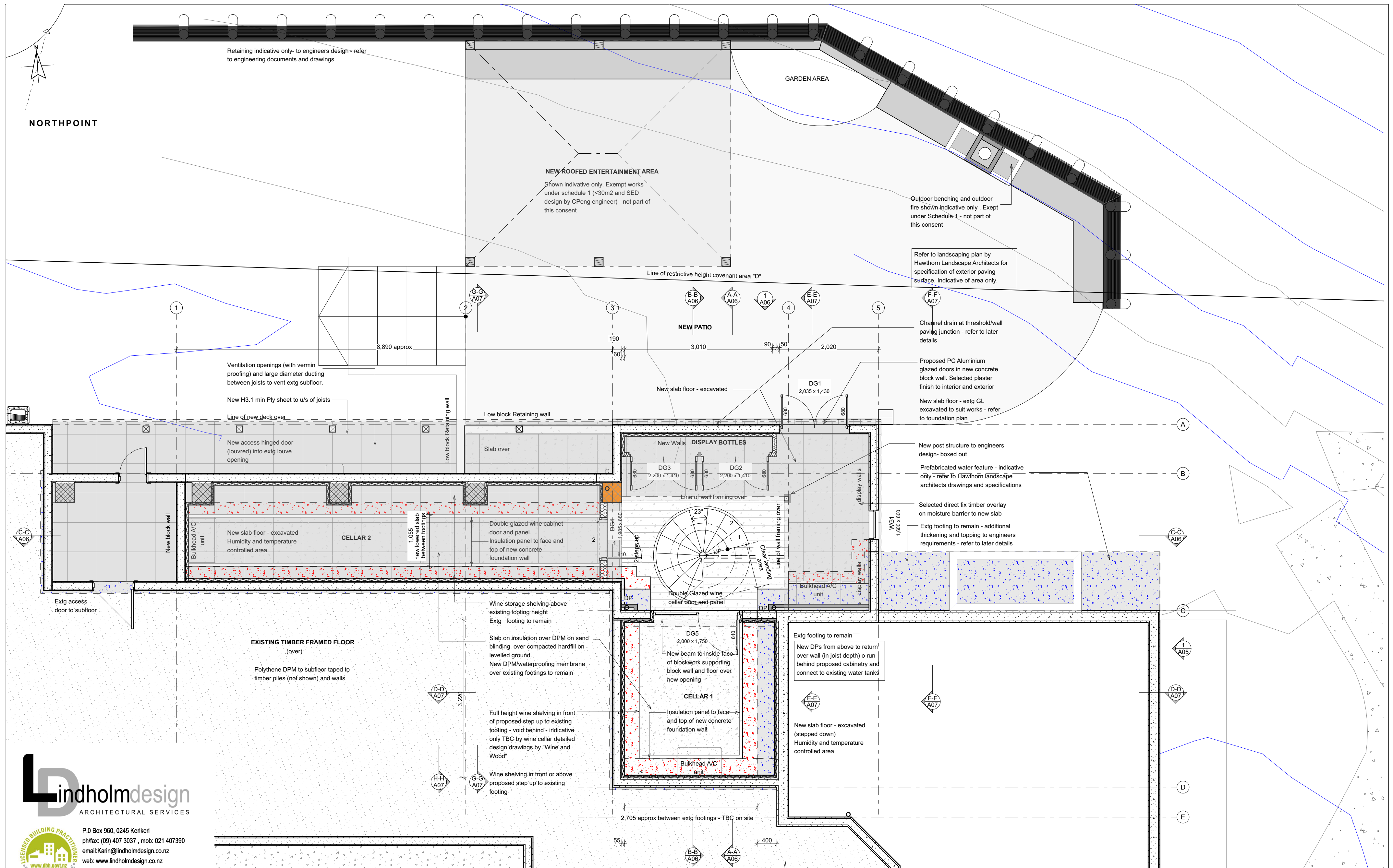
KEY:

- Walls and building elements to be demolished/cut back to suit works - shown dashed
- Extg doors to be removed
- Extg windows to be removed/replaced
- Extg Roof line - to remain
- Extg doors to remain

L

10/06/2025

REVISION	DATE
CONCEPT & RESOURCE CONSENT	



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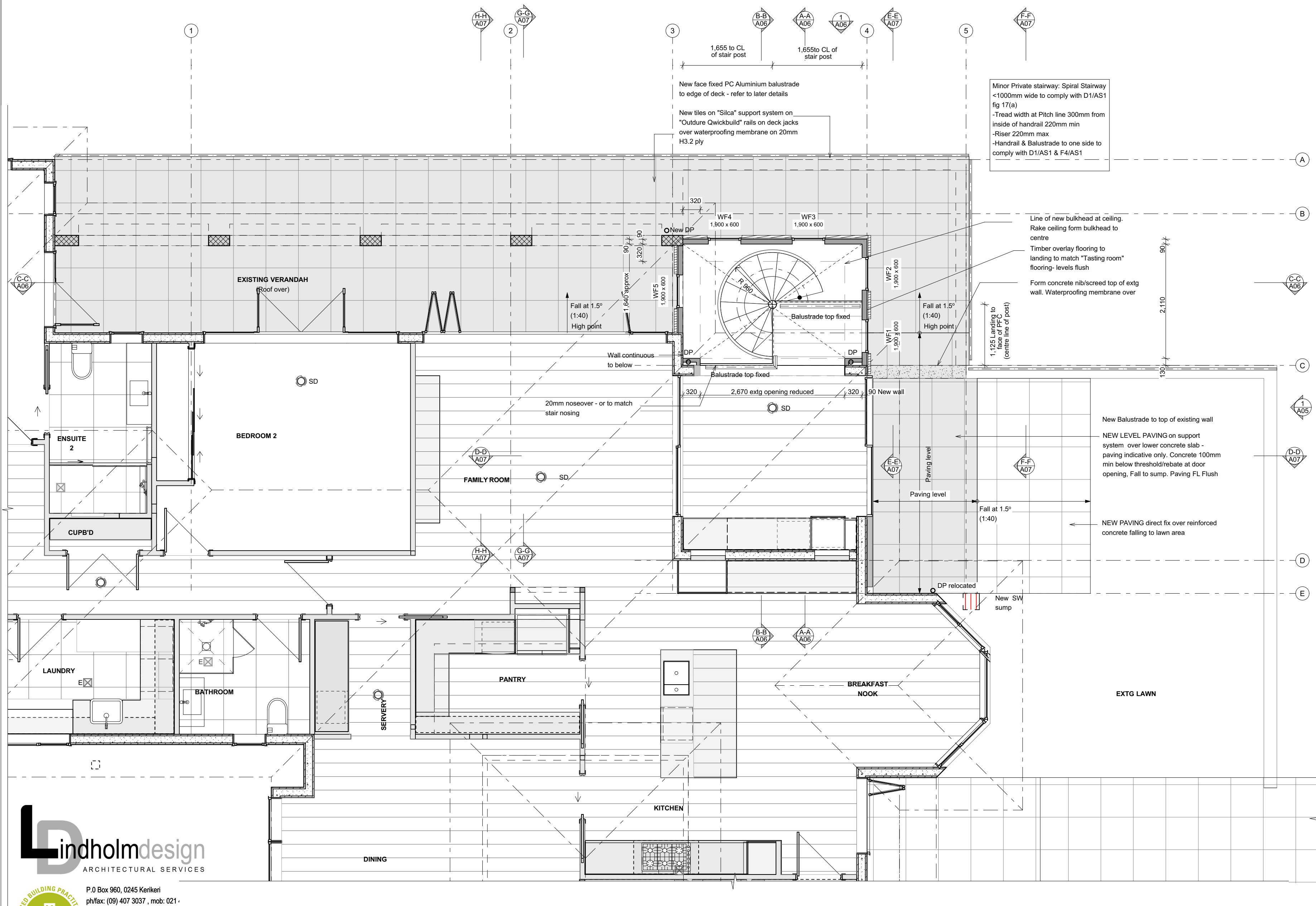
PROPOSED EXTENSION TO EXISTING DWELLING & NEW BOATSHED at 55 KINGFISHER DRIVE, KERIKERI

LOT 2 DP 311542 & LOT 4 317854 FOR IAN and VICKI SMITH

Sheet: A03 PROPOSED WINE CELLAR

SCALE: (A2) 1:50

L		10/06/2025
REVISION		DATE
CONCEPT & RESOURCE CONSENT		



- 1) Layouts, fixtures, fittings and construction of building elements are shown indicative only from consented drawings available. Spaces not measured
- 2) All dimensions are to be confirmed on site prior to demolition or construction
- 3) All construction to be in accordance with NZS3604:2011 & the NZBC unless specifically designed.
- 4) Setout dimensions are to timber framing. Builder to confirm all dimensions on site prior to demolition or construction
- 5) Timber wall framing to be H1.2 SG8 unless specified otherwise. Nogs at 800mm max ctrs typically.
- 6) Builder to fix additional nogging at framing stage for wall hung cabinetry, Wrobe & fixed shelving, WC Cistern, towel rails, toilet roll holders, air conditioning units etc, as required
- 7) External window & Door dimensions are nominal frame sizes. Refer to joinery manufacturers schedule for trim sizes. All openings to be site measured by window manufacturer prior to fabrication
- 8) Internal Doors are leaf sizes. Framing to allow for door frame and tolerances.
- 9) Durability of fixings and materials to comply with NZS3604:2011 Section 4 and NZBC B2/AS1

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PROPOSED EXTENSION TO EXISTING DWELLING & NEW BOATSHED at 55 KINGFISHER DRIVE, KERIKERI

LOT 2 DP 311542 & LOT 4 317854 FOR IAN and VICKI SMITH

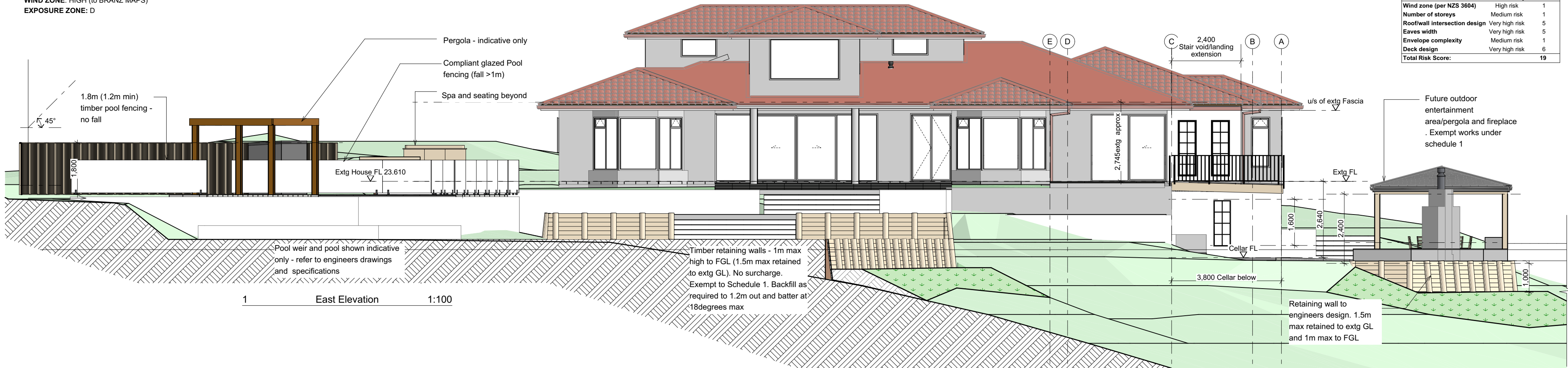
Sheet: A04 PROPOSED GROUND FLOOR

SCALE: (A2) 1:50

L		10/06/2025
REVISION	DATE	
CONCEPT & RESOURCE CONSENT		

GENERAL NOTES:
WIND ZONE: HIGH (to BRANZ MAPS)
EXPOSURE ZONE: D

BUILDING ENVELOPE RISK MATRIX		
ALL ELEVATIONS - EXTENSION AREA		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Medium risk	1
Roof/wall intersection design	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Very high risk	6
Total Risk Score:		19



Refer to stamped drawings/engineering drawings and details and ENGINEERS PS1 and CALCS for specifically engineered aspects - shown indicative only

- NOTES:
- 1) All works to be done in accordance with NZS3604:2011 and the NZBC Acceptable solutions unless specifically designed or accepted as an alternative solution by BCA
 - 2)Durability of all construction materials, fixing and fastenings to comply with NZS 3604:2011 Section 4 & NZBC B2/AS1
 - 3) Ground levels shown indicative. Extg. Contours are indicative only from FNDC Maps
 - 3) Contractor/builder to check all dimensions, existing drain & services locations prior to commencing works
 - 4) Builder to confirm any rebate required to slab for external doors with joinery manufacturer before construction. Joinery manufacturer to provide profiles for set out
 - 5) Concrete to be **25MPa** to slab & footings at 28 days unless specifically stated.
 - 6) BCA to inspect foundations prior to concrete being poured.
 - 7) ENGINEER to inspect and certify foundations and Engineered designed aspects and provide PS4 as required by BCA Form 5 - refer to building consent documents
 - 8) Certified compacted GAP 40 Granular fill underslab to NZS3604:2011
 - 9) Do not build on uncertified fill
 - 10) Remove all organic material, fill and topsoil from under footings/foundations & slab areas
 - 12) Timber wall framing to be SG8 unless specified otherwise.
 - 13) treatment to be:
H5 for timber embedded in concrete or ground,
H4 for timber in contact with ground and
H3.2 for timber exposed to weather and
H1.2 for enclosed timber
 - 14) DPC to be provided between all timber and concrete/masonry
 - 15)Built up members to comply with NZS3604:2011 Section 2.4.4.7
 - 16) ALL BRACKETS, BOLTS, NAILS & SCREWS in "Sheltered" and "Exposed" situations to be S/Steel 304
 - 17)External joinery shown indicative - refer to window manufacturers schedule for configurations. Contractor/Client to approve final schedule with window manufacturer.
 - 18) All existing retaining structures are shown indicative only from consented documents
 - 19) Timber wall framing to be H1.2 SG8 unless specified otherwise. Nogs at 800mm max ctrs typically, unless additional nogging required by cladding manufacturers specifications.
 - 20) Cladding to be installed in accordance with cladding manufacturers requirements over drained and vented cavity - refer to later details

NOTE: DURABILITY ZONE D:
to comply with NZS3604:2011 Section 4

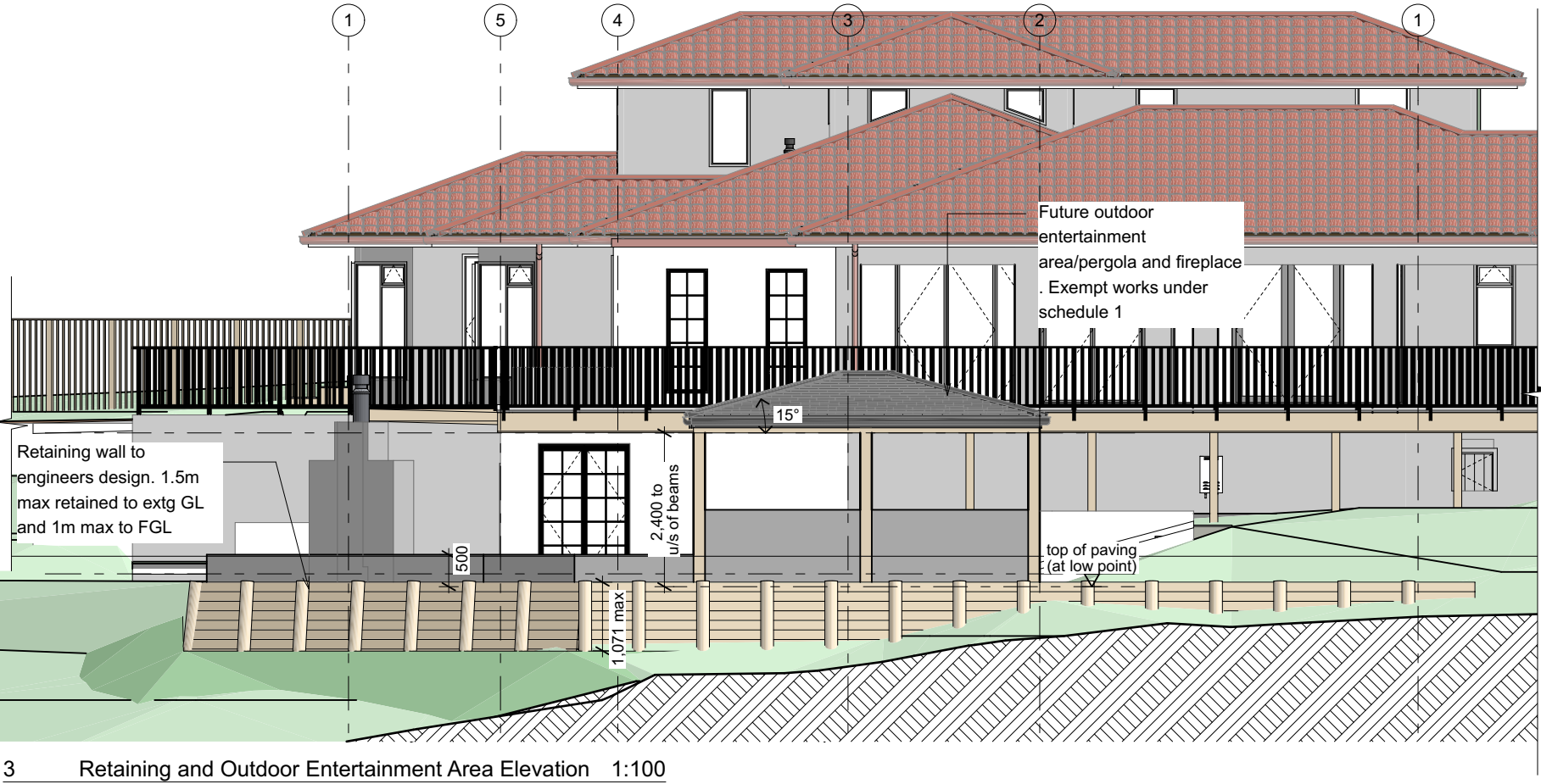
a) All structural fixings and fastenings in EXPOSED & SHELTERD situations to be type 304 S/steel to comply with NZS3604:2011 Durability Table 4.1

b)All nails and screws within 600mm of FGL and all nails and screws to exposed framing to table 4.3 or in contact with timber treated to H3.2 or above to be type 304 s/steel (ZONE D)

c) Cover to reinforcing steel:
75mm min to ground
30mm min mesh top cover to enclosed areas
50mm min mesh top cover to concrete exposed to weather
50mm min to formwork

d) Concrete strength:
-20MPa min for unreinforced concrete and reinforced concrete (not exposed to weather) OR AS SPECIFIED BY ENGINEER
-25MPa for reinforced concrete exposed to weather OR AS SPECIFIED BY ENGINEER

e) Concrete Masonry: to comply with NZS4210
25MPa grout strength blockwork in ZONE D



3 Retaining and Outdoor Entertainment Area Elevation 1:100

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PROPOSED EXTENSION TO EXISTING DWELLING & NEW BOATSHED at 55 KINGFISHER DRIVE, KERIKERI

LOT 2 DP 311542 & LOT 4 317854 FOR IAN and VICKI SMITH

Sheet: A05 ELEVATIONS - SHEET 1

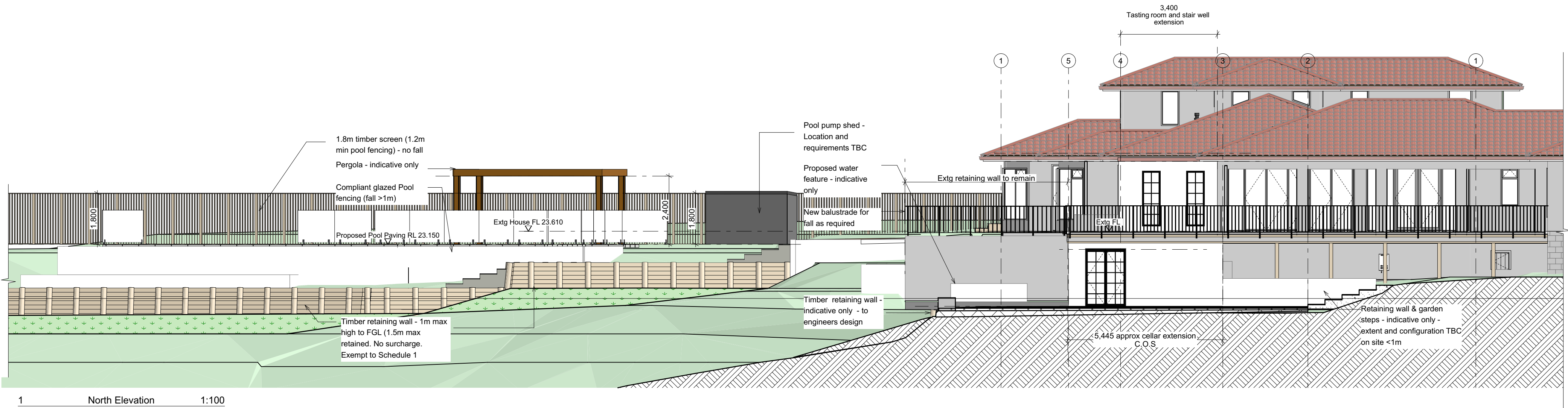
SCALE: (A2) 1:100

L	10/06/2025
REVISION	DATE
CONCEPT & RESOURCE CONSENT	

NOTES:

1)Refer to DWG A05 for notes

BUILDING ENVELOPE RISK MATRIX		
ALL ELEVATIONS - EXTENSION AREA		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Medium risk	1
Roof/wall intersection design	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Very high risk	6
Total Risk Score:		19



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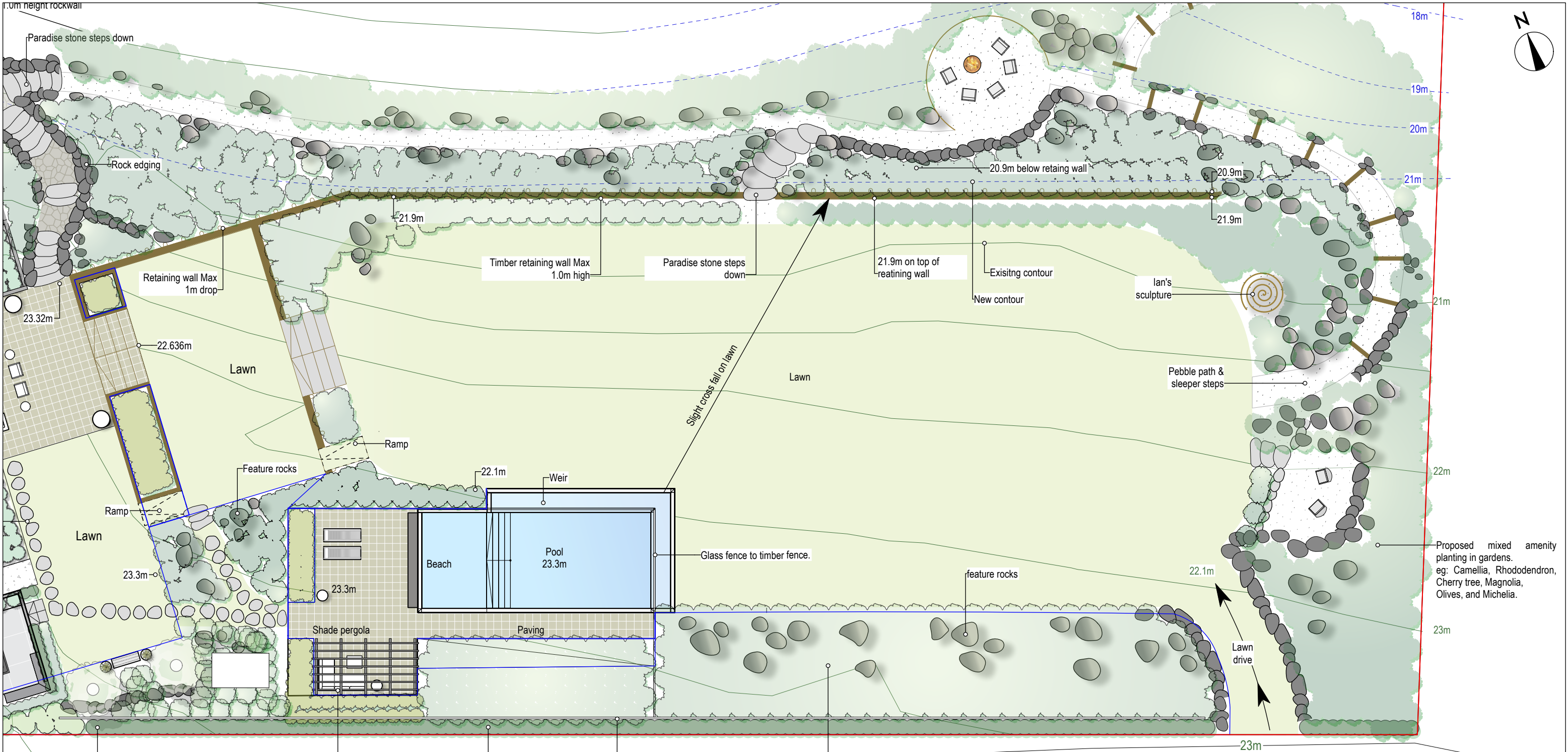
PROPOSED EXTENSION TO EXISTING DWELLING & NEW BOATSHED at 55 KINGFISHER DRIVE, KERIKERI

LOT 2 DP 311542 & LOT 4 317854 FOR IAN and VICKI SMITH

Sheet: A06 ELEVATIONS - SHEET 2

SCALE: (A2) 1:100

L	10/06/2025
REVISION	DATE
CONCEPT & RESOURCE CONSENT	



Proposed Camellia hedge to screen timber fence.

