

Application for resource consent or fast-track resource consent

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Schedule 4). Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — both available on the Council's web page.

1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement? Yes No

2. Type of Consent being applied for

(more than one circle can be ticked):

- Land Use
 Discharge
 Fast Track Land Use*
 Change of Consent Notice (s.221(3))
 Subdivision
 Extension of time (s.125)
 Consent under National Environmental Standard
 (e.g. Assessing and Managing Contaminants in Soil)
 Other (please specify) _____

*The fast track is for simple land use consents and is restricted to consents with a controlled activity status.

3. Would you like to opt out of the Fast Track Process?

Yes No

4. Consultation

Have you consulted with Iwi/Hapū? Yes No

If yes, which groups have you consulted with?

Who else have you consulted with?

For any questions or information regarding iwi/hapū consultation, please contact Te Hono at Far North District Council tehonosupport@fndc.govt.nz

5. Applicant Details

Name/s:

Tom & Jade Rogers

Email:

Phone number:

Postal address:

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

6. Address for Correspondence

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

Name/s:

cadplanz- Paul Hayman

Email:

Phone number:

Postal address:

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

** All correspondence will be sent by email in the first instance. Please advise us if you would prefer an alternative means of communication.*

7. Details of Property Owner/s and Occupier/s

Name and Address of the Owner/Occupiers of the land to which this application relates (where there are multiple owners or occupiers please list on a separate sheet if required)

Name/s:

Tom & Jade Rogers

**Property Address/
Location:**

1337 Ruapekapeka Road

Kawakawa

Postcode

0182

8. Application Site Details

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

Name/s:

Site Address/
Location:

1337 Ruapekapeka Road

Kawakawa

Postcode

0182

Legal Description:

Lot 1 DP 553651

Val Number:

00415-05003

Certificate of title:

961242

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

Site visit requirements:

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

Is there a dog on the property? Yes No

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

9. Description of the Proposal:

Please enter a brief description of the proposal here. Please refer to Chapter 4 of the District Plan, and Guidance Notes, for further details of information requirements.

The application requires land use consent as a restricted discretionary activity due to non-compliance with the Rural Production Zone setback to road boundary 8.6.5.1.2 and sunlight standard (Rule 8.6.5.4). Council's discretion is restricted to the sunlight criteria in Rule 8.6.5.3 (a)-(c).

If this is an application for a Change or Cancellation of Consent Notice conditions (s.221(3)), please quote relevant existing Resource Consents and Consent Notice identifiers and provide details of the change(s), with reasons for requesting them.

10. Would you like to request Public Notification?

Yes No

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

(more than one circle can be ticked):

- Building Consent** here (if known) **EBC-2026-626**
- Regional Council Consent (ref # if known)** Ref # here (if known)
- National Environmental Standard consent** Consent here (if known)
- Other (please specify)** Specify 'other' here

12. National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health:

The site and proposal may be subject to the above NES. In order to determine whether regard needs to be had to the NES please answer the following:

Is the piece of land currently being used or has it historically ever been used for an activity or industry on the Hazardous Industries and Activities List (HAIL) Yes No Don't know

Is the proposed activity an activity covered by the NES? Please tick if any of the following apply to your proposal, as the NESCS may apply as a result: Yes No Don't know

- Subdividing land
- Disturbing, removing or sampling soil
- Changing the use of a piece of land
- Removing or replacing a fuel storage system

13. Assessment of Environmental Effects:

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

Your AEE is attached to this application Yes

13. 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

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) Tom & Jade Rogers

Email:

Phone number:

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

Fees Information

An instalment fee for processing this application is payable at the time of lodgement and must accompany your application in order for it to be lodged. Please note that if the instalment fee is insufficient to cover the actual and reasonable costs of work undertaken to process the application you will be required to pay any additional costs. Invoiced amounts are payable by the 20th of the month following invoice date. You may also be required to make additional payments if your application requires notification.

Declaration concerning Payment of Fees

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

Name: (please write in full) Tom Rogers

Signature:

(signature of bill payer)

Date 09-Mar-2026

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.

15. Important information continued...

Declaration

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

Name: (please write in full)

Paul David Hayman

Signature:

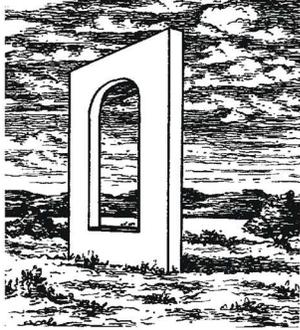
Date 09-Mar-2026

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)
- A current Certificate of Title (Search Copy not more than 6 months old)
- Details of your consultation with Iwi and hapū
- Copies of any listed encumbrances, easements and/or consent notices relevant to the application
- Applicant / Agent / Property Owner / Bill Payer details provided
- Location of property and description of proposal
- Assessment of Environmental Effects
- Written Approvals / correspondence from consulted parties
- Reports from technical experts (if required)
- Copies of other relevant consents associated with this application
- Location and Site plans (land use) AND/OR
- Location and Scheme Plan (subdivision)
- Elevations / Floor plans
- Topographical / contour plans

Please refer to Chapter 4 of the District Plan for details of the information that must be provided with an application. Please also refer to the RC Checklist available on the Council's website. This contains more helpful hints as to what information needs to be shown on plans.



cad
planz

WOODWORKS CONSTRUCTION LTD

RESOURCE CONSENT APPLICATION LAND USE

FOR

**Tom & Jade Rogers
1337 Ruapekapeka Road
Kawakawa**

ASSESSMENT

OF

ENVIRONMENTAL EFFECTS

Lot 1 DP 553651
1337 Ruapekapeka Road
Kawakawa

March 2026

THE PROPOSED ACTIVITY

The applicants propose to construct a dwelling on their property legally described as Lot 1 DP 553651 at 1337 Ruapekapeka Road, Kawakawa. Record of Title and instruments is provided in Attachment 1. This dwelling will be the only dwelling on site.

This assessment and report accompany the Resource Consent Application made by the applicant and is provided in accordance with Section 88 and Schedule 4 of the Resource Management Act 1991.

Activity status: The application requires land use consent as a **restricted discretionary activity** due to non-compliance with the **Rural Production Zone setback to road boundary 8.6.5.1.2 and sunlight standard (Rule 8.6.5.4)**. Council's discretion is restricted to the sunlight criteria in Rule 8.6.5.3 (a)–(c).

The information provided in this assessment and report is considered commensurate with the scale and intensity of the activity for which consent is being sought. Applicant details are contained within the Application Form 9.

PROPERTY DETAILS

Location	1337 Ruapekapeka Road, Kawakawa
Legal Description	Lot 1 DP 553651
Size	4.5203ha.
OPD Zoning	Rural Production
Resource Features	Kiwi Present
PDP Rural Production	Rural Lifestyle
Resource Overlays	Nil

This AEE relies on the following documents and information:

- **Record of Title** and instruments (Attachment 1).
- **Architectural plans:** "Proposed new home for Tom & Jade Rogers, 1337 Ruapekapeka Road, Kawakawa" (cadplanz), dated **19/02/26** (Attachment 2).
- **Written approval** from **FNDC Roading Team** (Attachment 3)

SITE DESCRIPTION

Ruapekapeka Road runs south between State Highway 11 east of Kawakawa and State Highway 1 just north of Towai. The subject site is approximately 4km south of Kawakawa on the western side of the road. The locality features a mix of operational farms and rural lifestyle allotments and large blocks of Maori land.



Figure 1. Proposed District Plan Zone Map- The property is zoned Rural Production