Proposed climbing vines on timber pergola to soften its built form. eg: Pandorea jasminoides.

Proposed Camellia hedge to screen fence.

Proposed 1.8 tall timber pool and privacy fence.

Proposed mixed amenity planting in gardens. eg: Camellia, Rhododendron, Cherry tree, Magnolia, Olives, and Michelia.

Private Road

HAWTHORN
Landscape Architects

26.06.2025	
Pool Area - Revised Visual Amenity Plan Ian & Vicki Smith 55 kingfisher Drive, Kerikeri	
Scale	Drawn By
1:200 @ A3	Cad Design
Drawing #	Rev #
2.0	B

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2. Contractors shall verify and be responsible for all dimensions on site.
3. Do not scale off this drawing.
4. Landscape Architects to be notified of any variations between on site dimensions and those shown on the plan. Hawthorn Landscape Architects accepts no liability for unauthorised changes to the details changes to the details shown in these drawings.
5. All construction work based on these plans is to comply with relevant local authority regulations and all NZ building codes and standards.





30th June 2025

Andrew McPhee
Bay of Islands Planning
Kerikeri

Dear Andrew

Re: I & V Smith – Revised Pool Location - 55 Kingfisher Drive, Kerikeri

I have attached a revised Visual Amenity Landscape Plan that illustrates the new location and layout of the swimming pool area, associated paving, fencing and pergola. The integration landscape plantings located around the pool area and within the gardens are also detailed.

I have considered the visual amenity aspects relating to the revised proposal, specifically the siting, set back from the boundary and design of the timber pergola that is proposed to be located between the pool area and the southern boundary, adjacent to the private road.

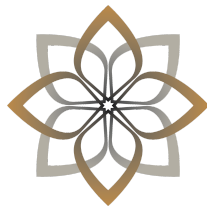
The pergola itself will be of timber construction similar in style to that depicted in Figure 1 below. Climbing vines will be grown up the pergola to create shade and to soften the built form.

A timber fence located adjacent to the southern boundary will screen the lower part of the pergola and seating area from view, creating privacy to the pool area. The climbing vines on the pergola will visually soften the upper part of the pergola.

A camellia hedge will be grown on the southern side of the timber fence to soften the view of it from the private road. Other landscaping will be located around the pool area and within the wider grounds as shown on the Visual Amenity Landscape Plan, these will integrate the proposal into the landscape.



Figure 1: Visual style of the pergola



HAWTHORN

Landscape Architects

The design and layout of the revised pool area and associated pergola and pool fencing has been assessed as an appropriate and reasonable use of the application site within this coastal environment and this locality. The revised proposal will not visually dominate the view from any adjoining properties or from the private road to the south of the applicant's property. There will be no adverse effects upon the privacy, outlook and enjoyment of private open spaces on adjacent sites.

There will be no indigenous vegetation clearance and the proposed earthworks and retaining walls will be assimilated into the landscape and screened with landscape plantings. The proposed pergola, pool area and associated fencing will be visually absorbed into the landscape setting without generating any adverse landscape or visual effects.

With the implementation of the landscape integration plantings this is a development that is consistent with the relevant assessment criteria, objectives and policies found within the FNDP and NRPS. The development is sensitive to the environment it is located within so that the potential adverse visual amenity and natural character effects are less than minor.

Yours sincerely

Christine Hawthorn
BLA (Hons.)

Hawthorn Landscape Architects Ltd.

Attachments:

Visual Amenity Landscape Plan

DECISION ON LAND USE CONSENT APPLICATION UNDER THE RESOURCE MANAGEMENT ACT 1991

Decision

Pursuant to section 34(1) and sections 104, 104B and Part 2 of the Resource Management Act 1991 (the Act), the Far North District Council **grants** land use resource consent for a Discretionary activity, subject to the conditions listed below, to:

Applicant:	Ian Roger Smith and Vicki Anne Smith
Council Reference:	2250376-RMALUC
Property Address:	55 Kingfisher Drive, Kerikeri 0294
Legal Description:	LOT 4 DP 317854 LOT 2 DP 311542

The activities to which this decision relates are listed below:

Discretionary activity application for a proposed dwelling extension and new boat shed breaching Stormwater Management, Visual Amenity, Setbacks and Earthworks within the Coastal Living Zone.

Conditions

Pursuant to sections 108 of the Act, this consent is granted subject to the following [conditions](#):

1. The activity shall be carried out in general accordance with the approved plans prepared by Lindholm Design, referenced Concept and Resource Consent, dated 25/03/2025, drawing A00–A07, A101–A103, A102-A/B/C/D, A201–A203. And attached to this consent with the Council’s “Approved Stamp” affixed to it.
2. The activity shall be carried out in general accordance with the Stormwater Management Report prepared Haigh Workman Ltd, dated Mar 2025, reference no. 25-023 and the the Geotechnical Investigation Report prepared by Haigh Workman Ltd, dated Mar 2025, reference no. 25-023 and the Visual Amenity Report/plans prepared by Hawthorn Landscape Architects dated 24.03.2025.

Prior to construction/earthworks commencing:

3. Prior to earthworks commencing, the consent holder shall establish and mark the location of the boundary pegs and mark all property boundaries adjacent to the proposed earthworks. No authorisation is given for works on legal road or on private property other than the lot subject to the land use consent. Where the consent holder is not the lot owner, the applicant is responsible for obtaining approval from the lot owner prior to commencing work.

4. Prior to earthworks commencing, the consent holder shall install a perimeter mesh silt fence fully across the lower edge of the construction site (in accordance with the requirements detailed in Auckland Council document GD05) to remove silt and debris from Stormwater runoff prior to its discharge. These measures are to be maintained during the construction phase and can only be removed once appropriate stabilisation has been completed.
5. Prior to commencement of earthworks and construction, the consent holder shall provide evidence to the FNDC Resource Consents Monitoring Officer ([Email to: Consents Monitoring rcmonitoring@fndc.govt.nz](mailto:rcmonitoring@fndc.govt.nz)) that erosion and sediment controls are installed in accordance with the principles and practices contained the Auckland Council document entitled "GD05: Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region". These measures are to be maintained during the construction phase and can only be removed once appropriate stabilisation has been completed.
6. Prior to commencing construction activities, the consent holder shall provide certification by a suitably qualified person to Councils Resource Consent Engineer or delegated representative confirming fill material under the proposed boat shed is properly compacted and tested and suitable for the proposed development.

During construction:

7. For the duration of earthworks on site, the consent holder shall ensure erosion and sediment controls must be put in place and maintained in accordance with the CMP provided in accordance with Condition ____ above.
8. All earthworks and construction for the development shall be supervised by a suitably qualified geotechnical engineer or an appropriately suitably qualified person to be engaged by the Consent Holder.
9. The consent holder shall ensure that all approved earthworks are wholly contained within the property, and it is the responsibility of the landowner and/or the principal contractor to ensure compliance with this condition.
10. The consent holder shall for the duration of the earthwork's activity ensure the following measures are in place to control dust nuisance:
 - (i) Earthworks areas will be watered and covered as required to limit the creation of dust.
 - (ii) The use of stockpiles and handling of excavated materials will be limited.
 - (iii) Proposed works to be carried out in a staged manner to minimise the area of cut and fill exposed.
11. The consent holder shall ensure that all earthworks operations are carried out in a manner that minimises the potential for slope instability and soil erosion. In the occurrence of any slope instability or soil erosion effective mitigation measures shall be installed as required to mitigate and/or remedy any slope failures.
12. The consent holder shall ensure that all offsite stormwater is directed away from earthworks areas and no drainage pathways are constructed or permitted to flow over fill areas in a manner that increases erosion of the cut or fill material.
13. The consent holder shall ensure that all existing vegetation cover down slope of the proposed earthworks is retained to facilitate the filtering of silt from the stormwater runoff for the duration of the construction/earthworks.

14. During construction/earthworks, the consent holder is to ensure that the original ground contour is retained along each side boundary so that the natural overland flow paths remain un-changed.

After construction/earthworks

15. The consent holder is to provide evidence to the FNDC Resource Consents Monitoring Officer ([Email to: Consents Monitoring rcmonitoring@fndc.govt.nz](mailto:rcmonitoring@fndc.govt.nz)) that all bare areas of land and fill are covered a suitable grass/legume mixture to achieve an 80% groundcover within three (3) months of the completion of earthworks. Temporary mulching or other suitable ground cover material shall be applied to achieve total ground cover of any areas unable to achieve the above requirements.
16. Within 3 months of the completion of construction works, landscaping is to be provided in general accordance with the Visual Amenity Landscape Plan prepared by Hawthorn Landscape Architects dated 24.03.2025 to lessen the visual impact of the building, its access and any earthworks. The consent holder is to provide evidence/photographs to the FNDC Resource Consents Monitoring Officer ([Email to: Consents Monitoring rcmonitoring@fndc.govt.nz](mailto:rcmonitoring@fndc.govt.nz)) that the landscaping has been provided.
17. The landscaping/planting approved under Condition 2 and 9, is to be implemented and maintained for the duration of the consent. Any plants/trees that are removed due to damage, disease or other cause shall or damaged are to be replaced as soon as possible, or within the next planting season (1st May to 30th September).

Advice Notes

Lapsing of Consent

1. *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;*
 - a) *The consent is given effect to; or*
 - b) *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.*

Right of Objection

2. *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.*

Archaeological Sites

3. *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.*

4. *The Consent Holder shall pay all charges set by Council under Section 36 of the Resource Management Act 1991, including any administration, monitoring, inspection and supervision charges relating to the conditions of this resource consent. The applicant will be advised of the charges as they fall.*
5. *Any work activity, excavation and non-excavation carried out in the road reserve, must lodge formal notice of intention to carry out Works, in the form of a Corridor Access Request, submitted to the Corridor Manager for Approval.*
A Corridor Access Request (CAR) is an application for a permit to carry out works within the road reserve, this is defined in the National Code of Practice for Utilities access to the transport Corridors and has been adopted by Council.
6. *A Traffic Management Plan (TMP) must be uploaded with the CAR submission, describing the proposed works, design, setup, and removal of any activity being carried out within the road Reserve. A Work Access Permit (WAP) and reasonable conditions will be issued once TMP is Approved. Enquiries as to its use may be directed to Council's Road Corridor Manager, corridor.access@fndc.govt.nz.*
7. *Building Consents may be required for retaining structures.*

Reasons for the Decision

1. By way of an earlier report that is contained within the electronic file of this consent, it was determined that pursuant to sections 95A and 95B of the Act the proposed activity will not have, and is not likely to have, adverse effects on the environment that are more than minor, there are also no affected persons and no special circumstances exist. Therefore, under delegated authority, it was determined that the application be processed without notification.
2. The application is for a Discretionary activity resource consent as such under section 104 the Council can consider all relevant matters. In particular the matters listed in 10.7.5.1.1 Visual Amenity, 10.7.5.3.8 Stormwater Management, 10.7.5.1.7 Setback From Boundaries, 12.3 Soils & Minerals are of particular relevance.
3. In regard to section 104(1)(a) of the Act the actual and potential effects of the proposal will be acceptable as:
 - Visual Amenity & Landscape Effects: The proposed structures (dwelling extension, boat shed, pool) are consistent in scale and character with development anticipated within the Coastal Living Zone. Proposed landscaping mitigation, particularly along boundaries and the ROW, will effectively soften the visual impact of the new structures, ensuring they integrate appropriately with the existing environment and maintain the area's residential character. Views from public spaces will be minimised.
 - Earthworks Effects: The proposed earthworks (~1,976m³) are contained within the site's developed area and are not expected to cause significant disruption to surrounding natural systems. Standard erosion and sediment control measures will be implemented, managed under an existing earthworks permit, ensuring potential effects on land stability and water quality are appropriately managed.
 - Stormwater Effects: While the proposal exceeds the permitted standard for impervious surfaces (2,326m² vs 1,500m²), the potential adverse effects are managed to an acceptable level through a specific Stormwater Management Plan.

This plan details measures to pipe and discharge concentrated flows to an existing drain, minimising scour and erosion risks. Due to the site's proximity to the Kerikeri Inlet, downstream effects are anticipated to be negligible.

- Coastal Environment Effects: The development involves standard residential activities anticipated within the Coastal Living zone. It does not include activities directly impacting coastal processes, habitats, or water quality, and aligns with the intended land use for the zone.
2. In regard to section 104(1)(ab) of the Act there are no offsetting or environmental compensation measures proposed or agreed to by the applicant for the activity.
 3. In regard to section 104(1)(b) of the Act the following statutory documents are considered to be relevant to the application:
 - a. New Zealand Coastal Policy Statement 2011,
 - b. Operative Far North District Plan 2009,
 - c. Proposed Far North District Plan 2022

New Zealand Coastal Policy Statement 2011

The New Zealand Coastal Policy Statement 2010 (NZCPS) guides councils in their day-to-day management of the coastal environment. The objectives and policies of the New Zealand Coastal Policy Statement are designed to achieve the sustainable management of New Zealand's coastal environment. The property is within the regionally identified coastal environment therefore it is subject to the regulatory provisions relating to the management of that environment.

The natural character of the coastal environment is not anticipated to be adversely affected by the proposal given the existing development in this area and the distance from the CMA.

Coastal water quality will not be adversely impacted as stormwater originating from impermeable surfaces, roofs, paved surfaces and water tank overflow is to be managed and mitigated to reduce effects on scour and erosion in accordance with the Stormwater Management Report.

Overall, the proposal is considered to be consistent with the NZCPS and there are no adverse effects on the functioning of the Coastal Environment given the separation distances from the CMA and other key coastal attributes

Operative Far North District Plan 2009

The activity is consistent with the relevant objectives, policies of the Operative District Plan because the proposal is not out of context with the scale and character of the Coastal Living Zone. Mitigation in the form of landscaping has been provided which will help soften the proposed extension from the wider coastal environment. The proposal has been assessed as having less than minor adverse effects on the environment.

Proposed Far North District Plan 2022

The proposed activity is consistent with the relevant objectives and policies of the Proposed District Plan. The receiving environment is characterised by a mix of residential-based activities and dwellings, in the coastal environment. The proposal will be of scale and character that will fit in with the Rural Lifestyle Zone.

For this resource consent application the relevant provisions of both an operative and any proposed plan must be considered. Weighting is relevant if different outcomes arise from assessments of objectives and policies under both the operative and proposed plans.

As the outcomes sought are the same under the operative and the proposed plan frameworks, no weighting is necessary.

4. In regard to section 104(1)(c) of the Act there are no other matters relevant and reasonably necessary to determine the application.
5. Based on the assessment above the activity will be consistent with Part 2 of the Act.

The activity will avoid, remedy or mitigate any potential adverse effects on the environment while providing for the sustainable management of natural and physical resources and is therefore in keeping with the Purpose and Principles of the Act. There are no matters under section 6 that are relevant to the application. The proposal is an efficient use and development of the site that will maintain existing amenity values without compromising the quality of the environment. The activity is not considered to raise any issues in regard to Te Tiriti o Waitangi.
6. Overall, for the reasons above it is appropriate for consent to be granted subject to the imposed conditions.

Approval

This resource consent has been prepared by Nikki Callinan, Senior Planner. I have reviewed this and the associated information (including the application and electronic file material) and for the reasons and subject to the conditions above, and under delegated authority, grant this resource consent.



Name Nick Eagle

Date: 15/5/2025

Title Senior Planner



NORTHPOINT

SITE DESCRIPTION:

LOT 2 DP 311542 & LOT 4 317854

SITE AREA: 1.6836ha approx

GENERAL NOTES:

PLANNING ZONE: COASTAL LIVING ZONE

WIND ZONE: HIGH (to BRANZ MAPS)

EXPOSURE ZONE: D

CLADDING WEIGHT:HEAVY (Concrete block ground floor walls) typ

ROOF WEIGHT: HEAVY (concrete tile)

PLAN AREAS:

EXISTING HOUSE ROOF AREA:=513m2a approx

PROPOSED ROOF AREA: =5.3m2 approx

TOTAL ROOF AREA:

EXISTING HOUSE FLOOR AREA: =442m2 (from LIM)

PROPOSED WINE CELLAR/BASEMENT FLOOR AREA:

Note: Non-habitable space - storage only

DISTRICT PLAN COMPLIANCE: PERMITTED ACTIVITIES
in COASTAL LIVING ZONE

VISUAL AMENITY:

New Building area: alteration/addition to existing dwelling built after 28 April 2000
= RESOURCE CONSENT REQUIRED

RESIDENTIAL INTENSITY: 1 unit/4ha = COMPLIES

BUILDING HEIGHT:

Permitted: = 8m max

Proposed: = 6m max approx from extg GL & below extg roof apex = COMPLIES

SUNLIGHT: = COMPLIES

STORMWATER MANAGEMENT: (Impermeable surfaces & Building coverage)

Proposed: Total cover >600m2 = RC Required

SETBACKS to BOUNDARIES:

Permitted: =10m min

Proposed Extension: >10m & within existing building footprint = complies

Proposed Boatshed: <10m (6m proposed setback) = RC required

EARTHWORKS VOLUME:

Total Permitted: =300m3 max in any 12month period

Total Proposed: = TBC

CUT/FILL FACE: = ≤1.5m max permitted = COMPLIES

SETBACK FROM COASTAL MARINE AREA: 30m min = COMPLIES

FIRE RISK TO RESIDENTIAL UNITS: >20m setback to scrub/bush lot = COMPLIES



1 Location Plan 1:5000

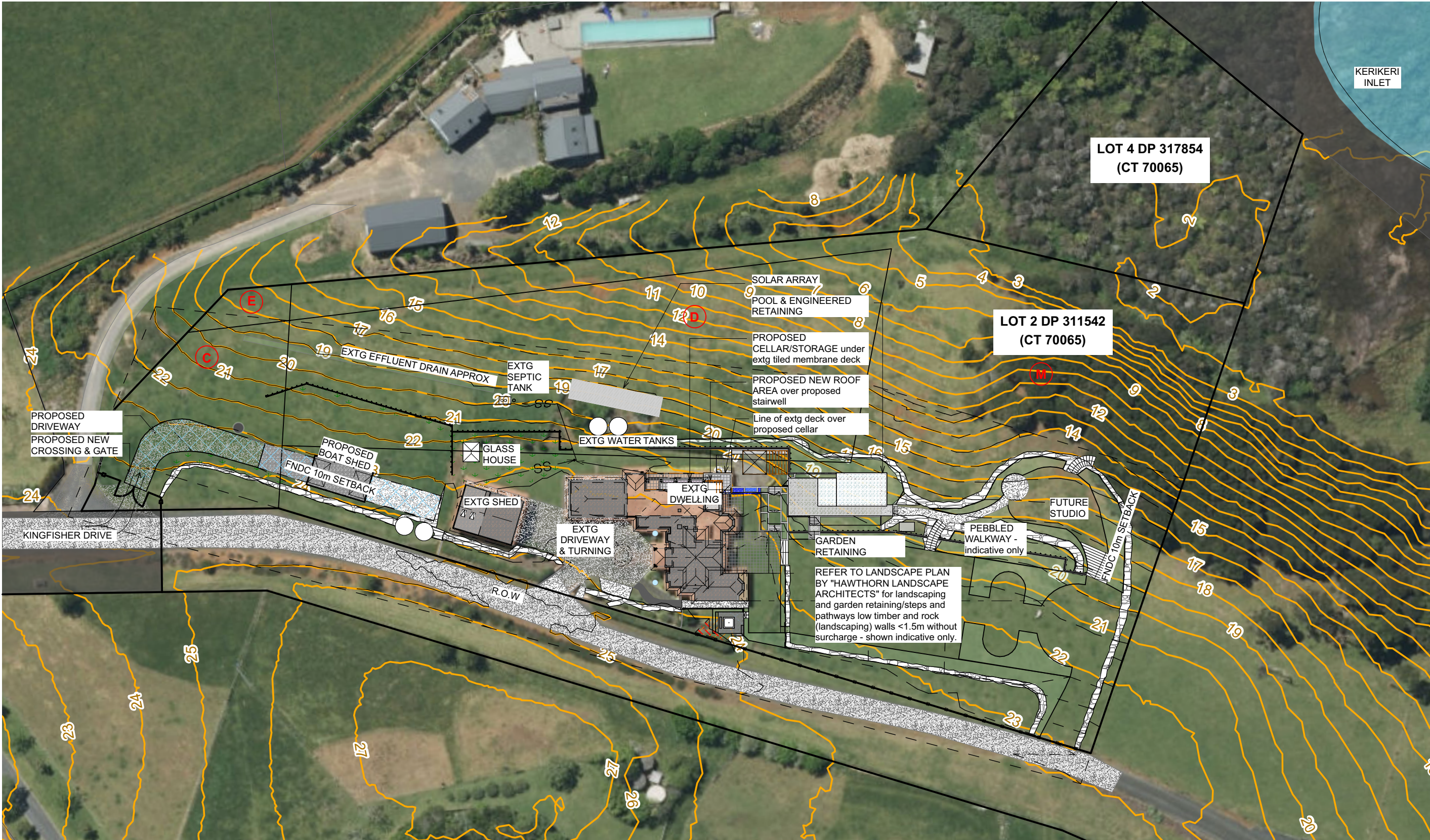
APPROVED PLAN

Planner: Nikki Callinan

pp: NCallinan

RC: 2250376-RMALUC

Date: 15-05-2025



2 Overall Site plan - ALL 750 1:750

NOTES:

1) All construction to be in accordance with NZS3604:2011 the NZBC unless specifically designed.

2) Durability of fixings and materials to comply with NZS3604:2011 Section 4 and NZBC B2/AS1 typically

3) ALL EXPOSED BRACKETS, BOLTS, NAILS & SCREWS to be S/Steel 304

4) Ground levels shown indicative. Extg. Contours are indicative only from FNDC Maps

5) All Extg structures are shown indicative only

6) All Services locations and connections shown indicative only.

7) Contractor to confirm all existing services runs on site prior to commencing construction

8) All plumbing & drainage to comply with AS/NZS 3500 & the NZBC G13/AS2 & E1/AS1

9) Plumbing & Drainage shown schematic only. All plumbing and drainage by registered plumber & drainlayer. Drainlayer and plumber to PROVIDE ABULTS to Builder for LA where applicable

10) Surface stormwater to comply with E1/AS1 and LA requirements. Stormwater & Waste water drainage shown indicative only

11) Aerial from FNDC maps - indicative only



P.O Box 960, 0245 Kerikeri
ph/fax: (09) 407 3037 , mob: 021 407390
email: Karin@lindholmdesign.co.nz
web: www.lindholmdesign.co.nz
Karin Lindholm Andreassen
LBP: Design 2: 107526



PROPOSED EXTENSION TO EXISTING DWELLING & NEW BOATSHED at 55 KINGFISHER DRIVE, KERIKERI

LOT 2 DP 311542 & LOT 4 317854 FOR IAN and VICKI SMITH

Sheet: A00 OVERALL SITE & LOCATION PLAN

SCALE: (A2) 1:5000, 1:750

I	25/03/2025
REVISION	DATE
CONCEPT & RESOURCE CONSENT	

NOTES:

- 1) All construction to be in accordance with NZS3604:2011 the NZBC unless specifically designed.
- 2) Durability of fixings and materials to comply with NZS3604:2011 Section 4 and NZBC B2/AS1 typically
- 3) ALL EXPOSED BRACKETS, BOLTS, NAILS & SCREWS to be S/Steel 304
- 4) Ground levels shown indicative. Extg. Contours are indicative only from FNDC Maps as noted. Refer to survey by Williams and King for surveyed contours as noted.
- 5) All Extg structures are shown indicative only
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- 10) Surface stormwater to comply with E1/AS1 and LA requirements. Stormwater & Waste water drainage shown indicative only

REFER TO LANDSCAPE PLAN BY "HAWTHORN LANDSCAPE ARCHITECTS" for landscaping and garden retaining/steps and pathways low timber and rock (landscaping) walls <1.5m without surcharge - shown indicative only.
Overlay for information only from "HAWTHORN LANDSCAPE ARCHITECTS" concept plans

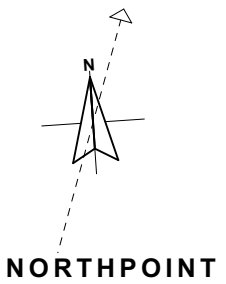
ALL LANDSCAPING and associated structures shown indicative only - CONCEPT DRAFT ONLY - NOT APPROVED /FOR INFORMATION ONLY.