RESOURCE OVERLAYS

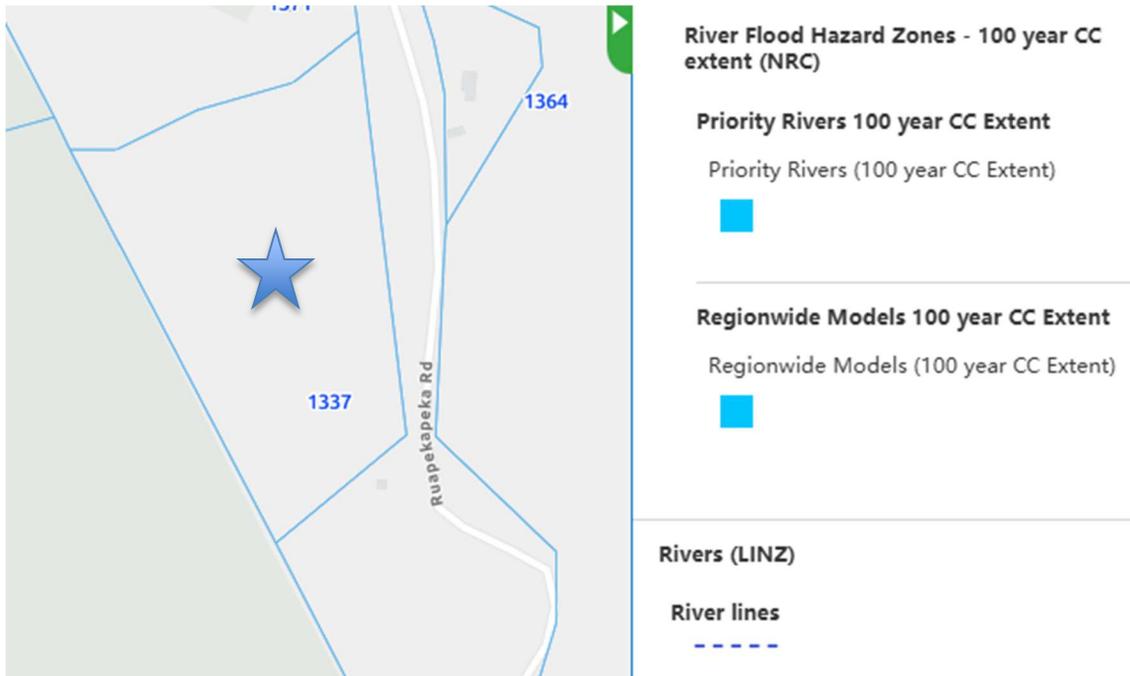


Figure 2. Flood Modelling. The site is not mapped within any mapped flood overlays (Source Far North Atlas)



Figure 4. Proposed District Plan Maps. High Natural character - and does not identify it as containing any areas of high natural character (Source FNDC Proposed District Plan Maps).

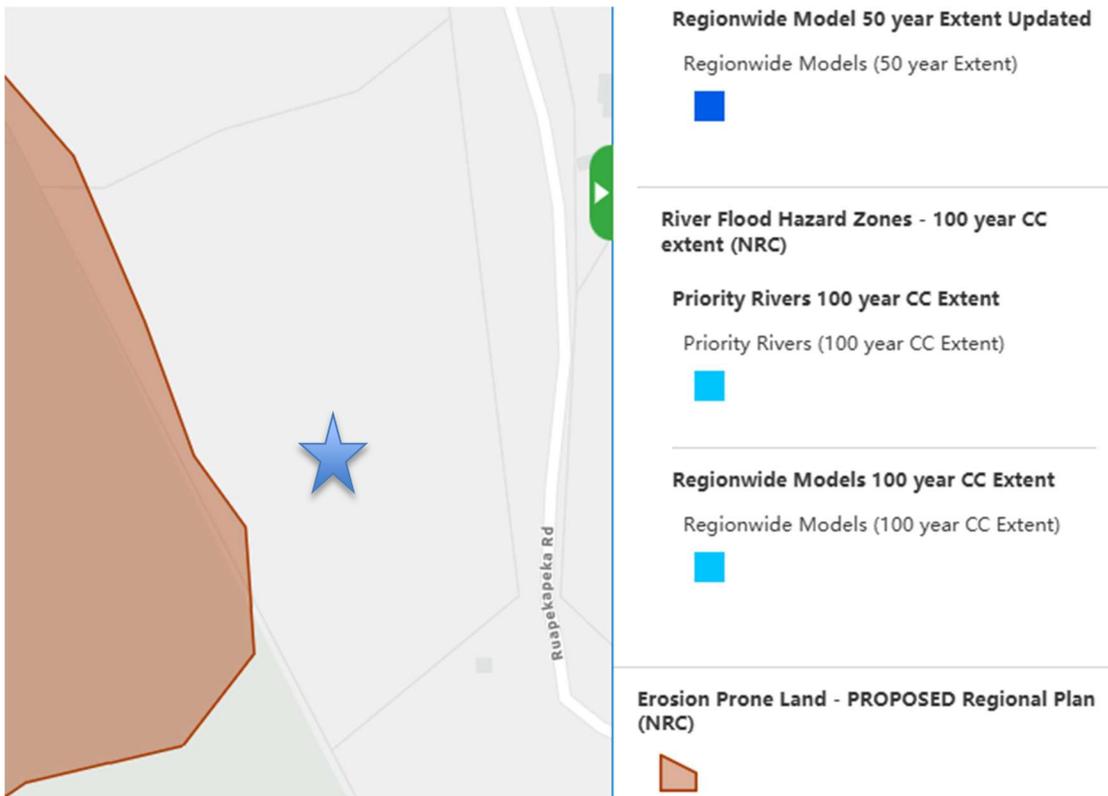


Figure 5: Natural Hazard Maps. The site is not mapped as being subject to any natural hazards (Source Far North Maps).

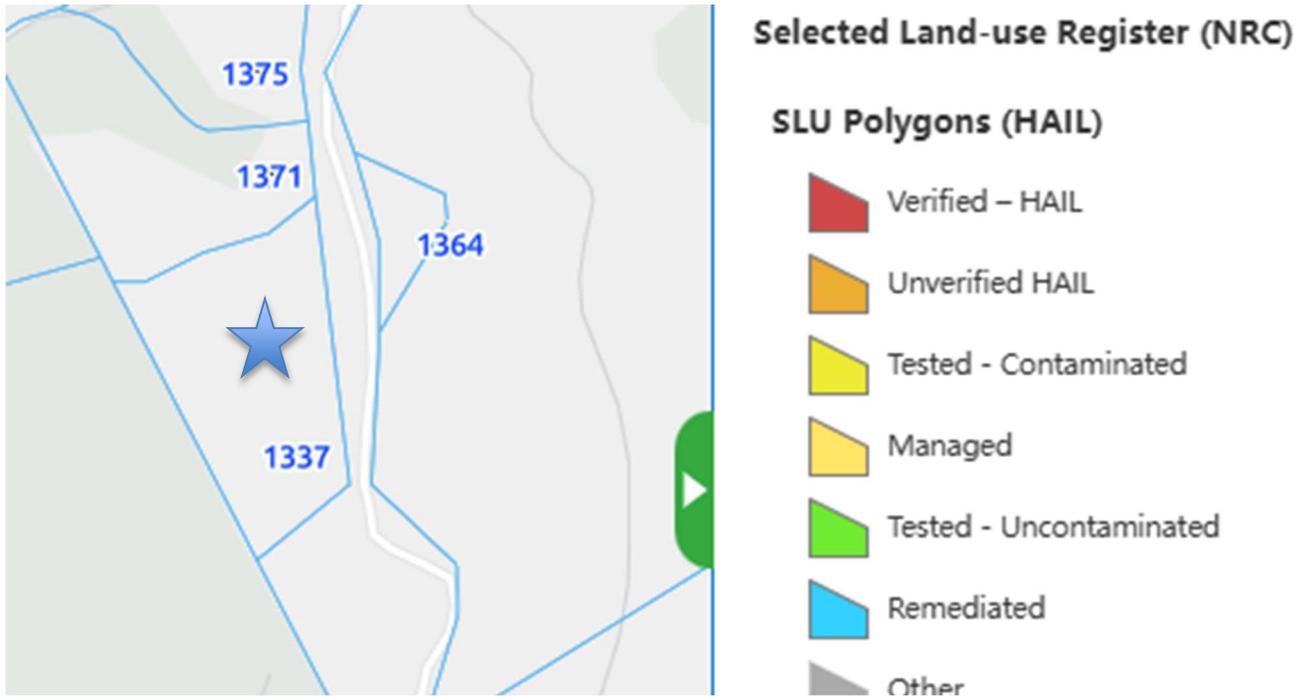


Figure 6. HAIL Map HAIL - The site is not mapped as HAIL and is discussed further on this report (Source Far North Atlas)