NOT FOR CONSTRUCTION until approved by owner and consented by FNDC for aspect requiring building consent

REFER TO TITLE DOCUMENTS FOR RESTRICTIVE COVENANTS ON AREAS M,C,D & E

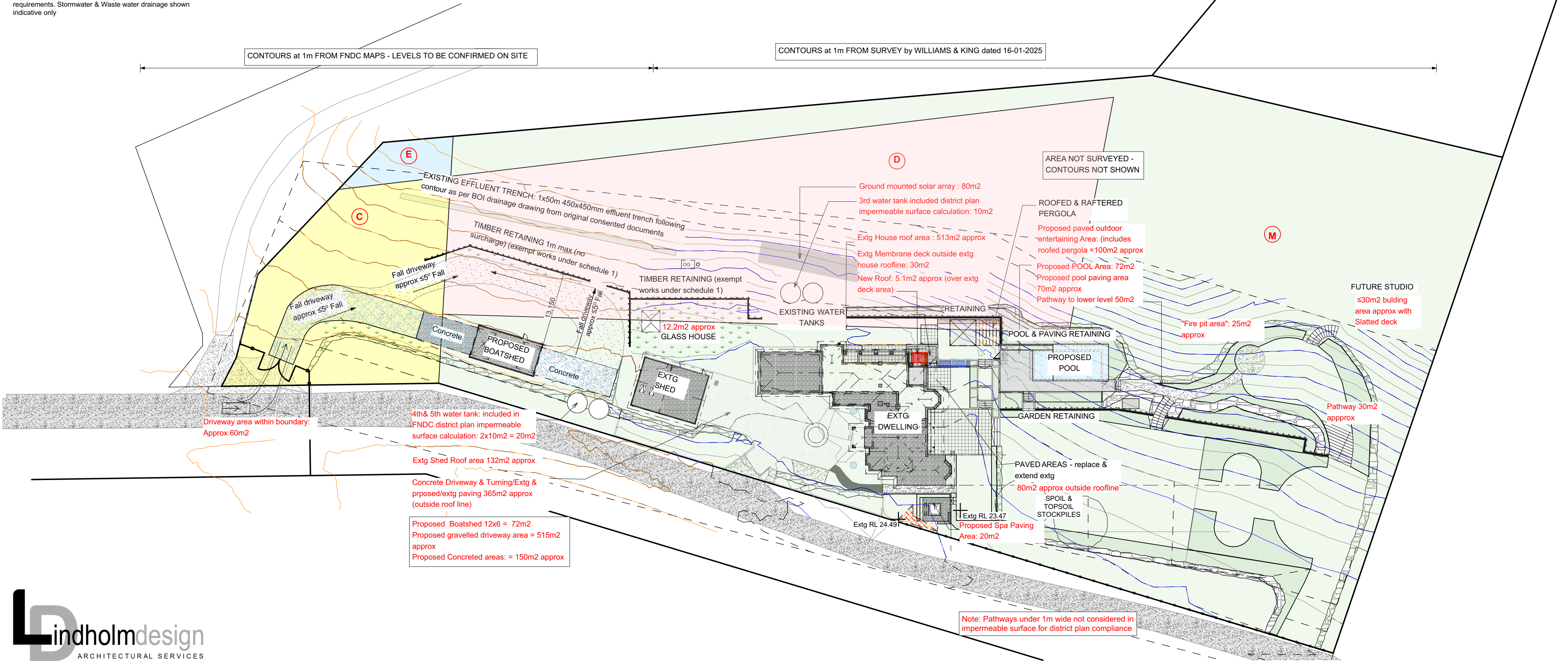
APPROVED PLAN

Planner: Nikki Callinan
pp: NCallinan
RC: 2250376-RMALUC
Date: 15-05-2025



CONTOURS at 1m FROM FNDC MAPS - LEVELS TO BE CONFIRMED ON SITE

CONTOURS at 1m FROM SURVEY by WILLIAMS & KING dated 16-01-2025



Lindholmdesign
ARCHITECTURAL SERVICES

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Karin Lindholm Andreassen
LBP: Design 2: 107526

ADNZ
Artistic Impression Only
ARCHITECTURAL DESIGNERS NZ

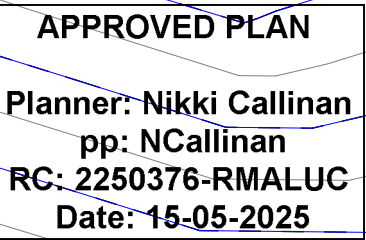
PROPOSED EXTENSION TO EXISTING DWELLING & NEW BOATSHED at 55 KINGFISHER DRIVE, KERIKERI

LOT 2 DP 311542 & LOT 4 317854 FOR IAN and VICKI SMITH

Sheet: A00-A OVERALL SITE WITH IMPERMEABLE COVER

SCALE: (A2) 1:500

I	25/03/2025
REVISION	DATE
CONCEPT & RESOURCE CONSENT	



REVISION	DATE
CONCEPT & RESOURCE CONSENT	

NOTES:

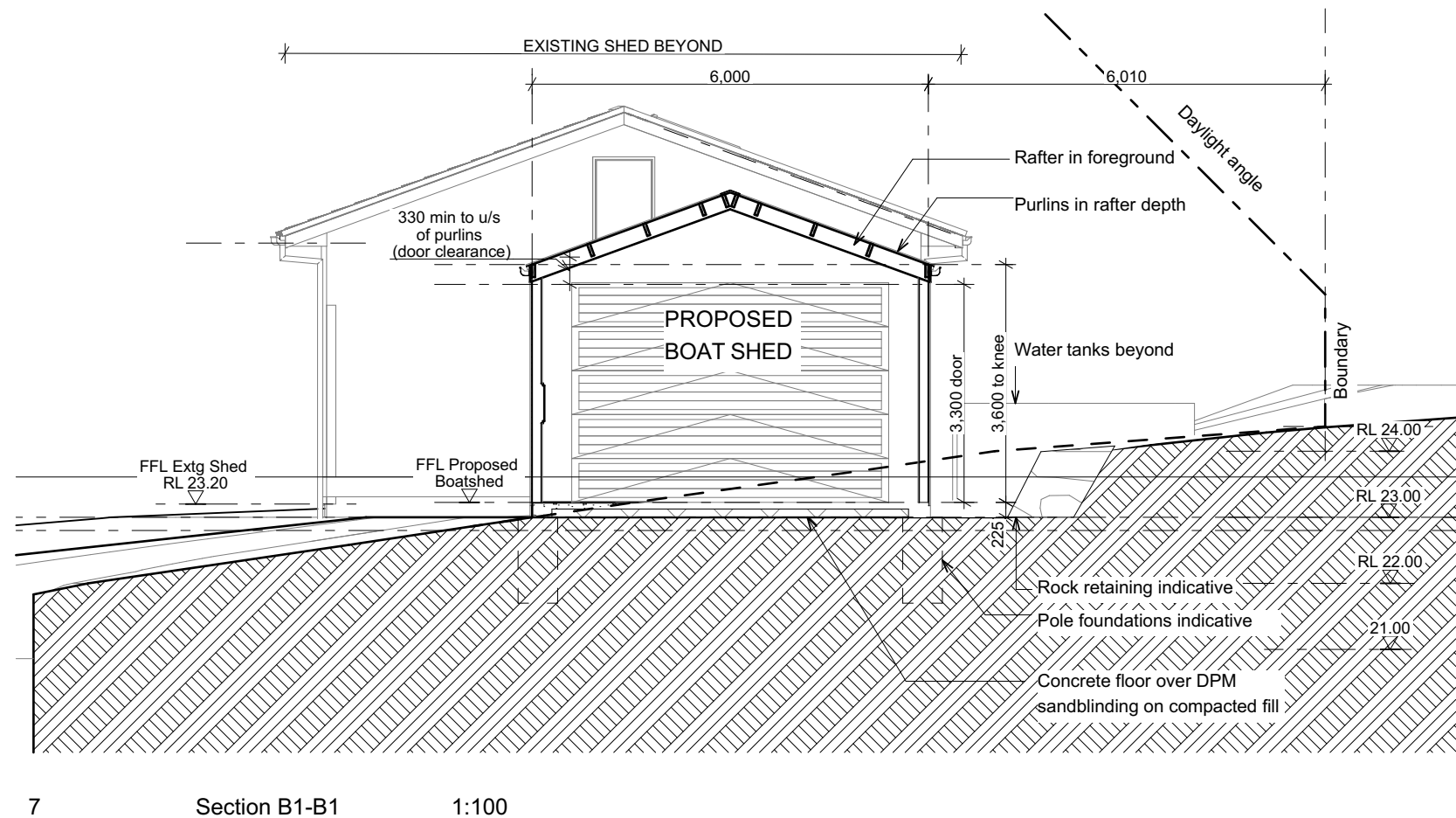
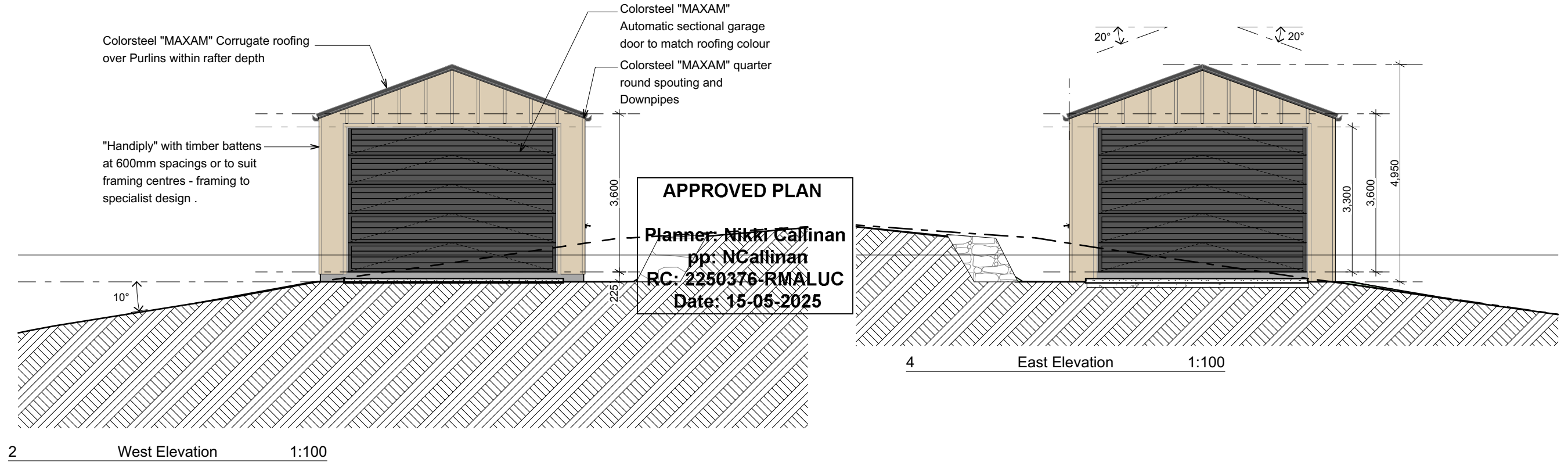
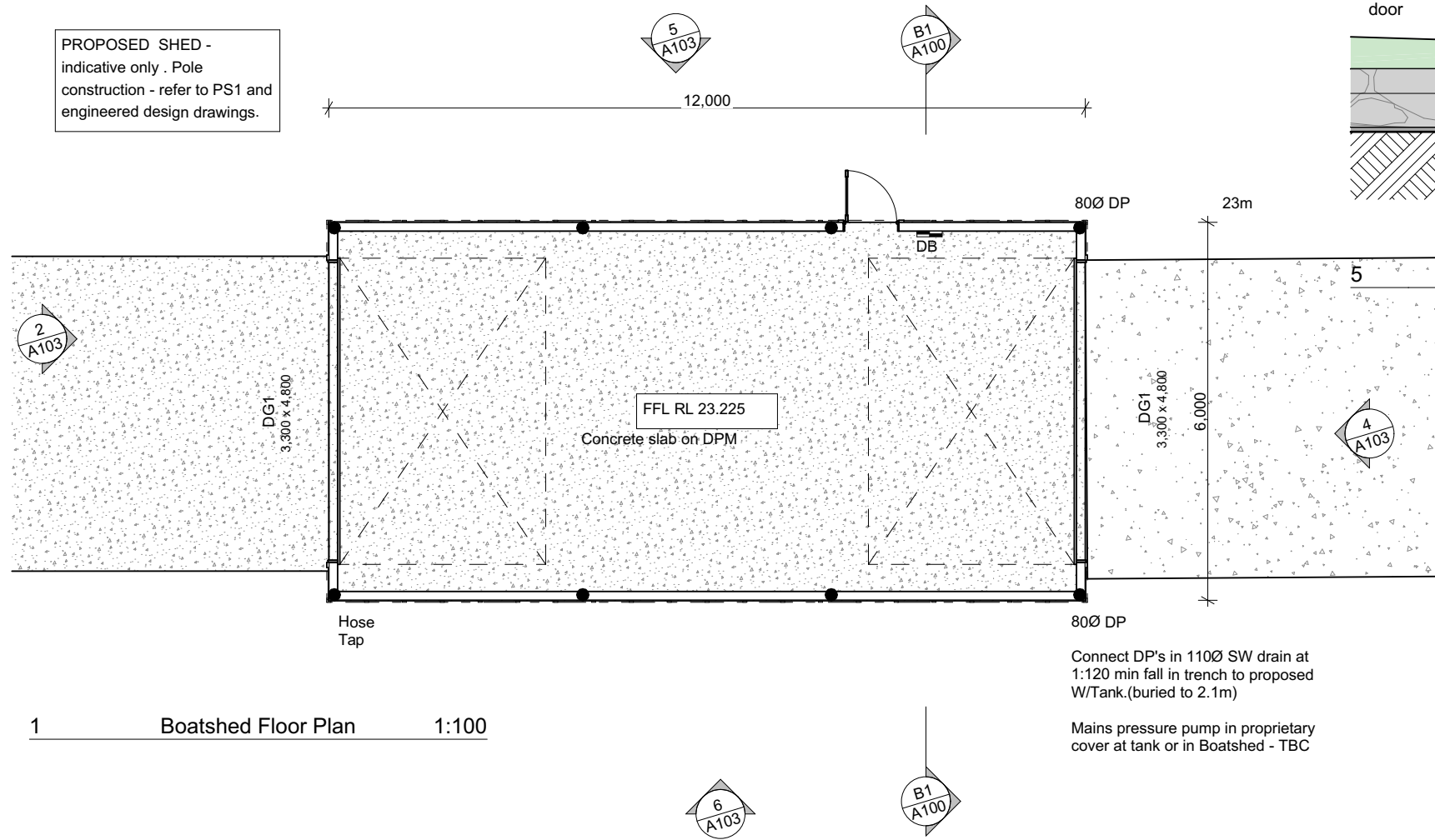
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- 10) Surface stormwater to comply with E1/AS1 and LA requirements. Stormwater & Waste water drainage shown indicative only

NOT FOR CONSTRUCTION until consented by FNDC for aspects requiring building consent



NORTHPOINT

PROPOSED SHED -
indicative only . Pole
construction - refer to PS1 and
engineered design drawings.



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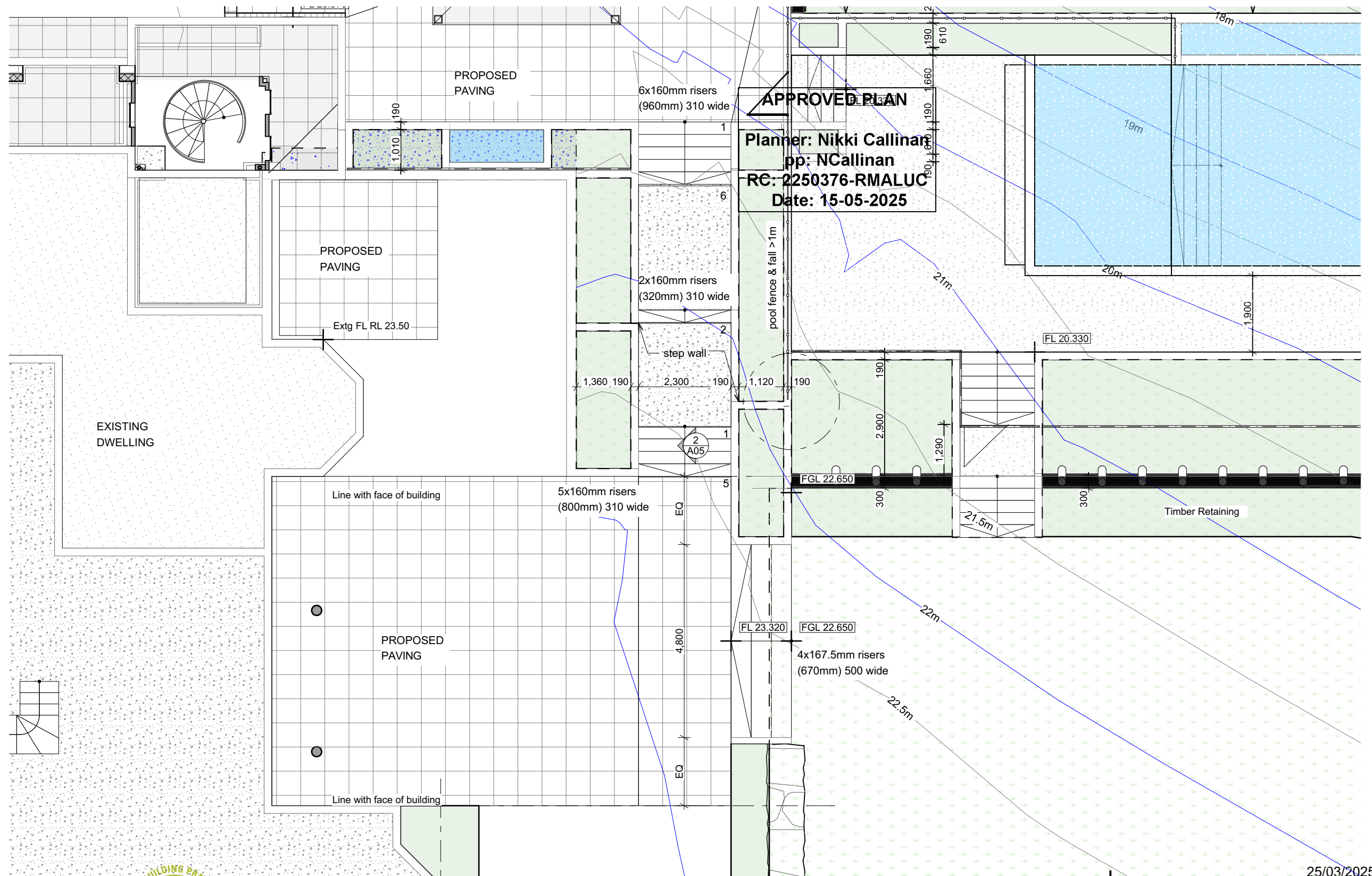
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ADNZ
ARCHITECTURAL DESIGNERS NZ

PROPOSED NEW BOATSHED at 55 KINGFISHER DRIVE, KERIKERI
LOT 2 DP 311542 & LOT 4 317854 FOR IAN and VICKI SMITH
Sheet: A103 PROPOSED BOATSHED

SCALE: (A2) 1:100

I	25/03/2025
REVISION	DATE
CONCEPT & RESOURCE CONSENT	



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 LBP: Design 2: 107526

A D N Z
 ARCHITECTURAL DESIGNERS NZ

PROPOSED EXTENSION TO EXISTING DWELLING & NEW BOATSHED
at 55 KINGFISHER DRIVE, KERIKERI
LOT 2 DP 311542 & LOT 4 317854 FOR IAN and VICKI SMITH
Sheet: A102-B TASTING ROOM AREA

Date: Tuesday, 25 March 2025

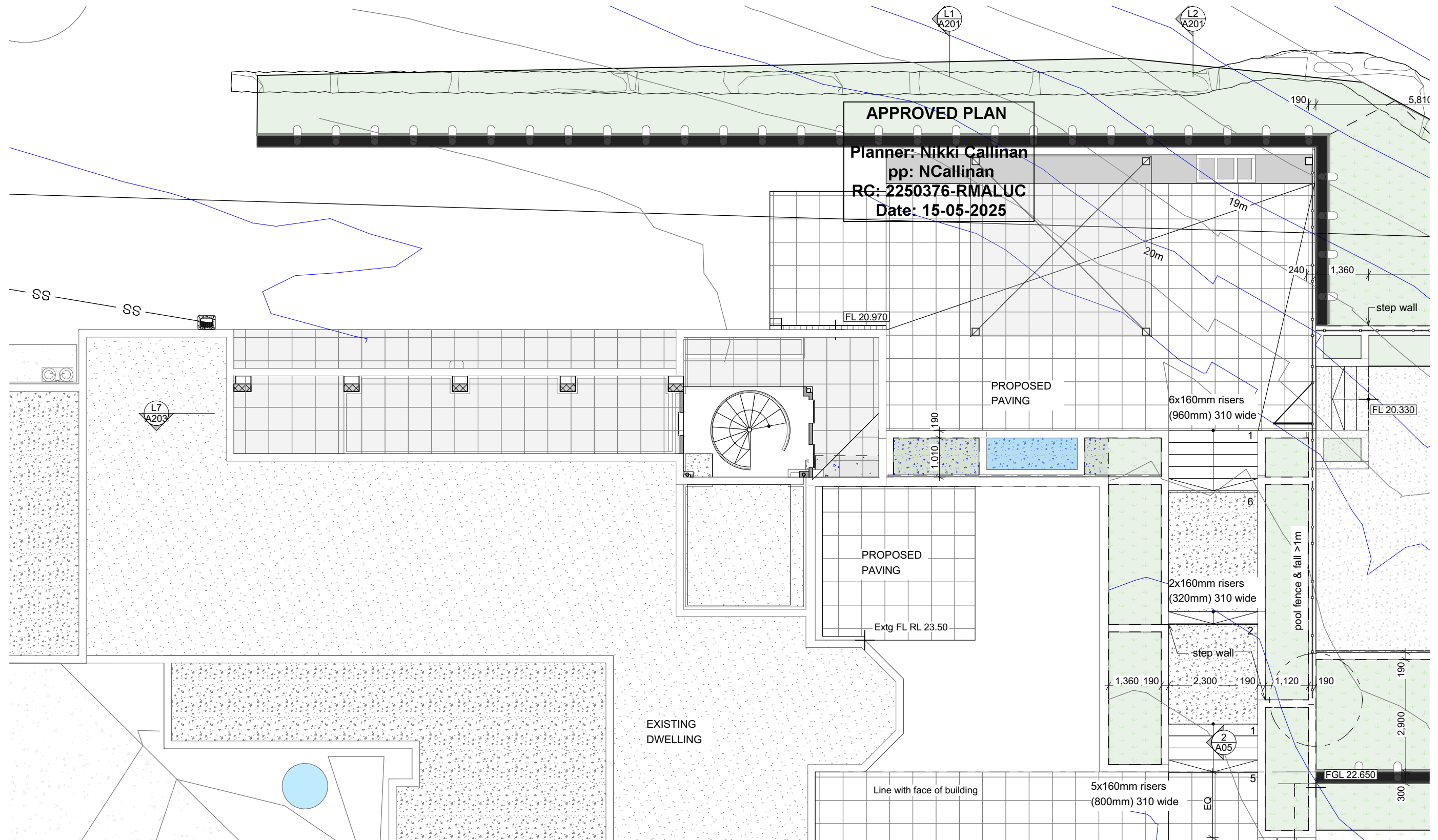
SCALE: (A3) 1:100

CONCEPT & RESOURCE CONSENT

DO NOT SCALE. Work only to figured dimensions. All dimensions are to be checked on site prior to commencing work. Any discrepancies are to be reported to designer prior to commencing work.

All construction to comply with NZS3604:2011 and the NZBC

These drawings and design remain the property of Lindholm Design Ltd. Drawings are not to be distributed or copied without prior approval from Lindholm Design Ltd.



Lindholmdesign
ARCHITECTURAL SERVICES

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web: www.lindholmdesign.co.nz
Karin Lindholm Andreassen
LBP: Design 2: 107526

A D N Z
ARCHITECTURAL DESIGNERS NZ



**PROPOSED EXTENSION TO EXISTING DWELLING & NEW BOATSHED
at 55 KINGFISHER DRIVE, KERIKERI**

LOT 2 DP 311542 & LOT 4 317854 FOR IAN and VICKI SMITH

Sheet: A102-C PERGOLA & OUTDOOR KITCHEN

Date: Tuesday, 25 March 2025

SCALE: (A3) 1:100

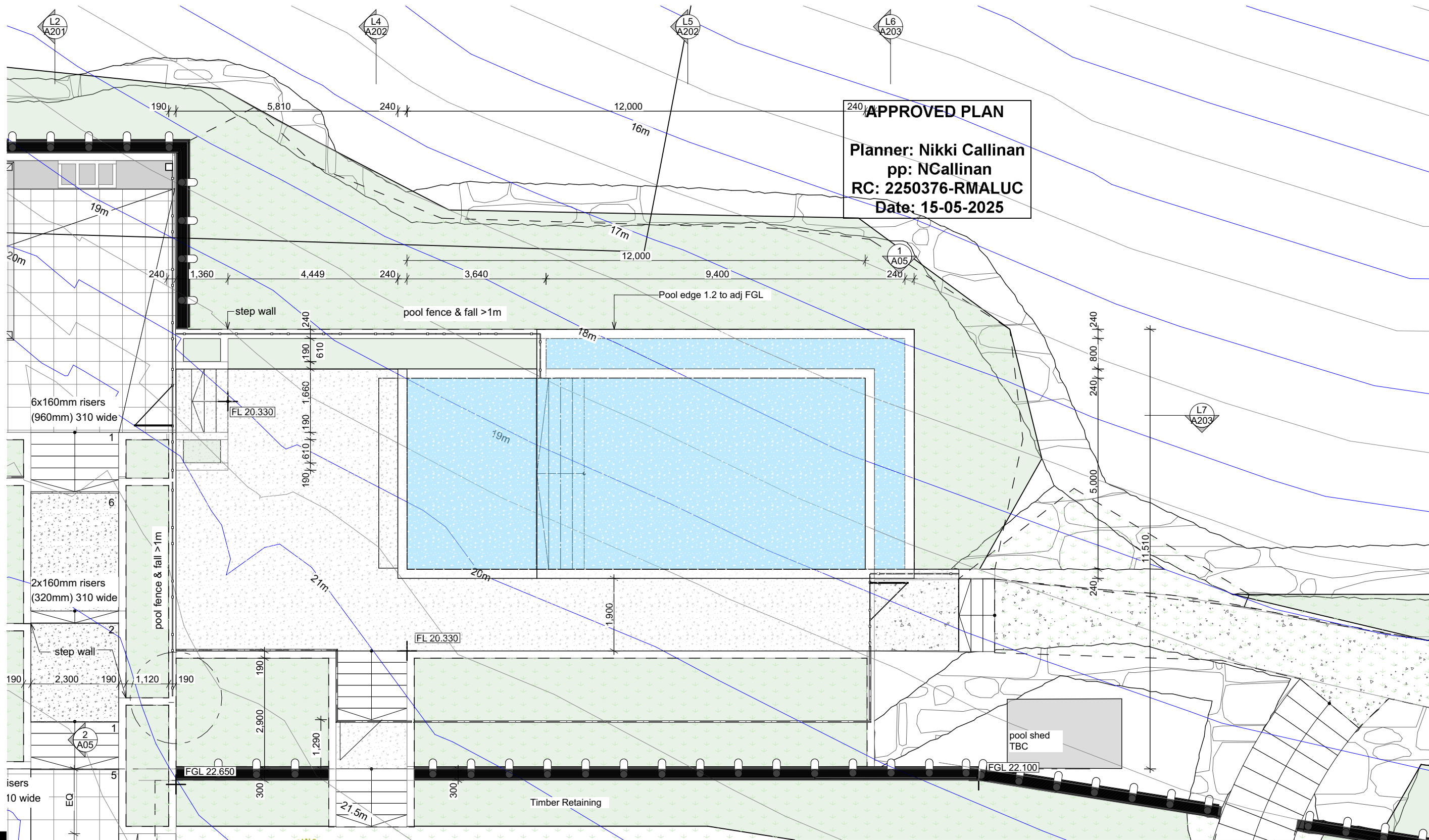
25/03/2025

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DO NOT SCALE. Work only to figured dimensions. All dimensions are to be checked on site prior to commencing work. Any discrepancies are to be reported to designer prior to commencing work.