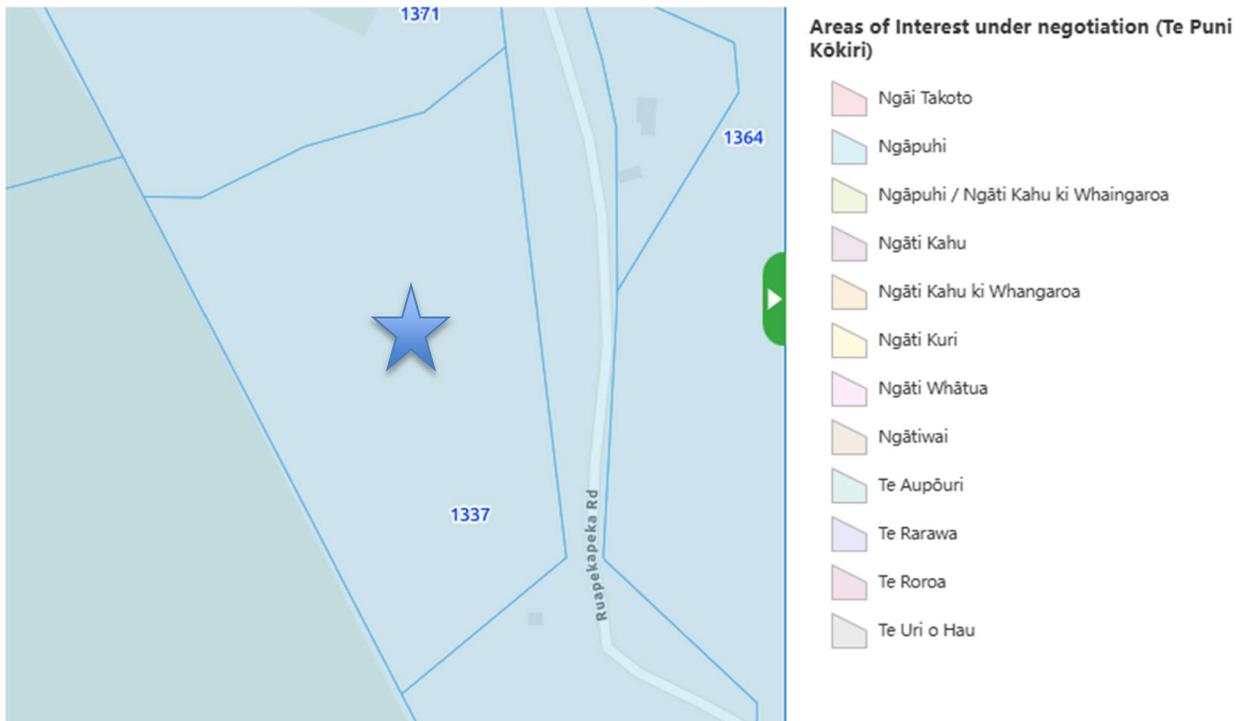


Figure 7: Treaty Settlement Overlay- Statutory Acknowledgement Area- The site is located within an Area of Interest under negotiation (Te Puni Kōkiri) (Source Far North Atlas).

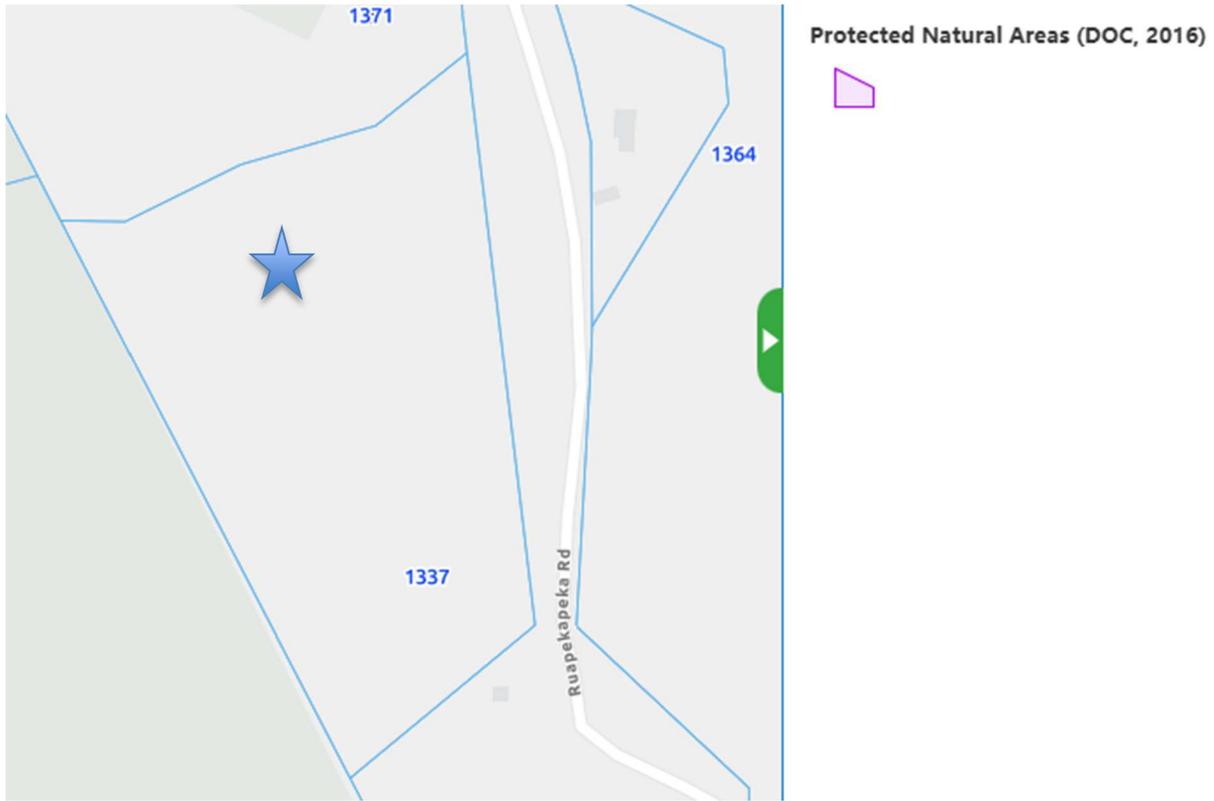


Figure 8 PNA Overlay. PNA - The property is not within a Protected Natural Area (Source Far North Atlas)