All construction to comply with NZS3604:2011 and the NZBC

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Karin Lindholm Andreassen
LBP: Design 2: 107526



A D N Z
ARCHITECTURAL DESIGNERS NZ

PROPOSED EXTENSION TO EXISTING DWELLING & NEW BOATSHED at 55 KINGFISHER DRIVE, KERIKERI

LOT 2 DP 311542 & LOT 4 317854 FOR IAN and VICKI SMITH

Sheet: A102-D POOL AREA

Date: Tuesday, 25 March 2025

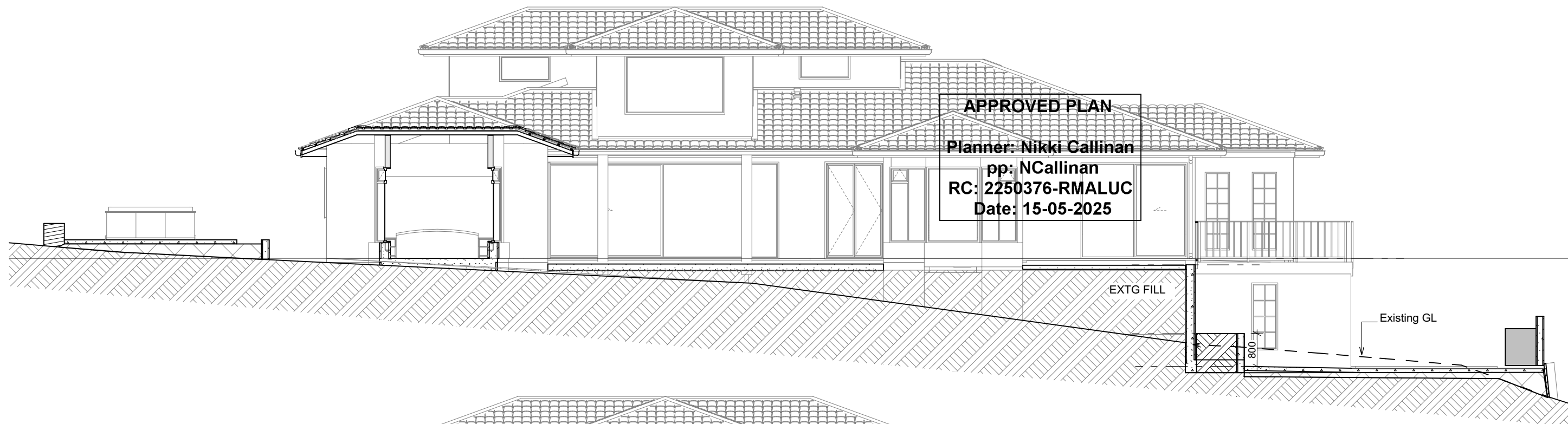
SCALE: (A3) 1:100

CONCEPT & RESOURCE CONSENT

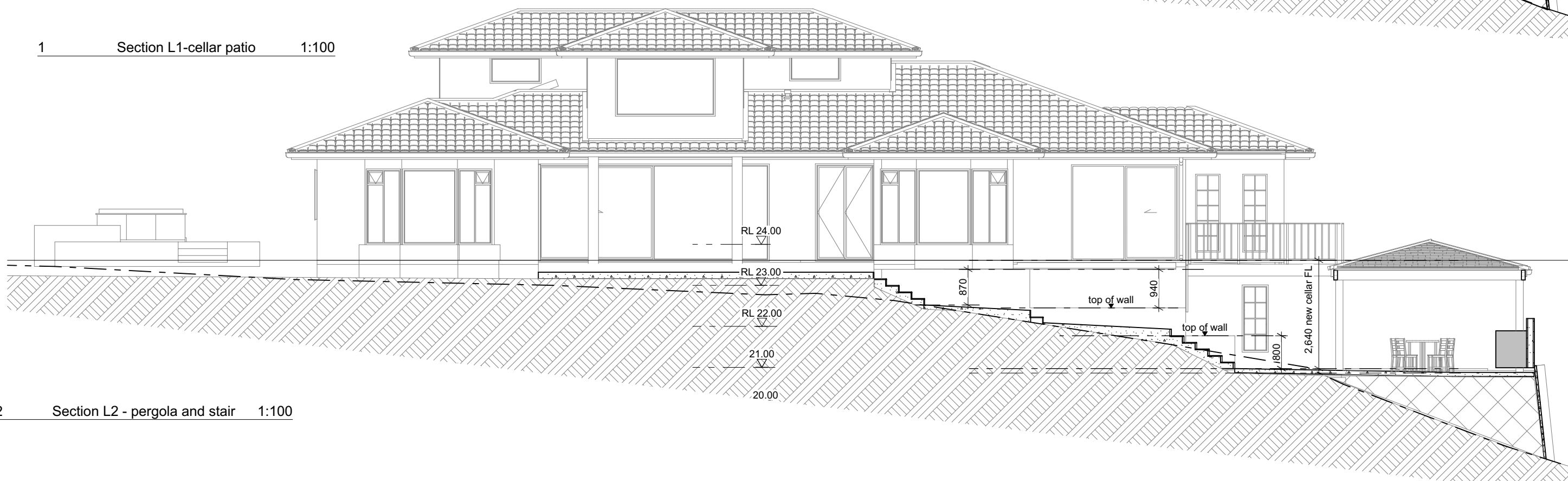
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1 Section L1-cellar patio 1:100



2 Section L2 - pergola and stair 1:100

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**PROPOSED EXTENSION TO EXISTING DWELLING & NEW BOATSHED
at 55 KINGFISHER DRIVE, KERIKERI**

LOT 2 DP 311542 & LOT 4 317854 FOR IAN and VICKI SMITH

Sheet: A201 SECTIONS THROUGH CELLAR PATIO & STAIR

Date: Tuesday, 25 March 2025 SCALE: (A3) 1:100

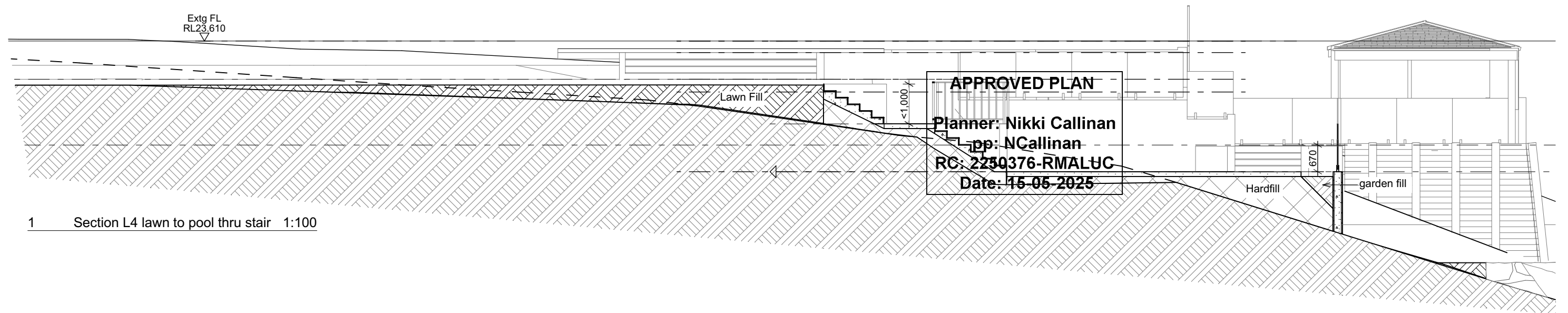
25/03/2025

CONCEPT & RESOURCE CONSENT

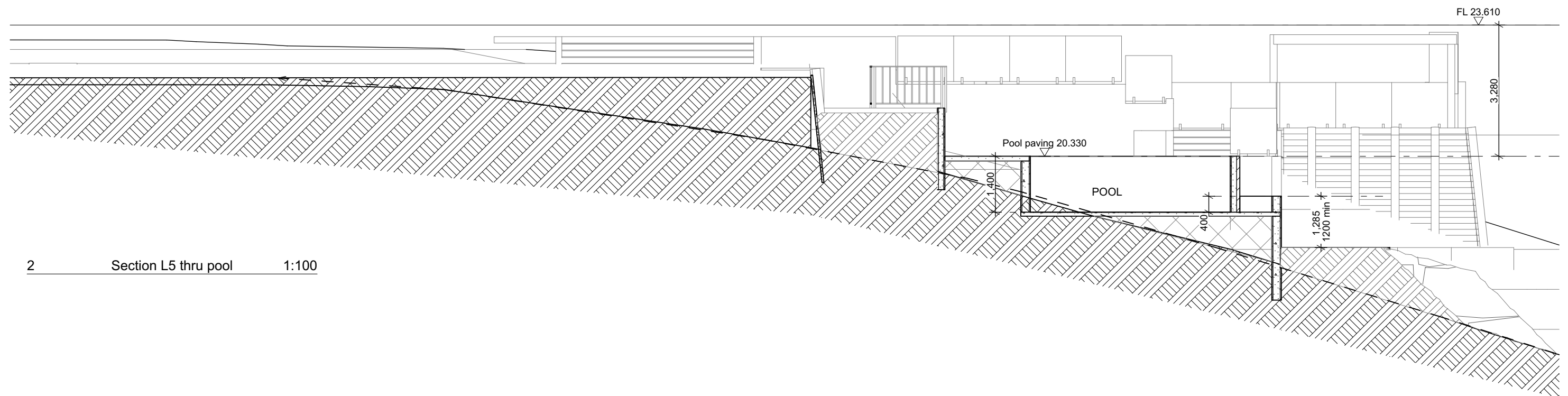
DO NOT SCALE. Work only to figured dimensions. All dimensions are to be checked on site prior to commencing work. Any discrepancies are to be reported to designer prior to commencing work.

All construction to comply with NZS3604:2011 and the NZBC

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1 Section L4 lawn to pool thru stair 1:100



2 Section L5 thru pool 1:100

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**PROPOSED EXTENSION TO EXISTING DWELLING & NEW BOATSHED
at 55 KINGFISHER DRIVE, KERIKERI**

LOT 2 DP 311542 & LOT 4 317854 FOR IAN and VICKI SMITH

Sheet: A202 SECTIONS THROUGH POOL AREA

Date: Tuesday, 25 March 2025 **SCALE:** (A3) 1:100

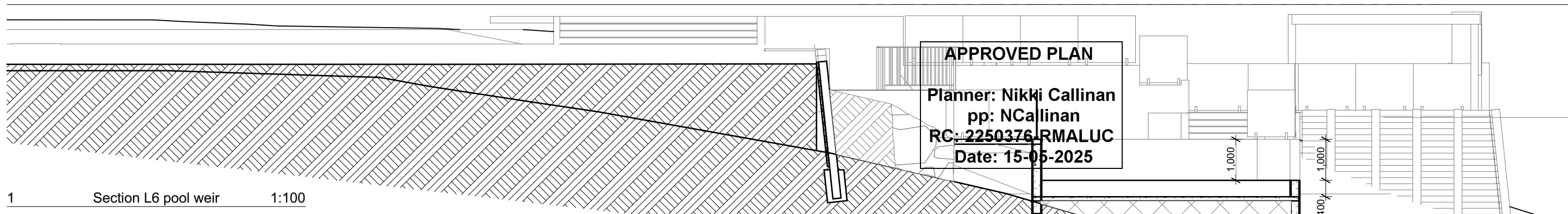
25/03/2025

CONCEPT & RESOURCE CONSENT

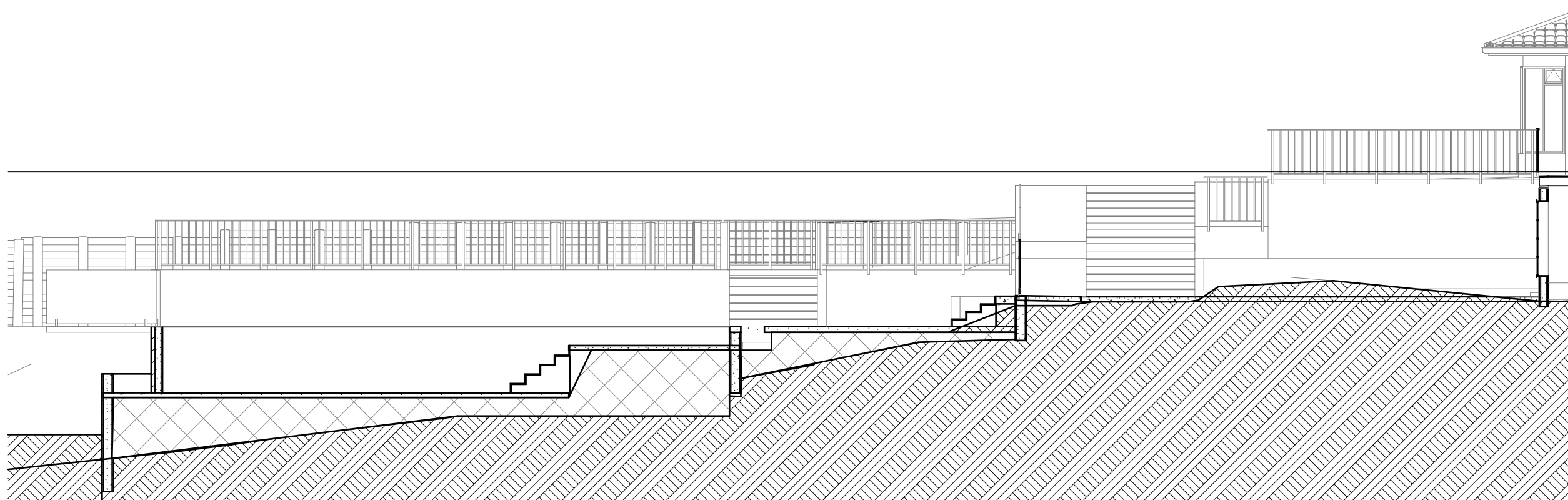
DO NOT SCALE. Work only to figured dimensions. All dimensions are to be checked on site prior to commencing work. Any discrepancies are to be reported to designer prior to commencing work.

All construction to comply with NZS3604:2011 and the NZBC

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1 Section L6 pool weir 1:100



2 Section L7 - thru pool and cellar 1:100



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PROPOSED EXTENSION TO EXISTING DWELLING & NEW BOATSHED at 55 KINGFISHER DRIVE, KERIKERI

LOT 2 DP 311542 & LOT 4 317854 FOR IAN and VICKI SMITH

Sheet: A203 SECTIONS THRU POOL

Date: Tuesday, 25 March 2025

SCALE: (A3) 1:100

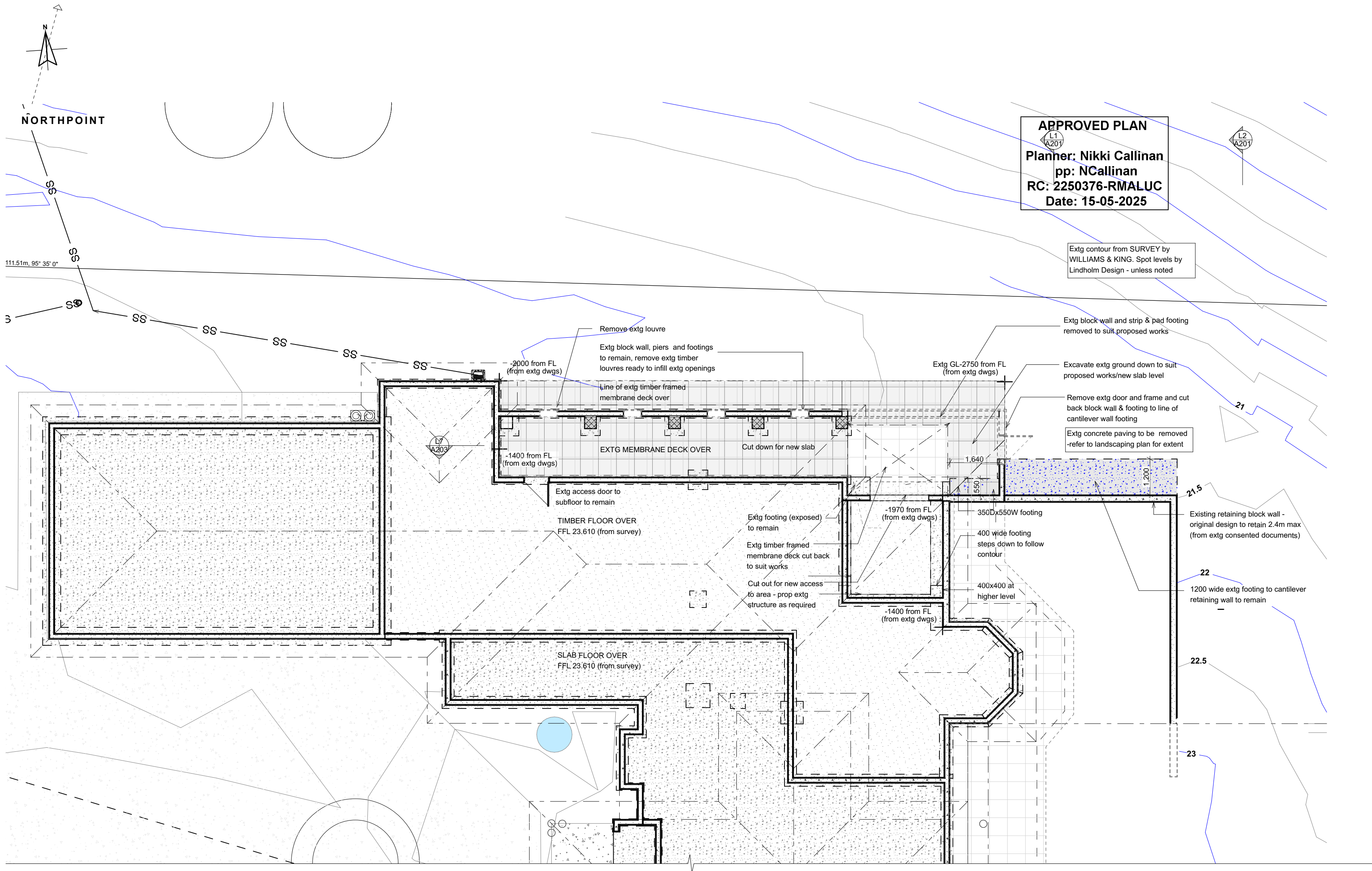
25/03/2025

CONCEPT & RESOURCE CONSENT

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All construction to comply with NZS3604:2011 and the NZBC

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NOTES:

- 1) Layouts, fixtures, fittings and construction of building elements are shown indicative only from consented drawings available and check measure in part. Not all dimensions measured.
- 2) All dimensions are to be confirmed on site prior to demolition or construction
- 2) All construction to be in accordance with NZS3604:2011 & the NZBC unless specifically designed.
- 3) Builder to co-ordinate with other trades required for demolition including electrician, roofer, plumber and drainlayer.
- 4) All demolition items to be set-aside for re-use or provided to owner are to be carefully removed and set aside in a location on site - to be confirmed by owner. Protect from weather. Builder to confirm all items to be provided to owner prior to demolition.
- 5) Builder to protect extg. items to remain and extg. structure from damage during demolition.
- 6) Builder to temporarily prop/support extg. structures during demolition
- 8) Builder to repair and make good and/or replace where necessary, extg. items to remain, ready to receive new finishes.
- 9) Builder to co-ordinate with all trades for requirements for re-routing, capping off and protection of all extg. and proposed services.
- 10) Demolition plan to be read in conjunction with proposed plans and specifications
- 11) Builder and subcontractors to check all dimensions on site
- 12) Demolition plan to be read in conjunction with proposed plans, sections, elevations and details.

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ARCHITECTURAL DESIGNERS NZ

PROPOSED EXTENSION TO EXISTING DWELLING & NEW BOATSHED at 55 KINGFISHER DRIVE, KERIKERI

LOT 2 DP 311542 & LOT 4 317854 FOR IAN and VICKI SMITH

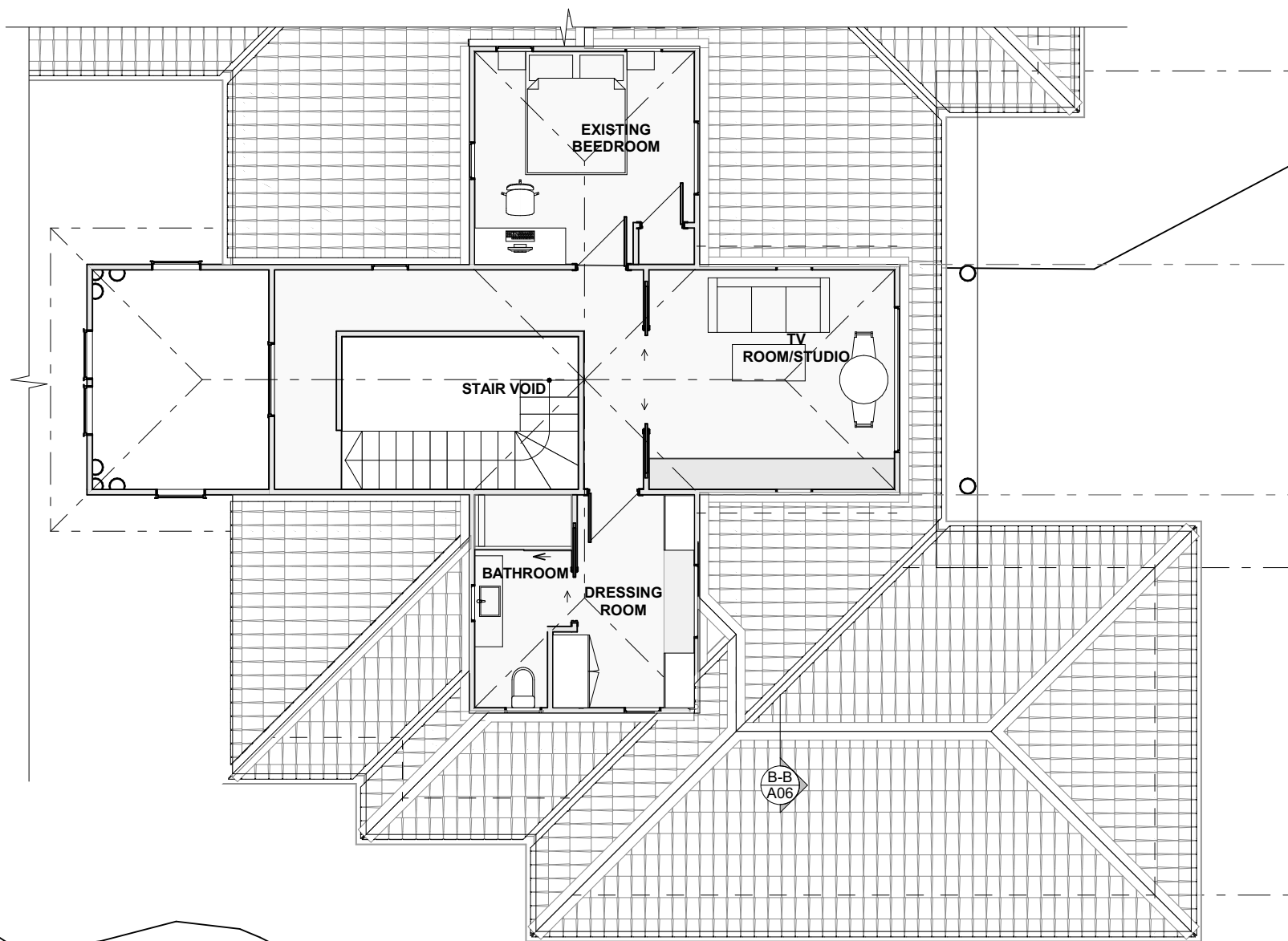
Sheet: A01 SUBFLOOR EXSITING AND DEMOLITION

SCALE: (A2) 1:100

I	25/03/2025
REVISION	DATE
CONCEPT & RESOURCE CONSENT	

NOTES:

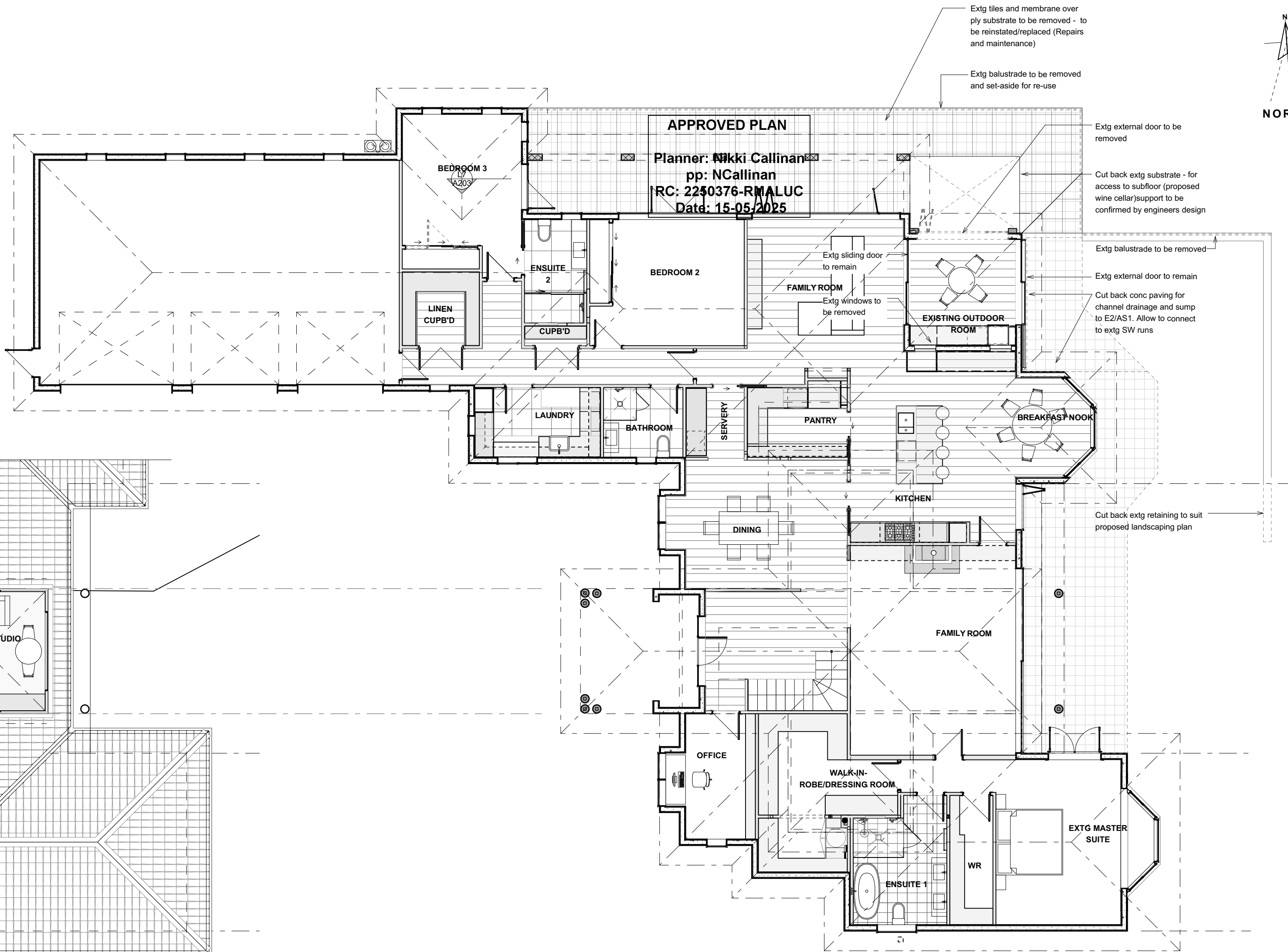
- 1) Layouts, fixtures, fittings and construction of building elements are shown indicative only from consented drawings available and check measure in part. Not all dimensions measured.
- 2) All dimensions are to be confirmed on site prior to demolition or construction
- 2) All construction to be in accordance with NZS3604:2011 & the NZBC unless specifically designed.
- 3) Builder to co-ordinate with other trades required for demolition including electrician, roofer, plumber and drainlayer.
- 4) All demolition items to be set-aside for re-use or provided to owner are to be carefully removed and set aside in a location on site - to be confirmed by owner. Protect from weather. Builder to confirm all items to be provided to owner prior to demolition.
- 5) Builder to protect extg. items to remain and extg. structure from damage during demolition.
- 6) Builder to temporarily prop/support extg. structures during demolition
- 8) Builder to repair and make good and/or replace where necessary, extg. items to remain, ready to receive new finishes.
- 9) Builder to co-ordinate with all trades for requirements for re-routing, capping off and protection of all extg. and proposed services.
- 10) Demolition plan to be read in conjunction with proposed plans and specifications
- 11) Builder and subcontractors to check all dimensions on site
- 12) Demolition plan to be read in conjunction with proposed plans, sections, elevations and details.



2

UPPER FLOOR PLAN

1:100



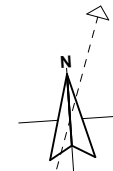
1

GROUND FLOOR PLAN

1:100

KEY:

- Walls and building elements to be demolished/cut back to suit works - shown dashed
- Extg doors to be removed
- Extg windows to be removed/replaced
- Extg Roof line - to remain
- Extg doors to remain



NORTHPOINT

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LBP: Design 2: 107526

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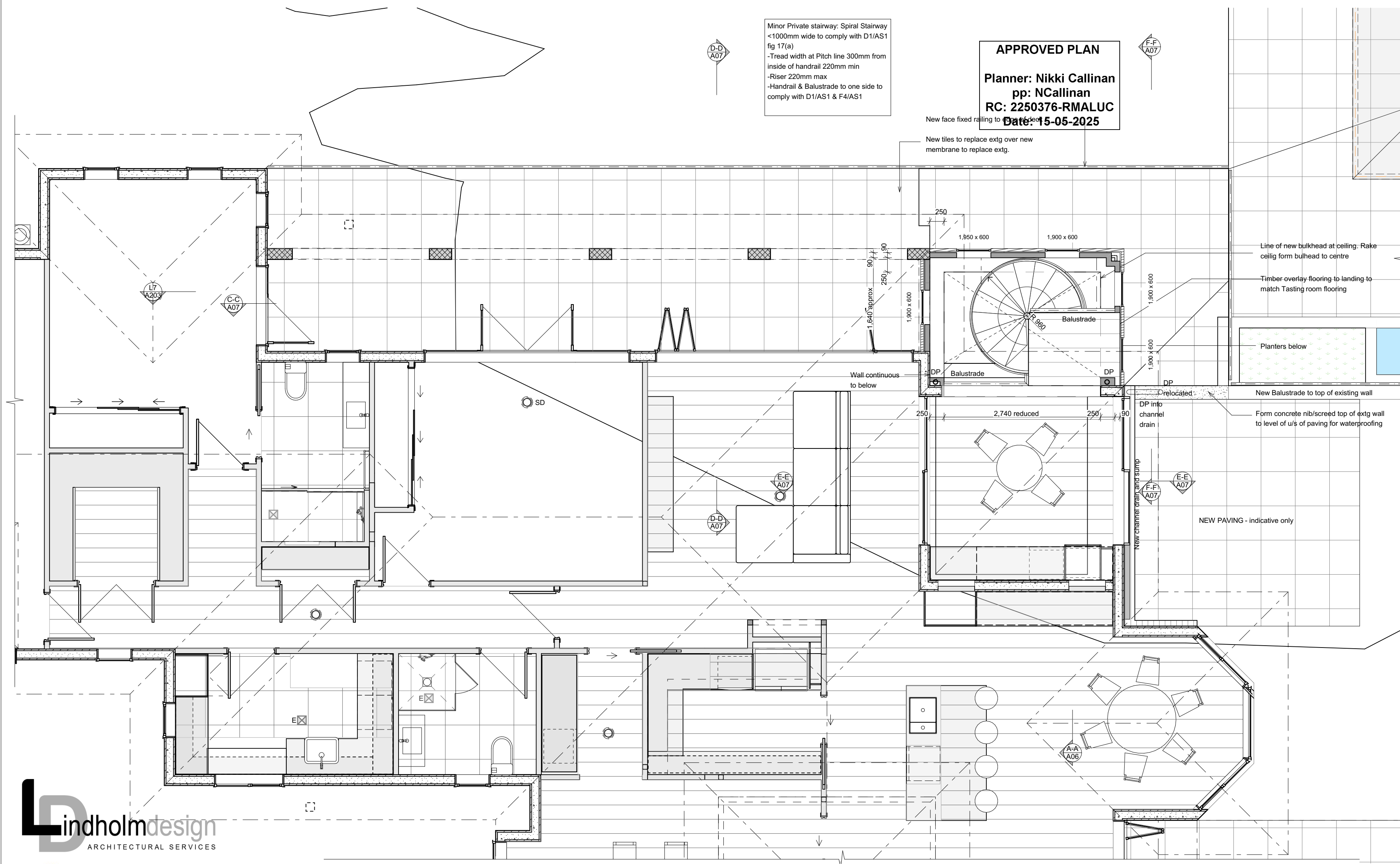
PROPOSED EXTENSION TO EXISTING DWELLING & NEW BOATSHED at 55 KINGFISHER DRIVE, KERIKERI

LOT 2 DP 311542 & LOT 4 317854 FOR IAN and VICKI SMITH

Sheet: A02 GROUND & UPPER FLOOR EXISTING & DEMOLITION PLAN

SCALE: (A2) 1:100

I	25/03/2025
REVISION	DATE
CONCEPT & RESOURCE CONSENT	



Minor Private stairway: Spiral Stairway
<1000mm wide to comply with D1/AS1
fig 17(a)
-Tread width at Pitch line 300mm from
inside of handrail 220mm min
-Riser 220mm max
-Handrail & Balustrade to one side to
comply with D1/AS1 & F4/AS1

APPROVED PLAN
Planner: Nikki Callinan
pp: NCallinan
RC: 2250376-RMALUC
Date: 15-05-2025

- 1) Layouts, fixtures, fittings and construction of building elements are shown indicative only from consented drawings available. Spaces not measured
- 2) All dimensions are to be confirmed on site prior to demolition or construction
- 3) All construction to be in accordance with NZS3604:2011 & the NZBC unless specifically designed.
- 4) Setout dimensions are to timber framing. Builder to confirm all dimensions on site prior to demolition or construction
- 5) Timber wall framing to be H1.2 SG8 unless specified otherwise. Nogs at 800mm max ctrs typically.
- 6) Builder to fix additional nogging at framing stage for wall hung cabinetry, Wrobe & fixed shelving, WC Cistern, towel rails, toilet roll holders, air conditioning units etc, as required
- 7) External window & Door dimensions are nominal frame sizes. Refer to joinery manufacturers schedule for trim sizes. All openings to be site measured by window manufacturer prior to fabrication
- 8) Internal Doors are leaf sizes. Framing to allow for door frame and tolerances.
- 9) Durability of fixings and materials to comply with NZS3604:2011 Section 4 and NZBC B2/AS1

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ARCHITECTURAL SERVICES

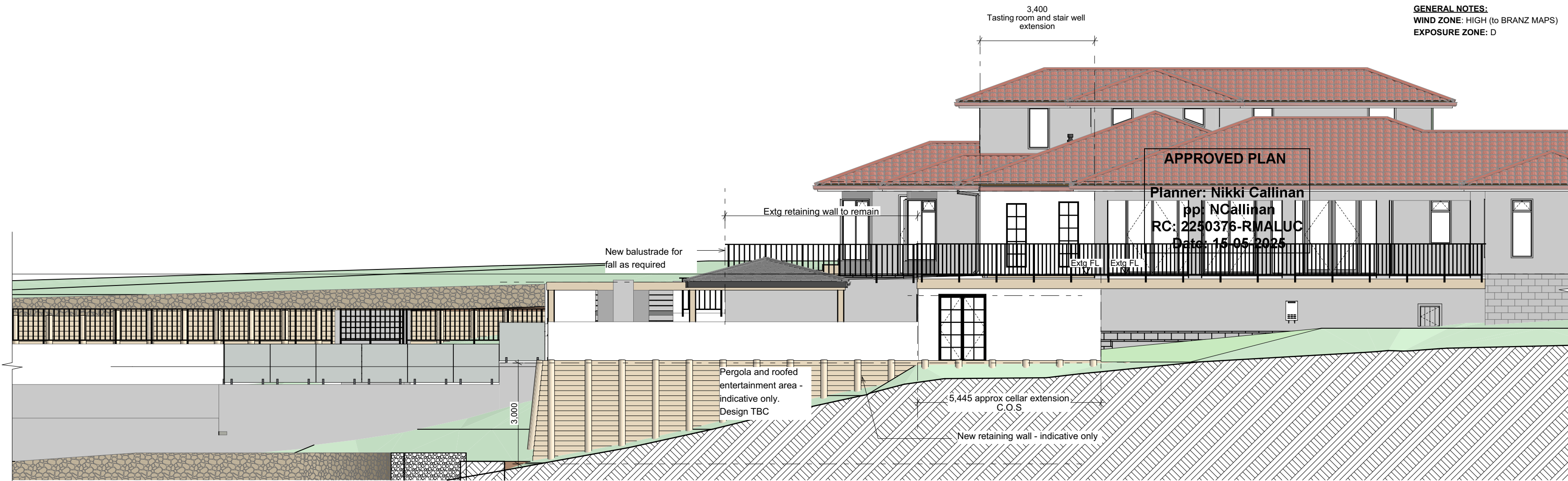
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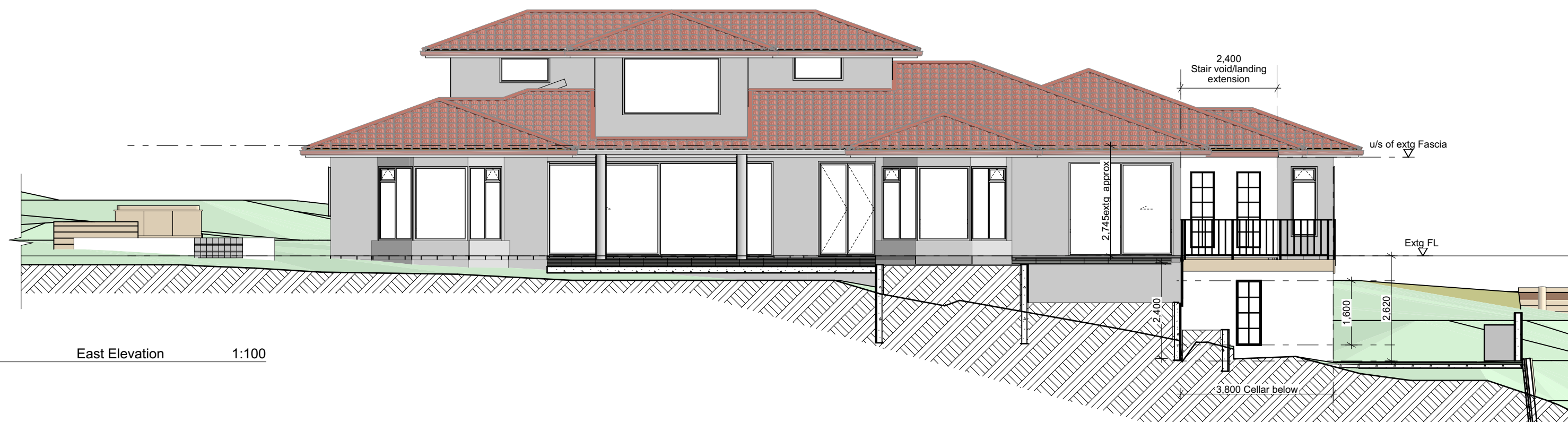
PROPOSED EXTENSION TO EXISTING DWELLING & NEW BOATSHED at 55 KINGFISHER DRIVE, KERIKERI
LOT 2 DP 311542 & LOT 4 317854 FOR IAN and VICKI SMITH
Sheet: A04 PROPOSED GROUND FLOOR

SCALE: (A2) 1:50

I	25/03/2025
REVISION	DATE
CONCEPT & RESOURCE CONSENT	



1 North Elevation 1:100



2 East Elevation 1:100

GENERAL NOTES:
WIND ZONE: HIGH (to BRANZ MAPS)
EXPOSURE ZONE: D

- NOTES:
- 1) All works to be done in accordance with NZS3604:2011 and the NZBC Acceptable solutions unless specifically designed or accepted as an alternative solution by BCA
 - 2) Durability of all construction materials, fixing and fastenings to comply with NZS 3604:2011 Section 4 & NZBC B2/AS1
 - 3) Ground levels shown indicative. Extg. Contours are indicative only from FNDC Maps
 - 3) Contractor/builder to check all dimensions, existing drain & services locations prior to commencing works
 - 4) Builder to confirm any rebate required to slab for external doors with joinery manufacturer before construction. Joinery manufacturer to provide profiles for set out
 - 5) Concrete to be **25MPa** to slab & footings at 28 days unless specifically stated.
 - 6) BCA to inspect foundations prior to concrete being poured.
 - 7) ENGINEER to inspect and certify foundations and Engineered designed aspects and provide PS4 as required by BCA Form 5 - refer to building consent documents
 - 8) Certified compacted GAP 40 Granular fill underslab to NZS3604:2011
 - 9) Do not build on uncertified fill
 - 10) Remove all organic material, fill and topsoil from under footings/foundations & slab areas
 - 12) Timber wall framing to be SG8 unless specified otherwise.
 - 13) treatment to be:
H5 for timber embedded in concrete or ground,
H4 for timber in contact with ground and
H3.2 for timber exposed to weather and
H1.2 for enclosed timber
 - 14) DPC to be provided between all timber and concrete/masonry
 - 15) Built up members to comply with NZS3604:2011 Section 2.4.4.7
 - 16) ALL BRACKETS, BOLTS, NAILS & SCREWS in "Sheltered" and "Exposed" situations to be S/Steel 304
 - 17) External joinery shown indicative - refer to window manufacturers schedule for configurations. Contractor/Cient to approve final schedule with window manufacturer.
 - 18) All existing retaining structures are shown indicative only from consented documents
 - 19) Timber wall framing to be H1.2 SG8 unless specified otherwise. Nogs at 800mm max ctrs typically, unless additional nogging required by cladding manufacturers specifications.
 - 20) Cladding to be installed in accordance with cladding manufacturers requirements over drained and vented cavity - refer to later details

NOTE: DURABILITY ZONE D:
to comply with NZS3604:2011 Section 4

a) All structural fixings and fastenings in EXPOSED & SHELTERD situations to be type 304 S/steel to comply with NZS3604:2011 Durability Table 4.1

b) All nails and screws within 600mm of FGL and all nails and screws to exposed framing to table 4.3 or in contact with timber treated to H3.2 or above to be type 304 s/steel (ZONE D)

c) Cover to reinforcing steel:
75mm min to ground
30mm min mesh top cover to enclosed areas
50mm min mesh top cover to concrete exposed to weather
50mm min to formwork

d) Concrete strength:
-20MPa min for unreinforced concrete and reinforced concrete (not exposed to weather) OR AS SPECIFIED BY ENGINEER
-25MPa for reinforced concrete exposed to weather OR AS SPECIFIED BY ENGINEER

e) Concrete Masonry: to comply with NZS4210
25MPa grout strength blockwork in ZONE D

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PROPOSED EXTENSION TO EXISTING DWELLING & NEW BOATSHED at 55 KINGFISHER DRIVE, KERIKERI

LOT 2 DP 311542 & LOT 4 317854 FOR IAN and VICKI SMITH

Sheet: A05 ELEVATIONS

SCALE: (A2) 1:100

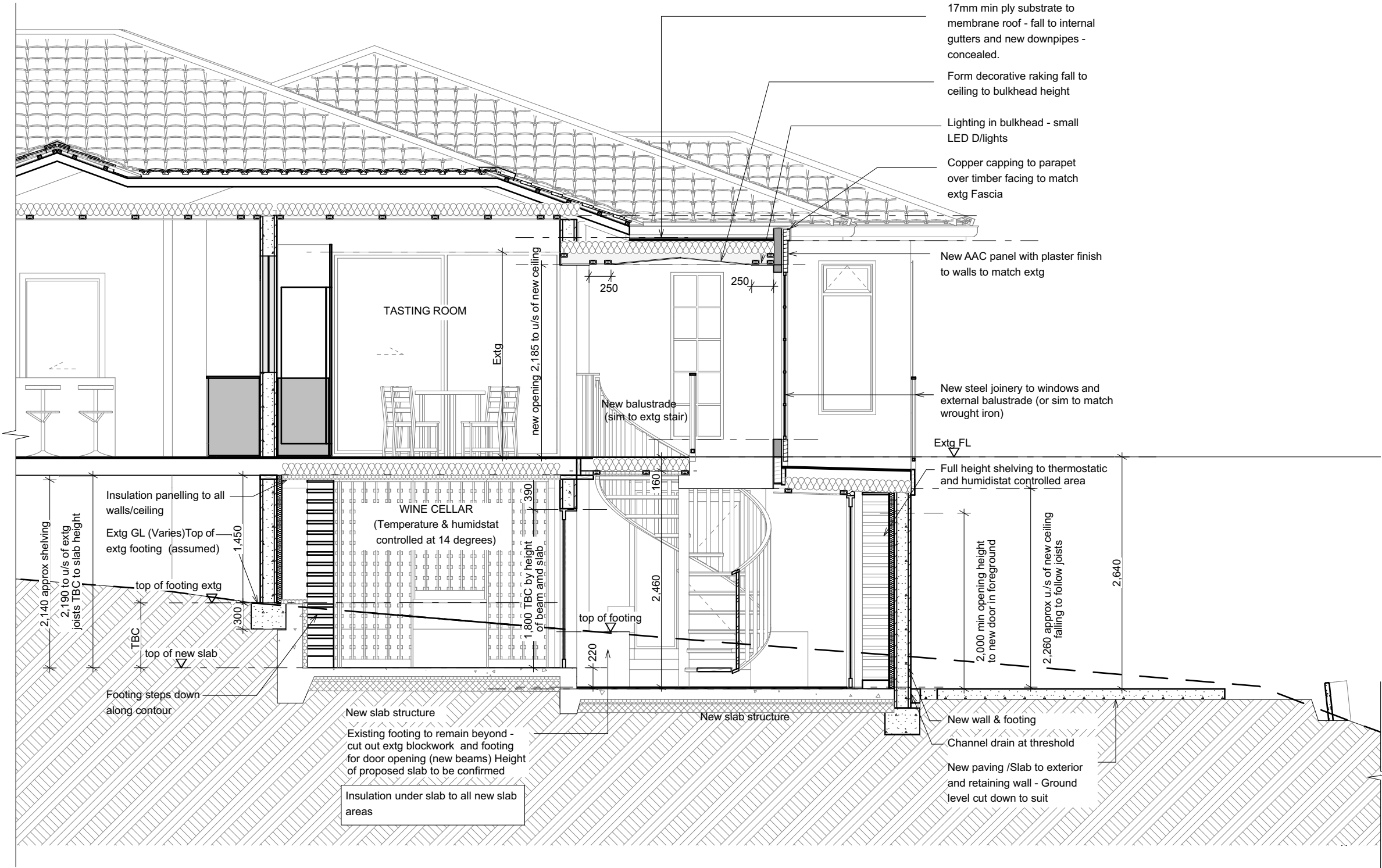
I	25/03/2025
REVISION	DATE
CONCEPT & RESOURCE CONSENT	

GENERAL NOTES:
WIND ZONE: HIGH (to BRANZ MAPS)
EXPOSURE ZONE: D

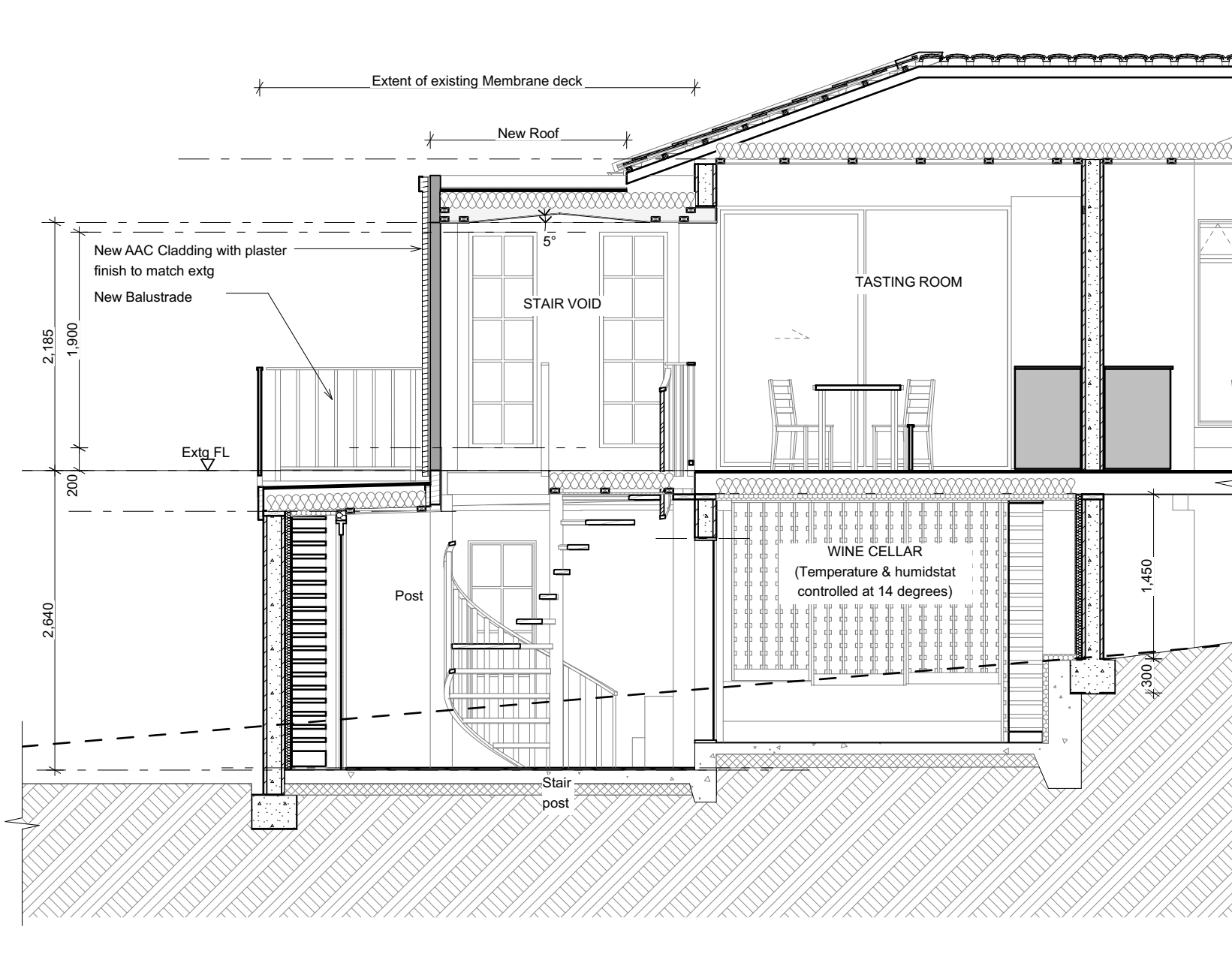
NOTES:
1) Refer to elevations for notes

APPROVED PLAN

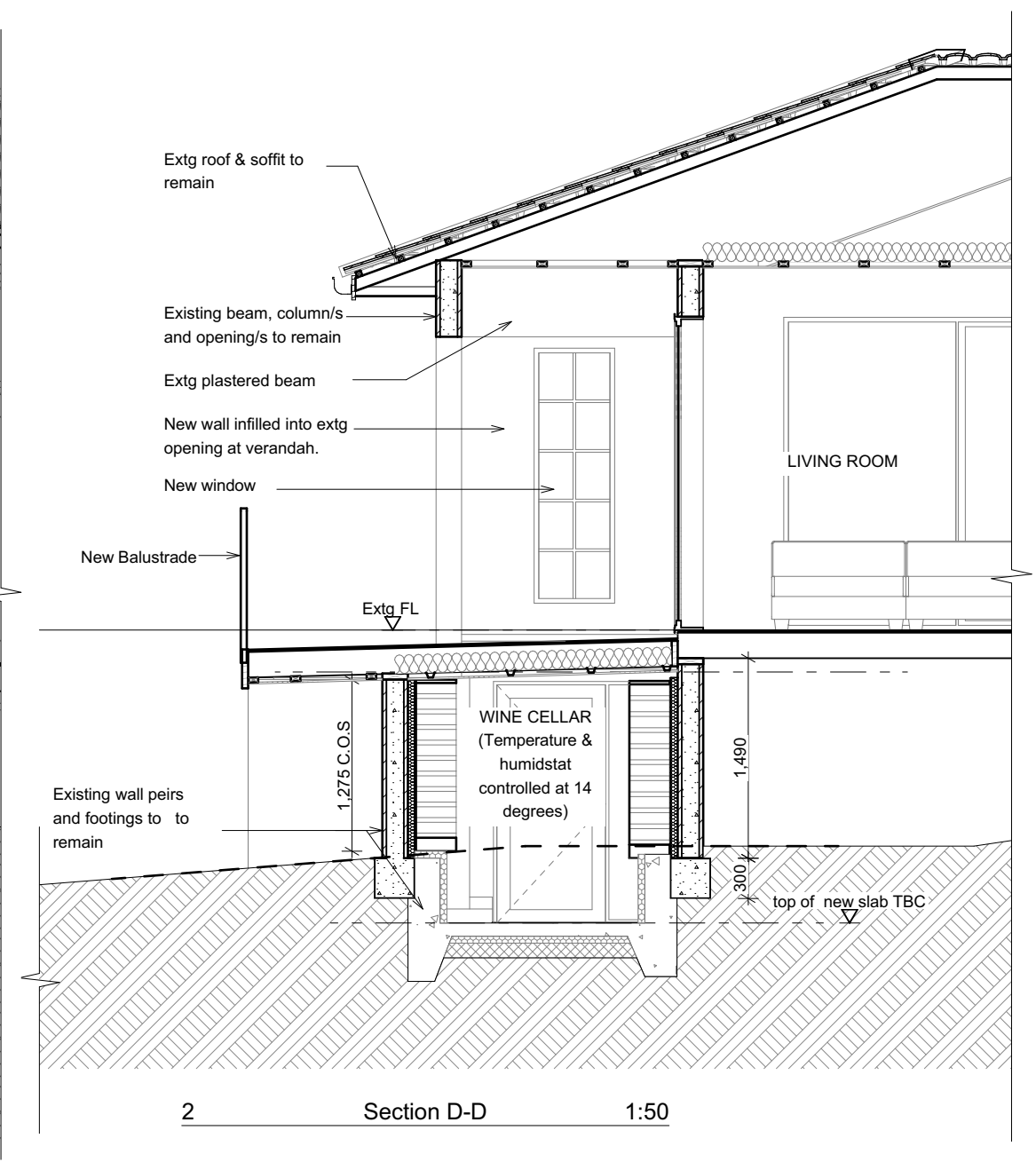
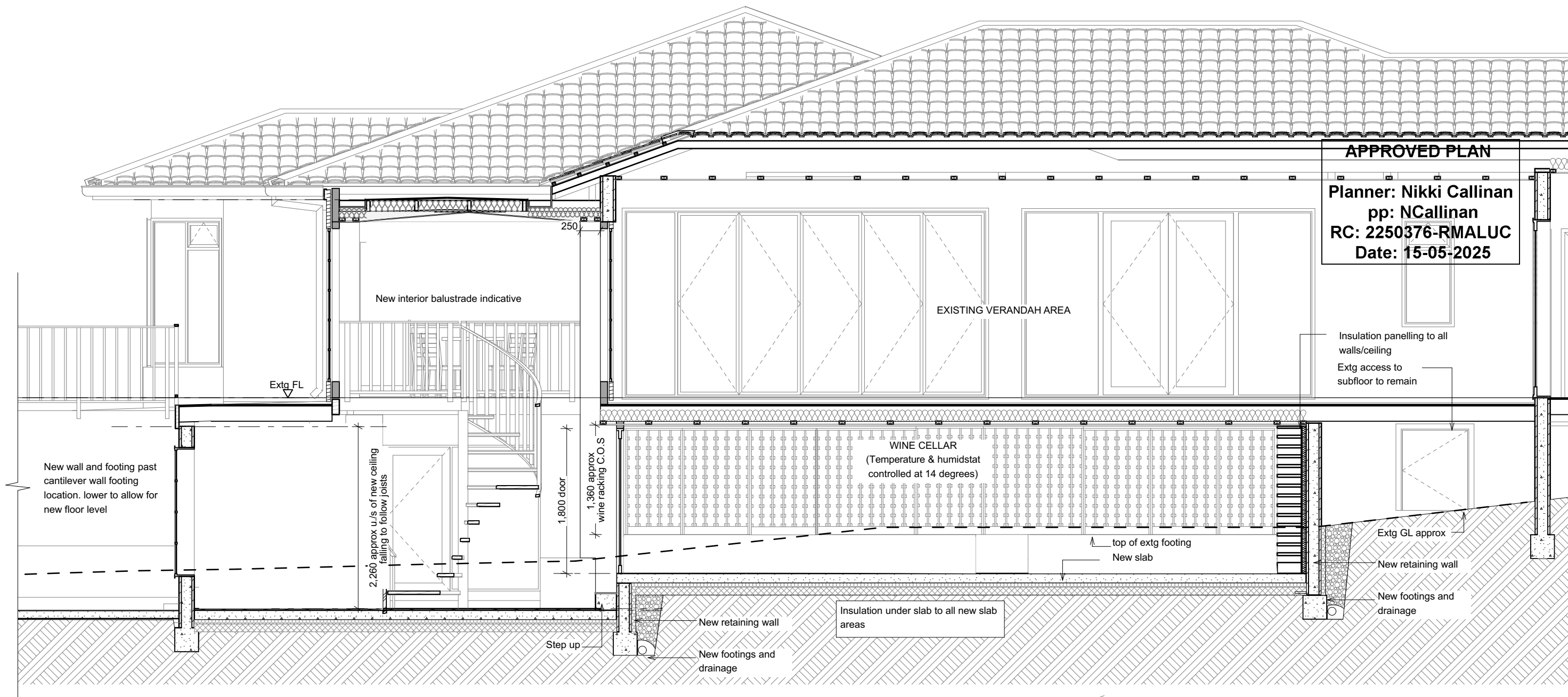
Planner: Nikki Callinan
pp: NCallinan
RC: 2250376-RMALUC
Date: 15-05-2025



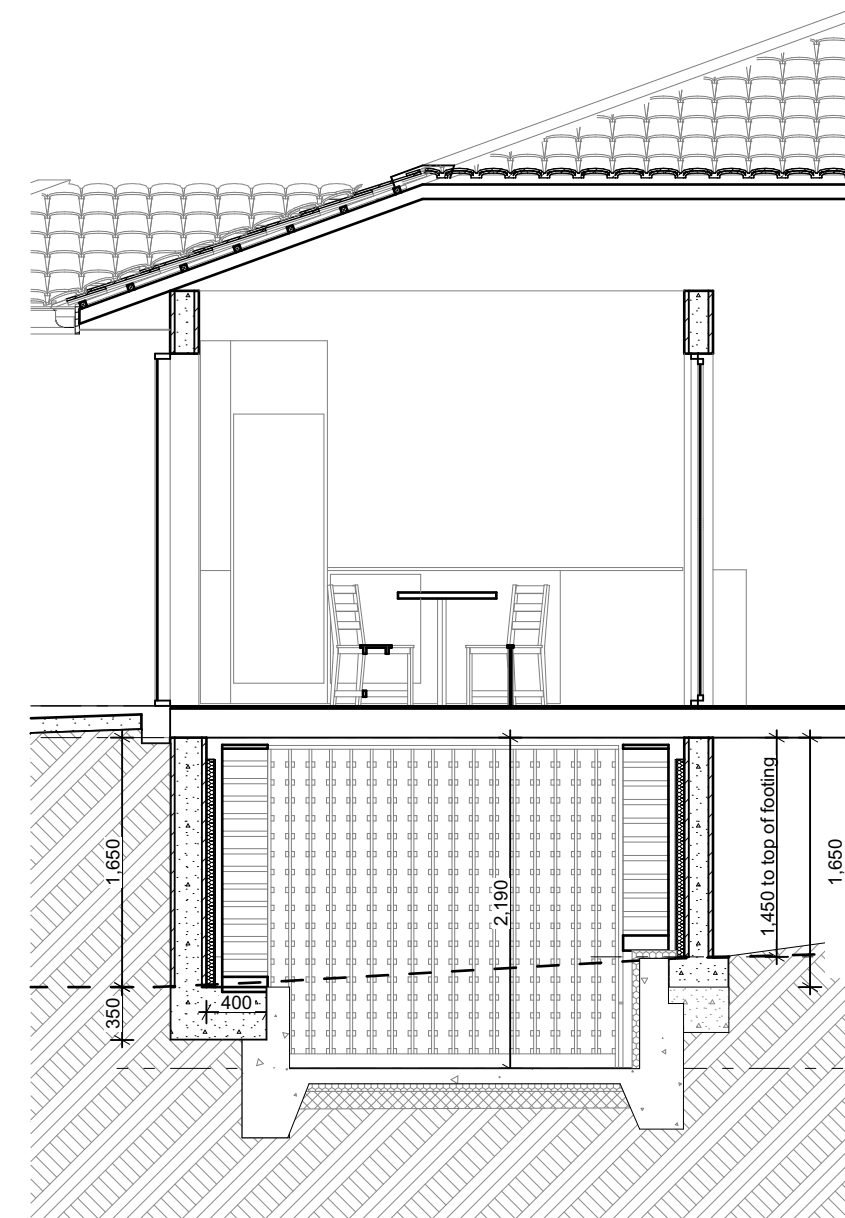
2 Section A-A 1:50



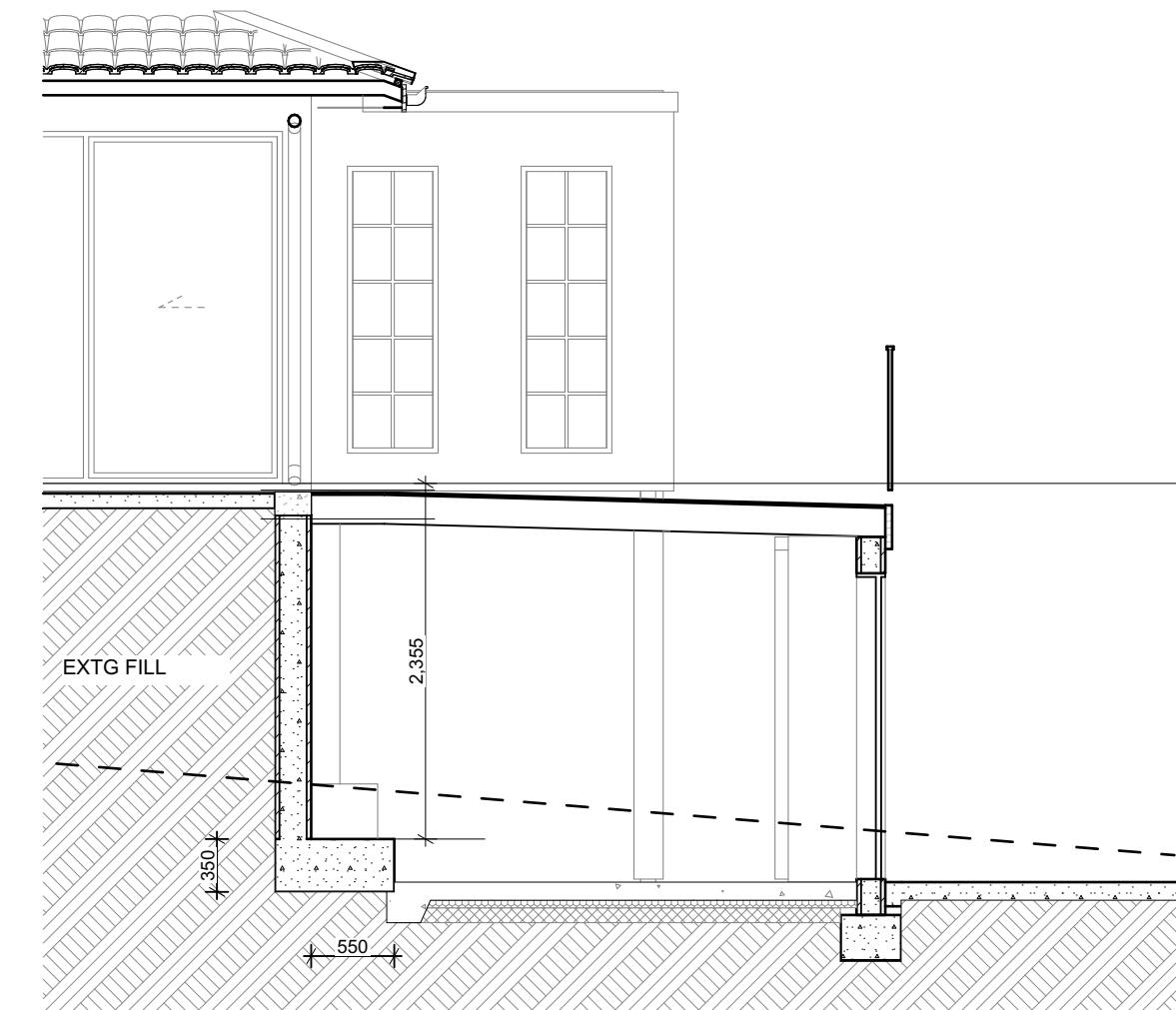
1 Section B-B 1:50



1 Section C-C 1:50



3 Section E-E 1:50



4 Section F-F 1:50

PROPOSED EXTENSION TO EXISTING DWELLING & NEW BOATSHED at 55 KINGFISHER DRIVE, KERIKERI

LOT 2 DP 311542 & LOT 4 317854 FOR IAN and VICKI SMITH

Sheet: A07 SECTIONS - SHEET 2

SCALE: (A2) 1:50

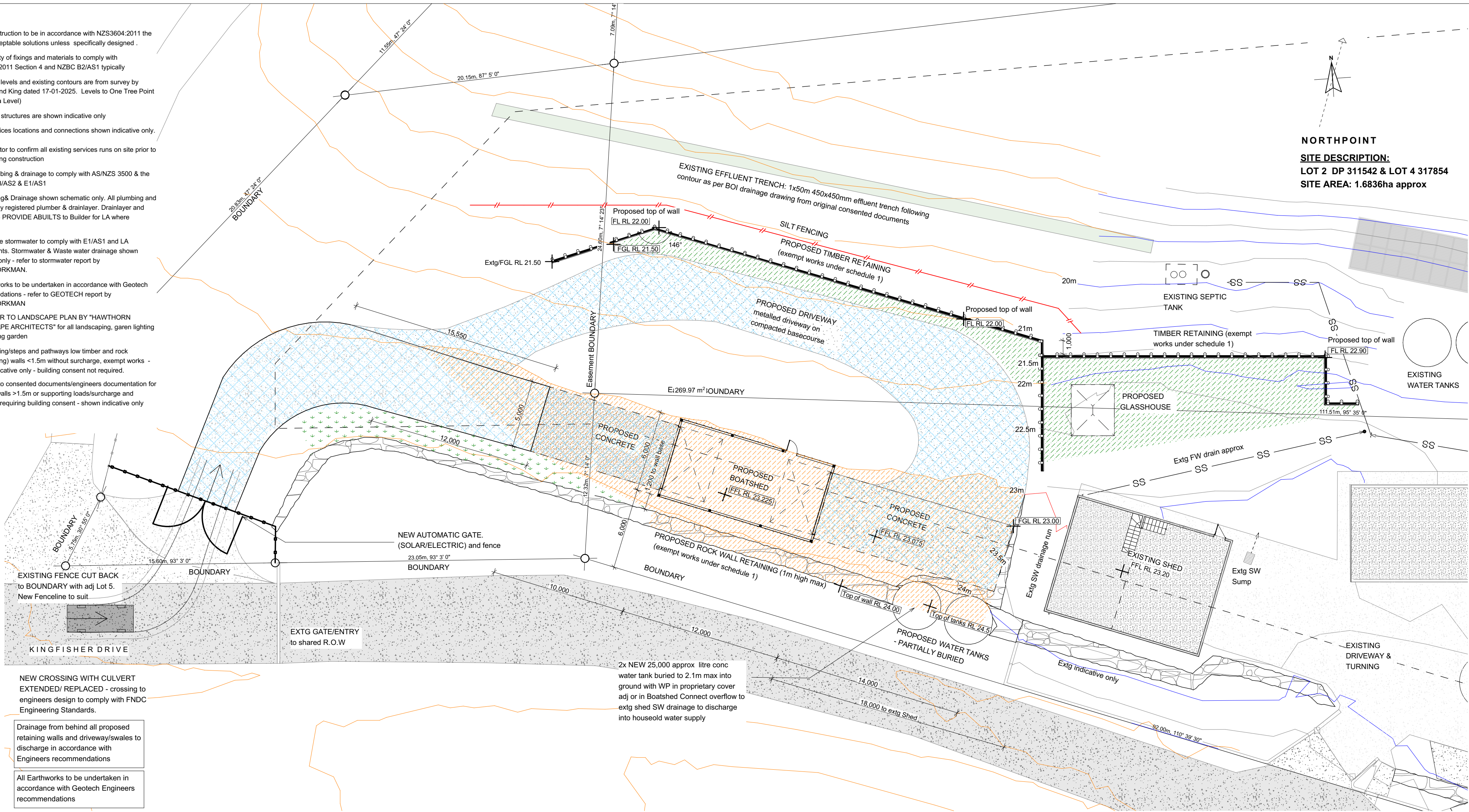
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ARCHITECTURAL DESIGNERS NZ

1	25/03/2025
REVISION	DATE
CONCEPT & RESOURCE CONSENT	

- NOTES:
- 1) All construction to be in accordance with NZS3604:2011 the NZBC acceptable solutions unless specifically designed.
- 2) Durability of fixings and materials to comply with NZS3604:2011 Section 4 and NZBC B2/AS1 typically
- 3) Ground levels and existing contours are from survey by Williams and King dated 17-01-2025. Levels to One Tree Point (Mean Sea Level)
- 5) All Extg structures are shown indicative only
- 6) All Services locations and connections shown indicative only.
- 7) Contractor to confirm all existing services runs on site prior to commencing construction
- 8) All plumbing & drainage to comply with AS/NZS 3500 & the NZBC G13/AS2 & E1/AS1
- 9) Plumbing & Drainage shown schematic only. All plumbing and drainage by registered plumber & drainlayer. Drainlayer and plumber to PROVIDE ABULTS to Builder for LA where applicable
- 10) Surface stormwater to comply with E1/AS1 and LA requirements. Stormwater & Waste water drainage shown indicative only - refer to stormwater report by HAIGHWORKMAN.
- 11) Earthworks to be undertaken in accordance with Geotech recommendations - refer to GEOTECH report by HAIGHWORKMAN
- 12) REFER TO LANDSCAPE PLAN BY "HAWTHORN LANDSCAPE ARCHITECTS" for all landscaping, garen lighting and planting garden
- 13) Retaining/steps and pathways low timber and rock (landscaping) walls <1.5m without surcharge, exempt works - shown indicative only - building consent not required.
- 14) Refer to consented documents/engineers documentation for retaining walls >1.5m or supporting loads/surcharge and structures requiring building consent - shown indicative only



NORTHPOINT
SITE DESCRIPTION:
LOT 2 DP 311542 & LOT 4 317854
SITE AREA: 1.6836ha approx

NEW CROSSING WITH CULVERT
EXTENDED/ REPLACED - crossing to
engineers design to comply with FNDC
Engineering Standards.