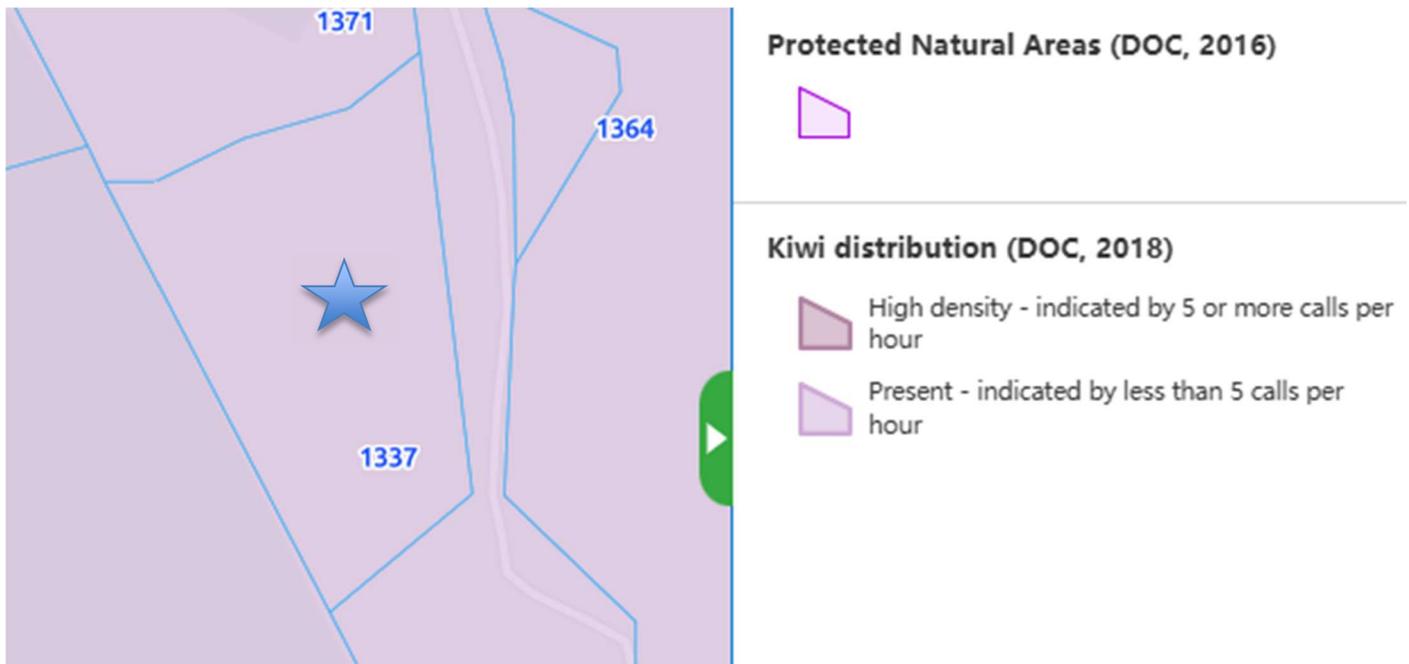


Figure 9: Kiwi Distribution Overlay: Highly mobile Fauna- the site is mapped as kiwi present on the species distribution map layer (Source Far North Atlas).