Drainage from behind all proposed
retaining walls and driveway/swales to
discharge in accordance with
Engineers recommendations

All Earthworks to be undertaken in
accordance with Geotech Engineers
recommendations

2x NEW 25,000 approx litre conc
water tank buried to 2.1m max into
ground with WP in proprietary cover
adj or in Boatshed Connect overflow to
extg shed SW drainage to discharge
into household water supply

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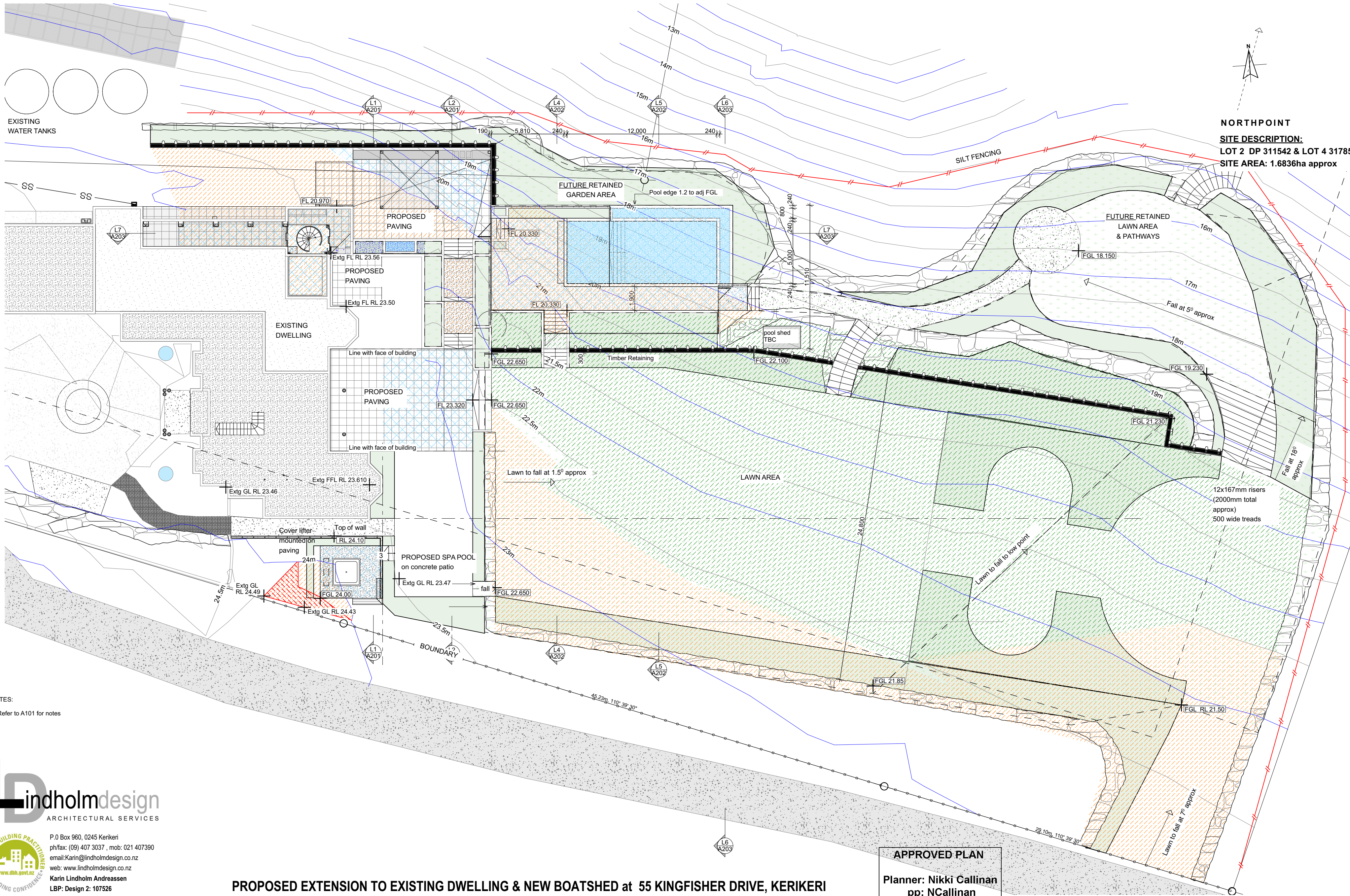
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PROPOSED EXTENSION TO EXISTING DWELLING & NEW BOATSHED at 55 KINGFISHER DRIVE, KERIKERI
LOT 2 DP 311542 & LOT 4 317854 FOR IAN and VICKI SMITH
Sheet: A101a PART SITE PLAN with earthworks - SHEET 1

SCALE: (A2) 1:200

APPROVED PLAN
Planner: Nikki Callinan
pp: NCallinan
RC: 2250376-RMALUC
Date: 15-05-2025

KEY:	
	Silt fencing to be in place until surfaces are metalled, grassed/barked or planted and retaining walls in place where downslope of exposed cut and fill areas
	Compacted fill under pool, paving, floor slabs and driveway areas
	Landscaping fill/ topsoil behind retaining structures
	Proposed cut areas
I	2/04/2025
REVISION	DATE
CONCEPT & RESOURCE CONSENT	



NORTHPOINT
SITE DESCRIPTION:
LOT 2 DP 311542 & LOT 4 317854
SITE AREA: 1.6836ha approx

NOTES:
1) Refer to A101 for notes

Lindholm
ARCHITECTURAL SERVICES

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Site ALL 200
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PROPOSED EXTENSION TO EXISTING DWELLING & NEW BOATSHED at 55 KINGFISHER DRIVE, KERIKERI
LOT 2 DP 311542 & LOT 4 317854 FOR IAN and VICKI SMITH
Sheet: A102a PART SITE PLAN with earthworks - SHEET 2

SCALE: (A2) 1:200

APPROVED PLAN
Planner: Nikki Callinan
pp: NCallinan
RC: 2250376-RMALUC
Date: 15-05-2025

I	2/04/2025
REVISION	DATE
CONCEPT & RESOURCE CONSENT	

BAY OF ISLANDS PLANNING (2022) LIMITED

**Kerikeri House
Suite 3, 88 Kerikeri Road
Kerikeri**

Email – office@bayplan.co.nz Website - www.bayplan.co.nz

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16 June 2025

Dear Team Leaders

Re: Application for Resource Consent (Land use) – Proposed extension to the existing dwelling and new boatshed at 55 Kingfisher Drive, Kerikeri

Please find a land use consent application to extend the existing dwelling and construct a boatshed on our client's property. The proposed development is on a site which is zoned Coastal Living within the Operative District Plan (**ODP**). The site is zoned Rural Lifestyle under the Proposed District Plan (**PDP**). The application requires resource consent relating to the following matters:

- Visual Amenity.
- Stormwater Management.
- Setback from Boundaries.
- Excavation and/or Filling in the Coastal Living zone

Overall, the application is a **Discretionary Activity**.

The application is supported by the following documents:

- **Assessment of Environmental Effects [Bay of Islands Planning Ltd]**
- **Appendix A - Record of Title;**
- **Appendix B – Concept and Resource Consent Drawings [Lindholm Design Architectural Services]**
- **Appendix C – Stormwater Management Report [Haigh Workman]**
- **Appendix D – Geotechnical Investigation Report [Haigh Workman]**
- **Appendix E – Visual Amenity Report and Plan [Hawthorne Landscape Architects]**

- **Appendix F – Approved Earthworks Permit**
- **Appendix G – Approved Vehicle Crossing Permit**
- **Appendix H – Earthworks Plan**

Should you require any further information please do not hesitate to contact me.



Andrew McPhee
Consultant Planner

INTRODUCTION

The applicant seeks resource consent to extend the existing dwelling and construct a boatshed on their property at 55 Kingfisher Drive, Kerikeri. The site is legally described as Lot 2 DP 311542 and Lot 4 DP 317854, which comprises a total land area of 16,836m². A copy of the Record of Title is attached at **Appendix A**.

The application is supported by architectural drawings produced by Lindholm Design Architectural Services, attached at **Appendix B**.

This Assessment of Effects on the Environment (**AEE**) is prepared in accordance with Schedule 4 of the Resource Management Act 1991 (**RMA**). The AEE concludes that any potential adverse effects on the environment will be less than minor.

DESCRIPTION OF THE SITE AND SURROUNDS

The property is located at the end of Kingfisher Drive and currently accommodates a dwelling and a garage. Access to the property is by way of a ROW easement over Lot 1 DP 317854 at the end of Kingfisher Drive. The property is surrounded by similar sized sections that have been developed in a lifestyle capacity inland from the Kerikeri Inlet.

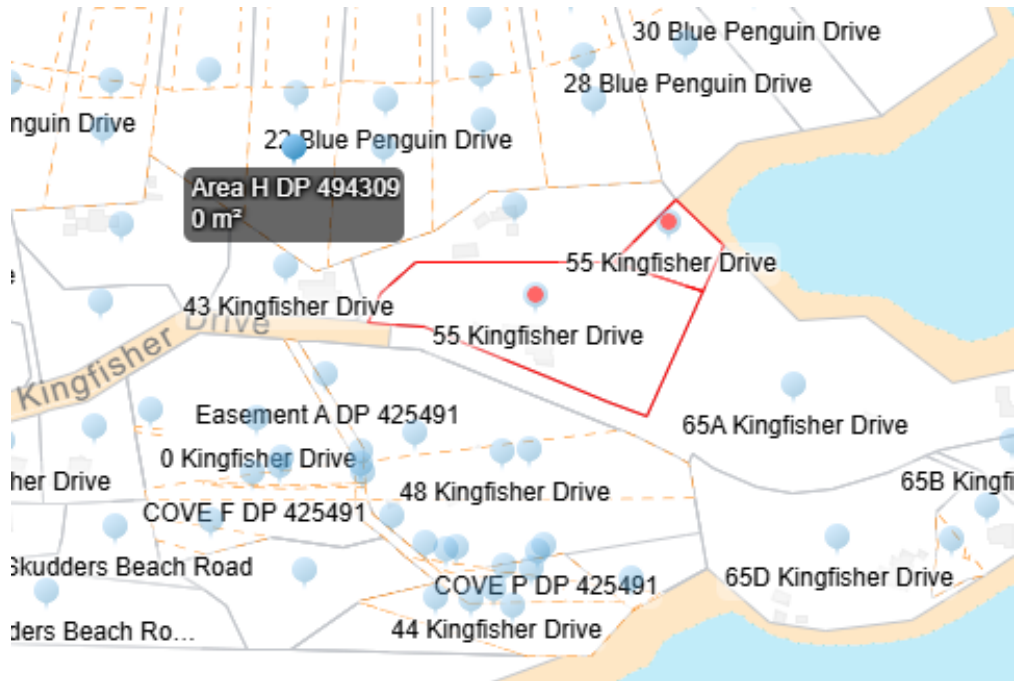


Figure 1 – Site (Source: Prover)



Figure 2 – Site Aerial (Source: PDP Maps)

The site is predominantly lawn covered, with a vegetated area in the northeastern corner of the site. The topography of the site slopes towards the north/northeast, running toward the coastal marine area.

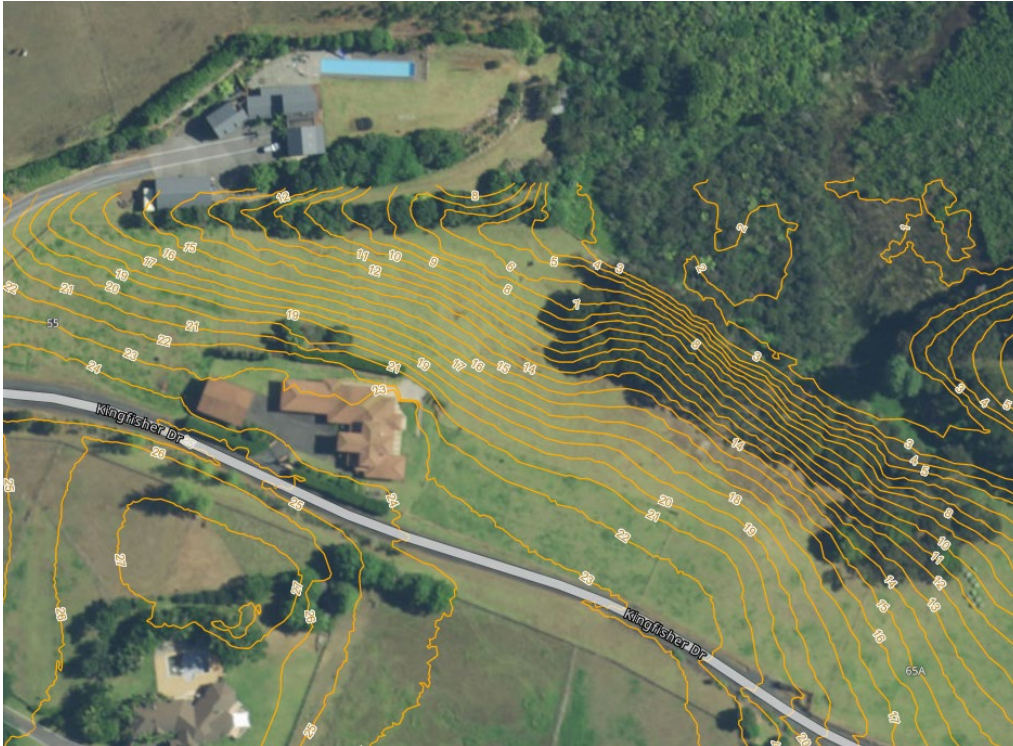


Figure 3 – Contours (Source: NRC Maps)

There is extensive screening in the form of vegetation on the northern boundary of the site, along with stands of vegetation and planting within the site. The house and garage are screened from the ROW by planting along the southern boundary.

Parts of the site are subject to Coastal and River Flooding. However, this is mostly restricted to the area adjoining the CMA on Lot 4 DP 317854. No development is proposed within the identified hazard areas.

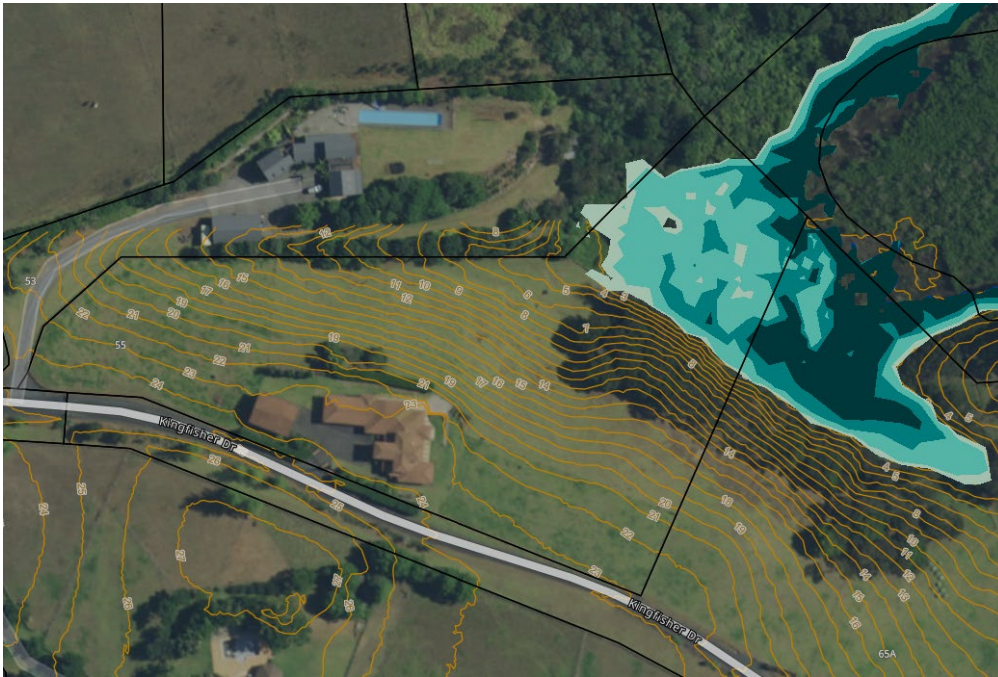


Figure 4 – Flooding hazards (Source: NRC Maps)

The soils are a mixture of Class 2 and Class 5. The National Policy Statement for Highly Productive Land (**NPS-HPL**) does not apply to land zoned Rural Lifestyle.

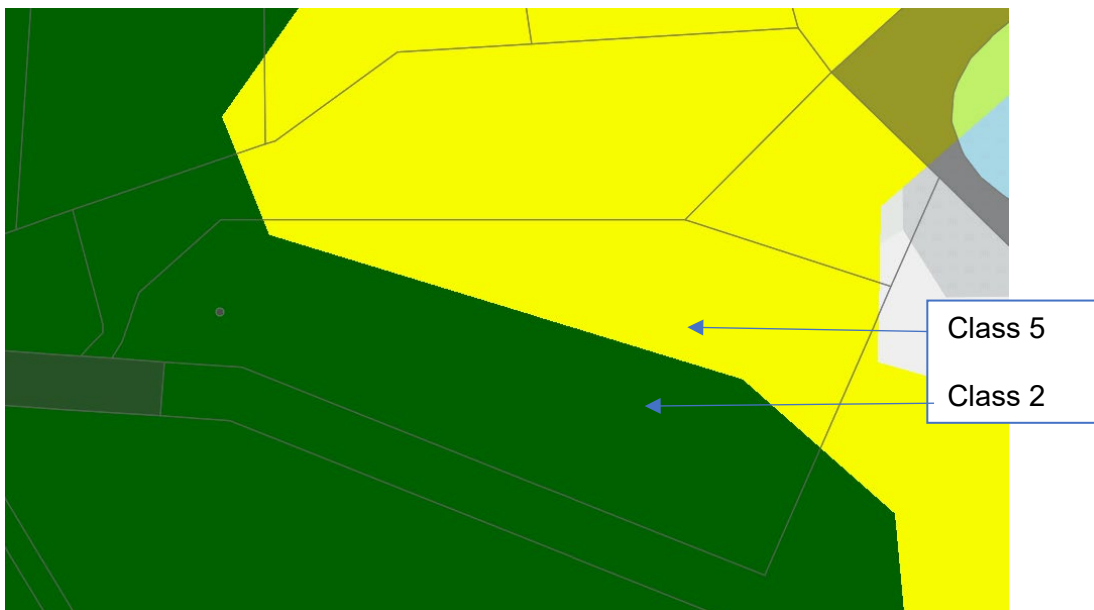


Figure 5 – Land Use Classification (Source: FNDC Maps)

The site is surrounded by properties also zoned Coastal Living.

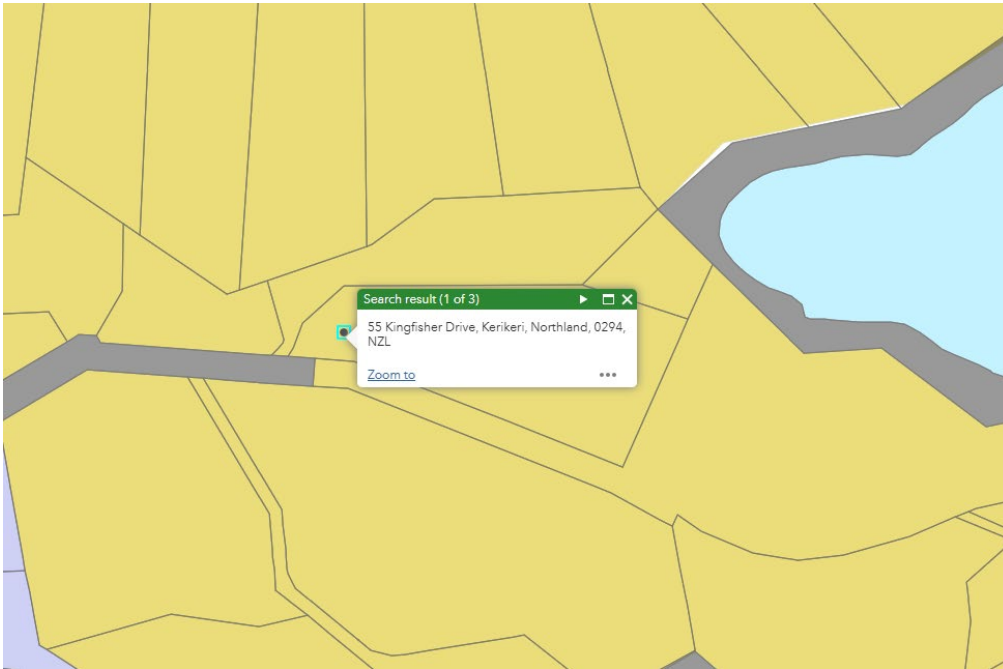


Figure 6 – Zoning (Source: Far North Maps)

RECORD OF TITLE (INSTRUMENTS)

The site Record of Title is attached at **Appendix A**. No consent notices apply to the title; however the property is subject to a number of Private Covenants. Private Covenants by their nature are a civil matter and not of concern for the consenting authority.

DESCRIPTION OF THE PROPOSAL

The proposed extensions to the dwelling include additional decking areas, a cellar/storage, glass house, swimming pool, patio, roofed pergola, a future studio and garden pathways. The proposal also includes the construction of a new boat shed west of the existing garage, which will be accessed by way of a new dedicated access off Kingfisher Drive (refer plans in **Appendix B** and approval for vehicle crossing in **Appendix G**).

Earthworks are required to create a level building platform for the proposed boatshed and to create the driveway accessed from the end of Kingfisher Drive. An approved earthworks permit has been obtained from Council to undertake this component of the application (refer **Appendix F**).

Further earthworks are required for the remaining development proposed on the site. The following is a summary of the earthworks required:

Garden area by existing shed

- Earth fill behind retaining wall from stockpiled cut material = 90m^3
- Excavation for retaining wall footings = 20m^3

Extension of driveway area & retaining by boatshed

- Cut for driveway and strip topsoil and organic matter to areas to be receive fill = 60m^3
- Excavation for retaining wall footings = 24m^3
- Fill behind retaining from cut material = 30m^3
- Compacted fill & Metalled areas to driveway extension = 54m^3

Landscaping and pool areas to east and north of dwelling

- Cut 0.5m high batter to Spa area at 1v:3H = 5m^3
- Cut to form level lawn/garden area and grassed access off ROW. Cut retained by stone retaining wall <1m high = 180m^3
- Excavate for foundations to timber retaining wall adjacent to lawn area = 30m^3
- Cut for paving area and pool = 115m^3
- Cut for cellar floor levels and foundations = 25m^3
- Cut/excavate for outdoor entertainment area and foundation for timber retaining and batter to meet existing ground = 35m^3
- Strip organic matter and topsoil from areas to receive fill = 80m^3
- Earth fill to level lawn/garden area, fill behind rock retaining and retained garden fill as per extent shown = 800m^3
- Compacted fill to spa platform, under paving areas, pool and cellar slabs = 135m^3

All cut material will be stockpiled on site in the location shown on the earthworks permit for distribution to fill areas identified above. The earthworks plan in **Appendix H** identifies a silt fence that will be placed around the proposed works and these earthworks will be undertaken in accordance with the recommendations in the 'Building on small sites: Doing it right' document (**Appendix H**).

Total earthworks to be undertaken in a 12 month period on the site totals 1,976m³.



Figure 7 – Site Plan (Lindholm Design Architectural Services)

REASONS FOR CONSENT

The ODP zones the site Coastal Living. The site is Rural Lifestyle under the PDP. The entire site is located within the Coastal Environment and is not implicated by any resource features.

The site is / was not known to be a HAIL and there is existing residential development present. The proposal is not seeking to change this use. **Table 1** below provides an assessment against

the applicable ODP performance standards (rules) and identifies the reasons for resource consent.

Table 1 – Relevant Rules ODP

Rule #		Assessment
Rule 10.7.5.1.1 Visual Amenity	Permitted Activity: (a) any new building(s), provided that the gross floor area of any new building(s) permitted under this rule does not exceed 50m ² .	The addition of the boat shed along with the additions to the dwelling exceed 50m ² and are located outside an approved building envelope.
Rule 10.7.5.3.1	Restricted Discretionary Activity: Any new building(s) or any alteration/addition to an existing building that do not meet the permitted activity standards in Rule 10.7.5.1.1 where the new building or building alteration/addition is located partially or entirely outside a building envelope that has been approved under a resource consent.	Restricted Discretionary Activity
Rule 10.7.5.1.2 Residential Intensity	Not applicable	Proposal is associated with the existing residential activity on site. Complies
Rule 10.7.5.1.3 Scale of Activities	Not applicable	Proposal is associated with the existing residential activity on site.

		Complies
Rule 10.7.5.1.4 Building Height	Permitted Standard: Maximum Height = 8m	All buildings are below 6m in height. Complies
Rule 10.7.5.1.5 Sunlight	Permitted Standard: No part of any building to project beyond 45-degree recession plane as measured inwards from any point 2m vertically above the ground on any site boundary	Proposed development does not breach the sunlight recession plane from any of the property boundaries. Complies
Rule 10.7.5.1.6 Stormwater Management	Permitted Standard: Maximum proportion of the gross site area covered by buildings is 10% or 600m ² whichever is the lesser.	Proposed total impermeable surfaces coverage is estimated to be 2,326m ² [13.8%]. Discretionary Activity
Rule 10.7.5.3.8	Restricted Discretionary Standard: The maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 15% or 1,500m ² , whichever is the lesser.	
Rule 10.7.5.1.7 Setback from Boundaries	Permitted Standard: Minimum setback is 10m from all boundaries except on any site less than 5,000m ² the setback is 3m.	The boatshed is proposed to be 6 metres from the southern boundary. The site is larger than 5,000m ² .
Rule 10.7.5.3.6	Restricted Discretionary:	Restricted Discretionary

	Any breach of the permitted standard.	Activity
Rule 10.7.5.1.8 Screening for Neighbours Non- Residential Activities	Not applicable	Proposal is associated with the existing residential activity on site. Complies
Rule 10.7.5.1.9 Transportation		No change to the number of dwellings (first dwelling is exempt for traffic). No change to parking for the existing dwelling. No change to the access for the dwelling. A new access is proposed for the proposed boatshed. Approval has been granted subject to a number of conditions including compliance with Councils Engineering Standards. Access is wider than 3m. Complies
Rule 10.7.5.1.10 Hours of Operation Non- residential Activities	Not applicable	Proposal is associated with the existing residential activity on site. Complies
Rule 10.7.5.1.11 Keeping of	Not applicable	Complies

Animals		
Rule 10.7.5.1.12 Noise		<p>Proposal is associated with the existing residential activity on site.</p> <p>Complies</p>
Rule 10.7.5.1.13 Helicopter Landing	Not applicable	Complies
12.1 Landscapes & Natural Features	Not applicable	Complies
12.2 Indigenous Flora and Fauna		<p>No vegetation clearance required.</p> <p>Complies</p>
12.3 Soils & Minerals	<p>Permitted Standard:</p> <p>(a) it does not exceed 300m³ in any 12 month period per site; and</p> <p>(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>Restricted discretionary:</p> <p>(a) it does not exceed 2,000m³ in any 12 month period per site; and</p> <p>(b) it does not involve a cut or filled face exceeding 1.5m in height i.e. the</p>	<p>An earthworks permit has been approved by Council for the works associated with the boatshed and associated access.</p> <p>However, total earthworks to including those associated with the extensions to the dwelling total 1,976m³.</p> <p>Restricted Discretionary Activity</p>

	maximum permitted cut and fill height may be 3m.	
12.4 Natural Hazards		No hazards present in the vicinity of works. Complies
12.5 Heritage	Not applicable	Not applicable
12.7 Setbacks from Waterways		The site is setback sufficiently from waterways. Complies

The application is a **Discretionary Activity** under the ODP as there is more than one breach under 10.7.5.3(a).