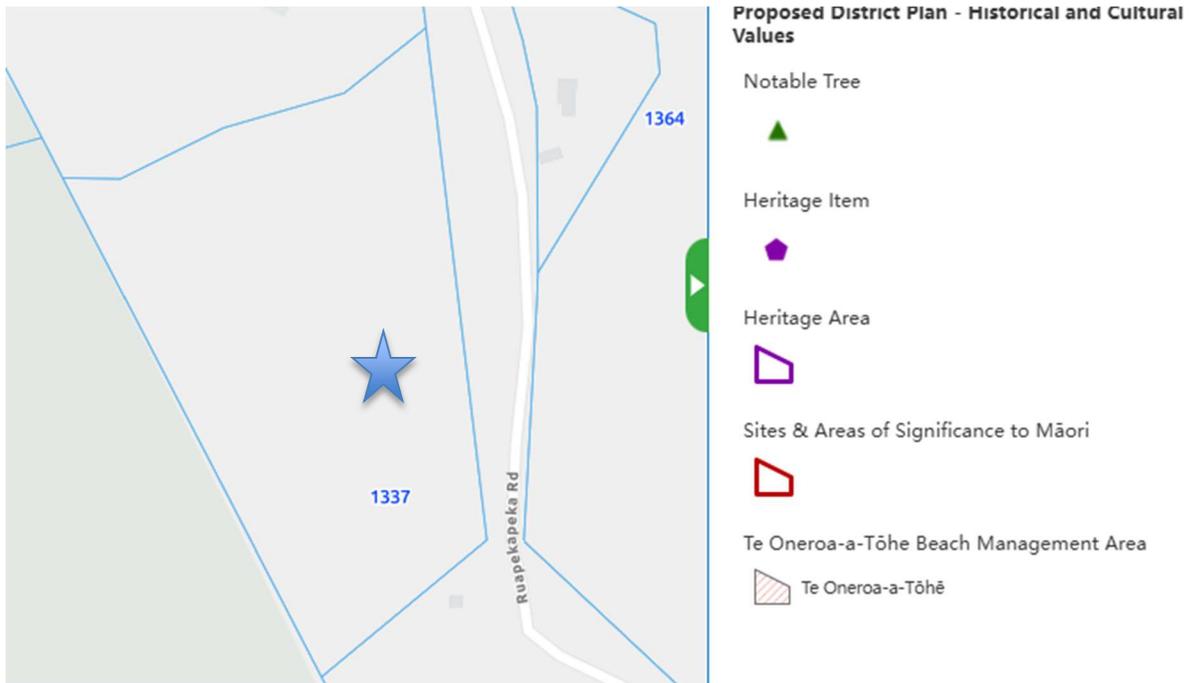


Figure 10: Heritage Sites Overlay: Heritage: There are no archaeological sites, sites of cultural significance to Māori or scheduled Heritage Resources on the site or adjacent (Source Far North Maps).

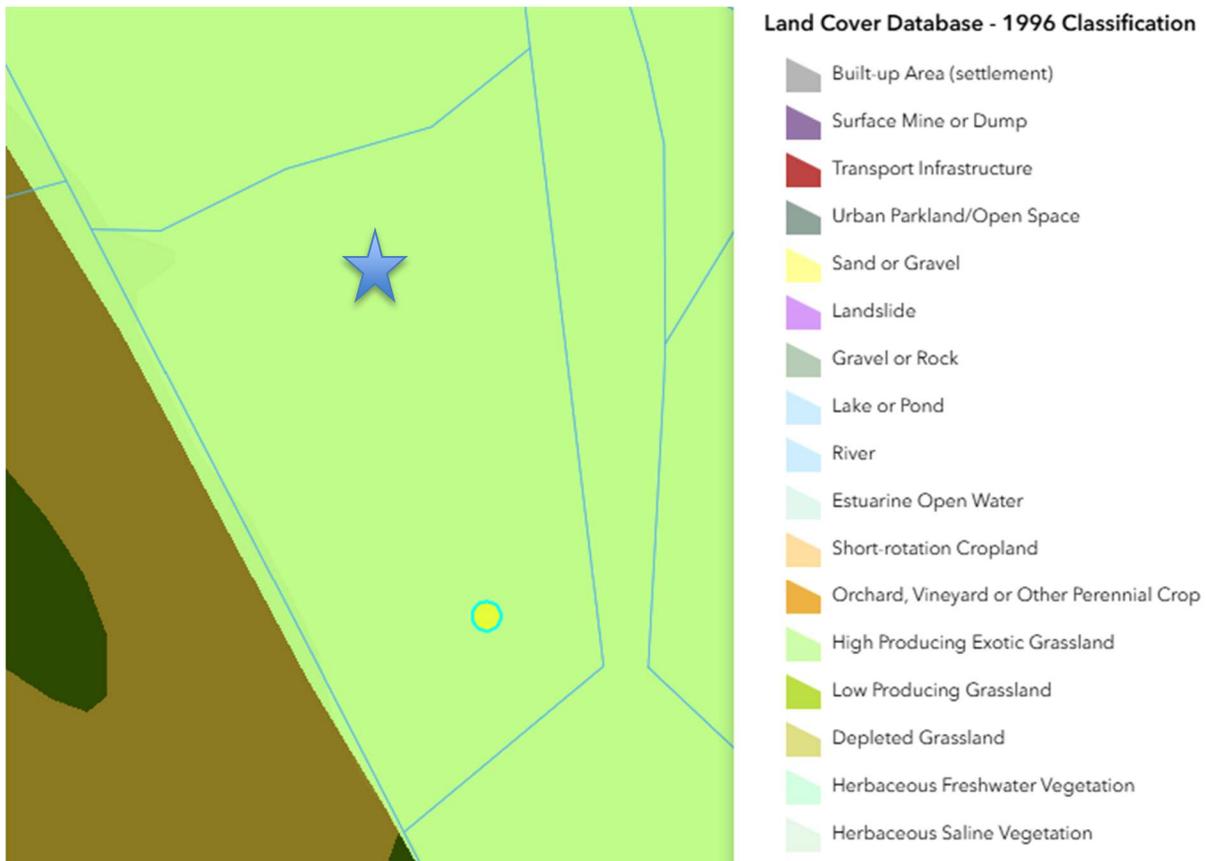


Figure 11: Land Use Capability Overlay: The house site soil is classified as LUC 4e9 (Source Far North Maps).