Table 2 – Relevant Rules PDP

Proposed District Plan				
Matter	Rule/Std Ref	Relevance	Compliance	Evidence
Hazardous Substances Majority of rules relates to development within a site that has heritage or cultural items scheduled and mapped however Rule HS-R6 applies to any development within an SNA – which is not mapped	Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility located within a scheduled site and area of significance to Māori, significant natural area or a scheduled heritage resource HS-R5, HS-R6, HS-R9	N/A		Not relevant as no such substances proposed.
Heritage Area Overlays	All rules have immediate legal	N/A		Not indicated on Far North

(Property specific) This chapter applies only to properties within identified heritage area overlays (e.g. in the operative plan they are called precincts for example)	effect (HA-R1 to HA-R14) All standards have immediate legal effect (HA-S1 to HA-S3)			Proposed District Plan
Historic Heritage (Property specific and applies to adjoining sites (if the boundary is within 20m of an identified heritage item)). Rule HH-R5 Earthworks within 20m of a scheduled heritage resource. Heritage resources are shown as a historic item on the maps) This chapter applies to scheduled heritage resources – which are called heritage items in the map legend	All rules have immediate legal effect (HH-R1 to HH-R10) Schedule 2 has immediate legal effect	N/A		Not indicated on Far North Proposed District Plan
Notable Trees (Property specific) Applied when a property is showing a scheduled notable tree in the map	All rules have immediate legal effect (NT-R1 to NT-R9) All standards have legal effect (NT-S1 to NT-S2) Schedule 1 has immediate legal effect	N/A		Not indicated on Far North Proposed District Plan
Sites and Areas of Significance to Māori	All rules have immediate legal effect (SASM-R1	N/A		Not indicated on Far North Proposed District

(Property specific) Applied when a property is showing a site / area of significance to Maori in the map or within the Te Oneroa-a Tohe Beach Management Area (in the operative plan they are called site of cultural significance to Maori)	to SASM-R7) Schedule 3 has immediate legal effect			Plan
Ecosystems and Indigenous Biodiversity SNA are not mapped – will need to determine if indigenous vegetation on the site for example	All rules have immediate legal effect (IB-R1 to IB-R5)	N/A		Not indicated on Far North Proposed District Plan. No vegetation clearance proposed.
Activities on the Surface of Water	All rules have immediate legal effect (ASW-R1 to ASW-R4)	N/A		Not indicated on Far North Proposed District Plan
Earthworks all earthworks (refer to new definition) need to comply with this	The following rules have immediate legal effect: EW-R12, EW-R13 The following standards have immediate legal effect: EW-S3, EW-S5	Yes	Complies	Proposed earthworks will be in accordance with the relevant standards including GD-05 and will have an ADP applied.
Signs (Property specific) as rules only relate to situations where a sign is on a scheduled heritage resource (heritage	The following rules have immediate legal effect: SIGN-R9, SIGN-R10 All standards	N/A		Not indicated on Far North Proposed District Plan

item), or within the Kororareka Russell or Kerikeri Heritage Areas	have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area			
Orongo Bay Zone (Property specific as rule relates to a zone only)	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water	N/A		Not indicated on Far North Proposed District Plan

No consents are required under the PDP.

Having considered the proposal against the Proposed Regional Plan, no regional council consents are required.

STATUTORY CONSIDERATIONS

Section 104B governs the determination of applications for Discretionary Activities.

104B Determination of applications for discretionary or non-complying activities

After considering an application for a resource consent for a discretionary activity or non-complying activity, a consent authority—

- (a) may grant or refuse the application; and
- (b) if it grants the application, may impose conditions under [section 108](#).

With respect to Discretionary activities, a consent authority may grant or refuse the application, and may impose conditions under section 108 of the RMA.

Section 104 of the RMA sets out matters to be considered when assessing an application for a resource consent,

104 Consideration of applications

- (1) When considering an application for a resource consent and any submissions received, the consent authority must, subject to [Part 2](#) and [section 77M](#), have regard to—
 - (a) any actual and potential effects on the environment of allowing the activity; and
 - (ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; 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.

For this application, the following relevant RMA plans, policy statements and national environmental standard have been considered:

- National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health, 2011
- The Northland Regional Policy Statement
- Operative Far North District Plan 2009
- Proposed Far North District Plan 2022

As part of this application and Assessment of Effects, the relevant matters relevant to visual amenity, stormwater management and setback from boundaries breaches in the ODP have been considered.

The following assessment addresses all of the relevant considerations under s104 of the RMA.

Assessment of Effects on The Environment (AEE)

The RMA (section 3) meaning of effect includes:

3 Meaning of effect

In this Act, unless the context otherwise requires, the term **effect** includes—

- (a) any positive or adverse effect; and
- (b) any temporary or permanent effect; and
- (c) any past, present, or future effect; and
- (d) any cumulative effect which arises over time or in combination with other effects—
regardless of the scale, intensity, duration, or frequency of the effect, and also includes—
- (e) any potential effect of high probability; and
- (f) any potential effect of low probability which has a high potential impact.

Section 104(2) of the RMA states that:

“when forming an opinion for the purposes of subsection (1)(a), a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard or the plan permits an activity with that effect.”

This is referred to as the “permitted baseline”, which is based on the permitted performance standards and development controls that form part of a district plan. For an effects-based plan such as the Far North District Plan where specified activities are not regulated, determining the permitted baseline is a useful tool for determining a threshold of effects that are enabled by the zone. In this instance, an application for a building over 50m² in size requires resource consent. The maximum quantum of impermeable surface permitted on the site is 10% of the site or 600m², setback is 10 metres as the site is over 5,000m² and earthworks cannot exceed 300m³ in a 12 month period.

The focus of this AEE is on addressing the effects of the proposed extensions to the existing dwelling and the construction of a boatshed on visual amenity, stormwater management, setback from boundaries and earthworks.

Visual Amenity

A comprehensive assessment of visual amenity is undertaken in the Visual Amenity Report in **Appendix E** utilising the criteria provided in section 10.6.5.3.1 of the ODP. For that reason, I have not repeated the assessment here. The Visual Amenity report concludes the following:

- The proposed development is an appropriate and reasonable use of the site within this coastal environment and this locality.
- The proposed earthworks and retaining walls will be assimilated into the landscape and screened with landscape plantings.
- The proposed boat shed is an acceptable size, design, height and colour for its location on this site and within this coastal environment.
- The boat shed and other proposed structures will be visually absorbed into the landscape setting without generating any adverse landscape or visual effects.
- With the implementation of the landscape integration plantings this is a development that is consistent with the relevant assessment criteria, objectives and policies found within the ODP and the Northland Regional Policy Statement (RPS).

The development is therefore considered to be sensitive to the receiving environment and any potential adverse visual amenity and natural character effects are less than minor.

Stormwater Management

Any new building that does not meet the permitted activity standards in Rule 10.7.5.1.6 is a restricted discretionary activity where maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 15% or 1,500m², whichever is the lesser.

This application takes the impermeable surface on the site to 2,326m² (13.8% of site coverage), which will be considered as a discretionary activity. The stormwater accumulated from the proposed extensions to the dwelling and introduction of a boatshed is only 3.8% more than the permitted standard in respect of percentage of coverage.

A Stormwater Management Report was prepared by Haigh Workman and is provided in **Appendix C**. The report proposes a stormwater system to ensure that flows are discharged in a controlled manner that minimises the risk of scour or erosion occurring either within the site or downstream. Controls proposed comprise:

- For the central and western portion of the site, concentrated flows from yarding cesspits, roof tank overflows, downpipes, roofed pergola, paved entertaining area and the like shall be piped to the bottom of the slope and outfall directly into the open drain. The slope exhibits shallow turf creep, by burying the pipe minimum 1m deep the risk of damage caused by ground movement can be avoided. It will be important to avoid surface water tracking down the pipeline and causing washout, this can be minimised by keep the trench narrow (300mm), compacting the trench fill in layers and overfilling so that a depression does not form should the fill material settle.
- The open drain along the northeastern boundary shall be armoured to avoid scour damage.
- At the eastern end of the property concentrated flows from future studio will be low in quantity and can be discharged directly onto the ground surface.

The Stormwater Report includes a comprehensive assessment of the criteria within section 11.3 of the ODP, for that reason I have not repeated that assessment here. To summarise the report concludes that:

- The sites' location located adjacent the Kerikeri Inlet ensures impermeable surfaces will have negligible effect on the overall catchment impermeability.
- Existing water tanks already capture roof water for domestic supply, providing a degree of attenuation. All runoff including the tank over flow will be discharged to ground in a dispersive manner within the site.
- There is no alteration to absorption properties of the soil.

- The soil is described as well to moderately well draining and there will be no adverse effects on the life supporting capacity of soils in the remaining undeveloped parts of the site.
- Stormwater runoff will be discharged downslope well away from the disposal field.
- Stormwater design is to recognised engineering standards.
- Stormwater runoff is able to exceed the permitted activity standard due the sites location adjacent to the Kerikeri Inlet, meaning there are no downstream properties that can be affected.
- The HIRDS V4 rainfall estimates have been adjusted for climate change projected out to the 2081-2100 time period.
- Stormwater pipes, open drains and outfalls have been properly sized and armoured where required to mitigate any adverse effects.

In summary, given the site's proximity to the coastline, stormwater volume control (attenuation) is not necessary, so long as the risk of scour and erosion damage is properly managed by adopting the following controls:

- For the central and western portion of the site, concentrated flows from yarding cesspits, roof tank overflows, downpipes, roofed pergola, paved entertaining area and the like shall be piped to the bottom of the slope and outfall directly into the flowpath running along the northeastern boundary.
- To minimise the risk of blockages where cesspits are connected to the system, we recommend using 200mm PVC. The end of the pipe should be fitted with a bend to direct the flow longitudinally down the flowpath and a grouted rock armour headwall and apron be formed for a minimum length of 2m to disperse the flow across the base of the flowpath.

- The flowpath along the northeastern boundary shall be shaped to ensure a minimum 1.5m wide level base (zero crossfall) and grassed. Where this cannot be achieved then apply 100-150mm rock armour to achieve the equivalent of the trapezoidal channel with minimum 0.3m base and armoured 1:2 side slopes.
- At the eastern end of the property concentrated flows from future studio will be small and can be discharged directly onto the ground surface with localised armouring at the pipe outlet.
- Trench backfill for buried services on steep slopes shall be compacted in layers and mounded to discourage surface water tracking down the pipeline and causing washout.

It is considered that the effects on stormwater management will be less than minor provided that these conditions are applied to the resource consent.

Setback From Boundaries

Any new building that does not meet the permitted activity standards in Rule 10.7.5.1.7 for setback is a restricted discretionary. The only setback breach is associated with the proposed boat shed.

(a) the extent to which the building(s) reduces outlook and privacy of adjacent properties;

There are not considered to be any discernible effects associated with privacy and outlook from the adjacent site. The shed reads as an extension to the existing development on the site. The proposed boatshed is located at least 70 metres from the neighbouring dwellings at 43, 48 and 53 Kingfisher Drive. The non-compliance of the boat shed is commensurate with the setback breach on the same boundary for the existing garage. The Visual Amenity Report concludes that landscape integration plantings around the boatshed will mitigate any potential adverse visual effects upon surrounding landowners (refer **Appendix E Report and Landscape Plan**).

(b) the extent to which the buildings restrict visibility for access and egress of vehicles;

The location of the proposed boatshed is west of the existing garage and dwelling. Access to the boatshed will be by way of a new driveway off Kingfisher Drive, which has been approved by Council (see **Appendix G**). There are not considered to be any effects associated with visibility for access and egress of vehicles.

(c) the ability to mitigate any adverse effects on the surrounding environment, for example by way of planting;

As detailed above, the non-compliance of the boat shed is commensurate with the setback breach on the same boundary for the existing garage. The Visual Amenity Report concludes that landscape integration plantings around the boatshed will mitigate any potential adverse visual effects upon surrounding landowners (refer **Appendix E Report and Landscape Plan**).

(d) the extent to which the buildings and their use will impact on the public use and enjoyment of adjoining esplanade reserves and strips and adjacent coastal marine areas.

There are not considered to be any effects associated with the public use and enjoyment of adjoining esplanade reserves and strips and adjacent coastal marine areas.

If conditions are applied ensuring compliance with the Landscape Plan, the effects on neighbouring properties are considered to be less than minor.

Earthworks

Any new building that does not meet the permitted activity standards in Rule 12.3.6.1.2 for excavation is a restricted discretionary. The earthwork associated with the new driveway and boatshed are addressed by way of an earthworks permit (see **Appendix F**).

The matters relevant to the consideration of excavation for the remaining earthworks are as follows:

(i) the effects of the area and volume of soils and other materials to be excavated.

All cut material will be stockpiled on site in the location shown on the earthworks permit for distribution to fill areas identified above. The earthworks plan in **Appendix H** identifies a silt fence that will be placed around the proposed works and these earthworks will be undertaken in accordance with the recommendations in the 'Building on small sites: Doing it right' document (**Appendix H**). Effects of earthworks associated with the proposed additions to the dwelling will be mitigated through screening views from the north through landscaping in accordance with the Visual Amenity Report and Plan (**Appendix E**).

(ii) *the effects of height and slope of the cut or filled faces.*

Effects of earthworks associated with the proposed additions to the dwelling, including retaining walls, will be mitigated through screening views from the north through landscaping in accordance with the Visual Amenity Report and Plan (**Appendix E**).

(iii) *the time of the year when the earthworks will be carried out and the duration of the activity.*

Earthworks will be carried out in accordance with the earthworks plan and in accordance with the recommendations in the 'Building on small sites: Doing it right' document (**Appendix H**)

(iv) *the degree to which the activity may cause or exacerbate erosion and/or other natural hazards on the site or in the vicinity of the site, particularly lakes, rivers, wetlands and the coastline.*

All cut material will be stockpiled on site in the location shown on the earthworks permit for distribution to fill areas identified above. The earthworks plan in **Appendix H** identifies a silt fence that will be placed around the proposed works and these earthworks will be undertaken in accordance with the recommendations in the 'Building on small sites: Doing it right' document (**Appendix H**). As such the proposed works are not considered to be a risk in terms of erosion and/or natural hazards.

(v) *the extent to which the activity may adversely impact on visual and amenity values.*

Effects of earthworks associated with the proposed additions to the dwelling, including retaining walls, will be mitigated through screening views from the north through landscaping in accordance with the Visual Amenity Report and Plan (**Appendix E**). The report concludes that the development is sensitive to the environment it is located within so that the potential adverse visual amenity and natural character effects are less than minor.

(vi) *the extent to which the activity may adversely affect cultural and spiritual values*

These are not considered to be affected.

(vii) *the extent to which the activity may adversely affect areas of significant indigenous vegetation or significant habitats of indigenous fauna.*

No areas of significant indigenous vegetation or significant habitats of indigenous fauna are considered affected.

(viii) *the number, trip pattern and type of vehicles associated with the activity.*

There is no change in residential intensity on the site.

(ix) *the location, adequacy and safety of vehicular access and egress.*

An additional access is proposed through the application providing access to the proposed boat shed. This has an approved vehicle crossing from Council (see **Appendix G**).

(x) *the means by which any adverse environmental effects of the activity will be avoided, remedied or mitigated.*

Any adverse effects from the earthworks proposed can be effectively contained on the site through appropriate management practices, and landscape planting to address amenity.

In summary, the mitigation proposed in the Visual Amenity Report and Landscape Plan and the installation of a silt fence around the development through construction will ensure that any adverse effects will be less than minor.

National Policy Statements & National Environmental Standards

When considering this activity, it is noted that:

- The site is within the Coastal Environment, therefore, the New Zealand Coastal Policy Statement is a relevant consideration. The site does not contain any areas of high or outstanding natural character. Policy 13 is relevant in so far that the direction is to avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on natural character in all other areas of the coastal environment. The Visual Amenity Report and Landscape Plan (see **Attachment E**) have proposed methods to mitigate any effect on the environment to a level where it is considered that the effects are less than minor.
- The site has both class 2 and class 5 soils. The NPS-HPL only applies to land zoned Rural Production or General Rural. The site is zoned Coastal Living so does not apply.
- The site is not known to be HAIL. Therefore, the National Environmental Standard for Soil Contamination is not relevant.
- The site is not urban. The National Policy Statement for Urban Development is not relevant.
- There are no known wetlands that affect the proposal. The National Environment Standard for Freshwater Management is not relevant.

Regional Policy Statement for Northland (RPS)

The role of the RPS is to promote sustainable management of Northland's natural and physical resources by providing an overview of the regions resource management issues and setting out policies and methods to achieve integrated management of Northlands natural and physical resources. The subject site is located within the coastal environment as identified in the RPS but does not contain areas of high or outstanding natural character. The Visual Amenity Report concludes that the mitigation proposed in the report will ensure that the effects of the proposal will be less than minor, therefore it is considered that the application does not impact the aims and intents of the RPS.

The Proposed Far North District Plan (PDP)

The PDP was notified in July 2022. The subject site is zone Rural Lifestyle in the PDP. While the rules in the PDP do not apply to this application until decisions have been released, consideration of the objectives and policies are relevant.

Little weighting can be given to the relevant objectives and policies that relate to this application at this juncture as the hearing of submissions is yet to commence.

In terms of the objectives and policies in the Rural Lifestyle zone:

- The site is being used for a low density residential activity, consisting of a dwelling, garage and boatshed. It is considered to be consistent with the scale and character anticipated by the Rural Lifestyle environment.
- The activity proposed will not compromise the character and amenity of the zone or any rural production activities. The location, scale and design of the shed is sympathetic within the context of the site and wider environs.

It is considered that the application is consistent with the relevant objectives and policies in the PDP.

Operative Far North District Plan (ODP) - Coastal Living Zone

Section 104(1)(b)(vi) requires consideration of the relevant objectives and policies contained in any operative and proposed district plan. The relevant provisions contained in the ODP are contained within the Coastal Living Zone chapter.

Objective 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.

It is considered that the intention of the Coastal Living zone is for residential use, which also anticipates buildings ancillary to residential use. The additions to the dwelling and introduction of a boatshed are commensurate with facilities ordinarily found on a lifestyle property near the coast. The density of the site does not change.

Objective 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.

The subject site was created with the intention of a dwelling being located on the site, which is existing. Buildings ancillary to the residential use are also anticipated in this environment where the effects are considered and where appropriate mitigated. The Visual Amenity Report concludes that the any effects on the natural character on the coastal environment are effectively mitigated to a point where they are less than minor.

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

The subject site was created with the intention of a dwelling being located on the site, which is existing. Buildings ancillary to the residential use are also anticipated in this environment where the effects are considered and where appropriate mitigated. The Visual Amenity Report

concludes that the any effects on the natural character on the coastal environment are effectively mitigated to a point where they are less than minor.

Policy 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.

The application is for extensions to the existing dwelling and a boatshed. These buildings do not require further infrastructure or services except for power, which is available on the site. Additional water tanks are being provided as part of this application in between the proposed boatshed and existing garage. Rainwater collected from the roof will be reticulated into the existing and proposed rain water tanks.

Policy 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 s6 matters, and shall avoid adverse effects as far as practicable by using techniques including:...

...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;...

Visual amenity has been addressed earlier in the report and the measures proposed through the Landscape Plan will ensure that any effects from the proposed development will be less than minor.

An earthworks permit for the boatshed and associated access has been approved by Council (see **Appendix F and G**). The earthworks permit has an associated erosion and sediment control plan deemed appropriate to mitigate any effects associated with this earthwork. Similarly, an earthworks plan has been provided in **Appendix H** identifying a silt fence around the proposed additions to the dwelling, which along with the proposed planting will mitigate any potential affects from the earthworks.

Objective 12.3.3.3 To avoid, remedy or mitigate adverse effects associated with soil excavation or filling.

All cut material will be stockpiled on site in the location shown on the earthworks permit for distribution to fill areas identified above. The earthworks plan in **Appendix H** identifies a silt fence that will be placed around the proposed works and these earthworks will be undertaken in accordance with the recommendations in the 'Building on small sites: Doing it right' document (**Appendix H**). Effects of earthworks associated with the proposed additions to the dwelling will be mitigated through screening views from the north through landscaping in accordance with the Visual Amenity Report and Plan (**Appendix E**).

Policy 12.3.4.1 That the adverse effects of soil erosion are avoided, remedied or mitigated.

As above (see response to Objective 12.3.3.3).

Policy 12.3.4.3 That where practicable, activities associated with soil and mineral extraction be located away from areas where that activity would pose a significant risk of adverse effects to the environment and/or to human health. Such areas may include those where:...(c) there is a potential for adverse effects on lakes, rivers, wetlands and the coastline;

Earthworks are located well away from the coastline and measures have already been discussed within this application addressing any potential adverse effects. Silt fences will be in place throughout the works to ensure there is no significant risk to human health.

Policy 12.3.4.4 That soil excavation and filling, and mineral extraction activities be designed, constructed and operated to avoid, remedy or mitigate adverse effects on people and the environment.

As above (see response to Objective 12.3.3.3).

Summary

The relevant objectives and policies of the ODP are those related to the Coastal Living Zone. The proposal, which consists of extensions to the existing dwelling and the introduction of a boatshed, ancillary to the existing residential use on the site, is considered to be consistent with the rural lifestyle character of the surrounding area. The mitigation planting proposed through the Visual Amenity Report and Plan are considered to appropriately address any effects associated with the natural character of the coastal environment. Therefore, it is considered that proposal is consistent with the objectives and policies of the ODP.

Section 104(1)(c) states that consideration must be given to any other matters that the consent authority considers relevant and reasonably necessary to determine the application. There are no other matters relevant to this application.

PUBLIC NOTIFICATION AND LIMITED NOTIFICATION OF APPLICATIONS

Public Notification

Section 95A of the RMA specifies the steps to be taken to determine whether to publicly notify an application.

Step 1: Mandatory public notification in certain circumstances

- *The applicant has requested public notification*
- *Public notification is required under section 95C*
- *The application is made jointly with an application to exchange recreation reserve land.*

The applicant does not request public notification, and it is assumed that the latter two points will not apply.

Step 2: If not required by step 1, public notification precluded in certain circumstances:

- *A national environmental standard precludes public notification.*

- *The application is for a resource consent for 1 or more of the following, but no other, activities:*
- *a controlled activity:*
- *a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity:*

There is more than a boundary setback breach. None of the above apply to the activity.

Step 3: If not precluded by step 2, public notification required in certain circumstances

The criteria for step 3 are as follows:

- *the application is for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification:*
- *the consent authority decides, in accordance with section 95D, that the activity will have or is likely to have adverse effects on the environment that are more than minor.*

As demonstrated through this assessment, the adverse effects are considered to be less than minor.

Step 4: Public notification in special circumstances

- *Determine whether special circumstances exist in relation to the application that warrant the application being publicly notified*

No special circumstances have been identified to warrant public notification. The proposal is for extensions to the existing dwelling and a boatshed. These buildings are not considered to be controversial or of significant public interest, particularly given that it is private land, and the site already developed with a dwelling and garage, which is considered neither exceptional nor unusual.

Limited Notification

Section 95B of the RMA specifies the steps to be taken to determine whether to limited notify an application.

Step 1: Certain affected groups and affected persons must be notified

- *Determine whether there are any affected protected customary rights groups or affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity).*
- *Determine whether the proposed activity is on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an RMA specified in Schedule 11; and whether the person to whom the statutory acknowledgement is made is an affected person under section 95E.*

It is considered that there are no affected protected customary rights groups or affected customary marine title groups, and the proposal will not affect any land subject to a statutory acknowledgment.

Step 2: If not required by step 1, limited notification precluded in certain circumstances

The criteria for step 2 are as follows:

- *the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification;*
- *the application is for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land).*

None of the above apply to the activity

Step 3: If not precluded by step 2, certain other affected persons must be notified

Determine whether, in accordance with section 95E the following persons are affected persons:

- *in the case of a boundary activity, an owner of an allotment with an infringed boundary; and*
- *In the case of any other activity, determine whether a person is an affected person in accordance with section 95E.*

- *Notify each affected person identified above of the application.*

The application does include an infringement of the Setback from Boundaries permitted standard. However, as demonstrated above the infringement is commensurate with the existing breach for the garage next to it and planting is proposed along the ROW boundary to mitigate visual effects. As such, it is considered minor in nature. This in combination with the setback from dwellings at 43, 48 and 53 Kingfisher Drive, any adverse effects are likely to be indiscernible and certainly no more than minor.

With respect to section 95B(8) and section 95E, the Coastal Living zone anticipates a dwelling and buildings ancillary to a residential use. It is concluded therefore that any adverse effects in relation to adjacent properties will be less than minor, and accordingly that no persons are adversely affected.

Step 4: Further notification in special circumstances

- *Determine whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined to be eligible for limited notification under this section (excluding persons assessed under section 95E as not being affected persons).*

No special circumstances have been identified to warrant limited notification.

Based upon the above it is considered that there is no requirement for Council to publicly notify the application.

PART 2 OF THE RMA

Part 2 of the RMA sets out the purpose and principles including matters of national importance. The purpose of the RMA as outlined in section 5(1) is to promote the sustainable management of natural and physical resources. The proposal will sustain the potential of natural and physical resource whilst meeting the foreseeable needs of future generations as the site is being used for

its intended use. In addition, the proposal will avoid adverse effects on the environment and will maintain the natural character of the site and surrounding environment.

Section 6 of the RMA lists seven matters of national importance that must be recognised and provided for in the decision on this application. The natural character of the coastal environment is relevant and has been recognised and provided for within the application:

- Buildings ancillary to a residential use are anticipated on the subject site and the natural character and amenity values of the coastal environment have been considered, assessed and concluded that there will be less than minor effects.
- The proposal is not located within an identified outstanding natural feature, landscape, area containing significant indigenous vegetation or habitat of indigenous fauna.

In terms of section 7, the RMA lists eleven matters that Council must have particular regard to, 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.

Section 8 of the RMA requires that all persons exercising functions and powers under the RMA take into account the principles of the Treaty of Waitangi in managing the use, development and protection of natural and physical resources. It is considered that the proposal raises no Treaty issues. The subject site is not located within an area of significance to Māori. The proposal has taken into account the principals of the Treaty of Waitangi and is not considered to be contrary to these principals.

Overall, the application is considered to be 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 purposes of sustainable management set out by section 5 of the RMA.

CONCLUSION

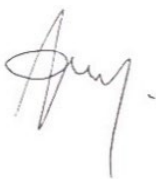
The proposal is considered to be a suitable development in the context of the site and surrounding environment.

Overall, it is considered that the proposal will result in no more than minor effects on the environment.

While not necessary, the relevant provisions within Part 2 of the RMA have been addressed as part of this application. The overall conclusion is that the proposal is consistent with the sustainable management purpose of the RMA.

It is considered appropriate for the proposal to be granted on a non-notified basis.

We look forward to receiving acknowledgment of the application and please advise if any additional information is required.



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