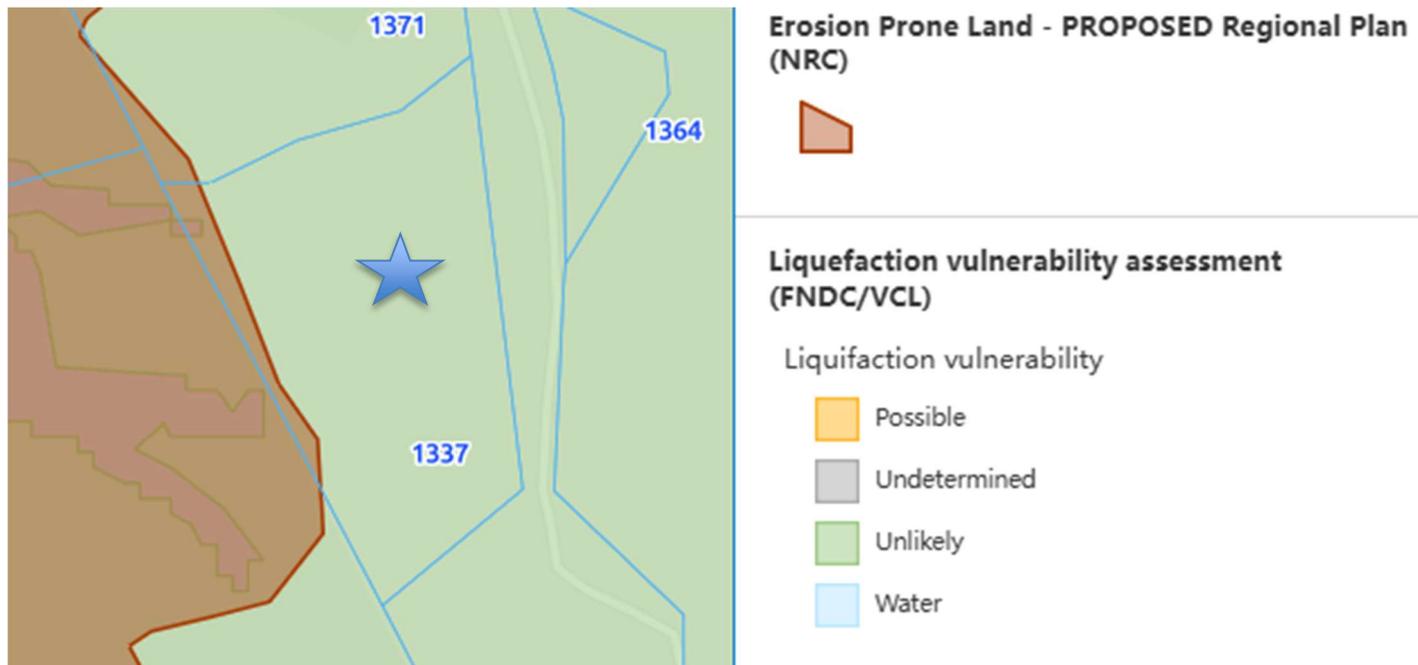


Figure 12: Erosion Prone Land & Liquefaction assessment (Source Far North Atlas)

LEGAL INTERESTS ON THE TITLE

The property is legally described as Lot 15 DP 553651

There is one interest on the title applicable to the proposal. The interests on the title have been resolved and building consent has been issued.

SURROUNDING ENVIRONMENT

The surrounding locality comprises is a mix of lifestyle blocks to larger rural type enterprises and large Maori land blocks. The area has seen recent development with smaller allotments due to the proximity to nearby Kawakawa township.

REASONS FOR THE APPLICATION

Tom and Jade Rogers want to build a four-bedroom home on their property. The proposal breaches

- 8.6.5.1.2 Sunlight
- 8.6.5.1.4 Setback from Boundaries

The subject site is located within the Rural Production Zone of the Operative District Plan. A specific assessment of the relevant zone and district wide rules of the District Plan is set out below:

Table One: Operative District Plan Rule Assessment

ASSESSMENT OF THE PERMITTED RURAL PRODUCTION ZONE RULES:		
PERFORMANCE STANDARDS		
Plan Reference	Rule	Compliance and Performance of Proposal
8.6.5.1.1	RESIDENTIAL INTENSITY	Complies

8.6.5.1.2	SUNLIGHT	Doesn't comply, extremely small breach, east elevation.
8.6.5.1.3	STORMWATER MANAGEMENT	Complies
8.6.5.1.4	SETBACK FROM BOUNDARIES	Doesn't comply, council have given their approval
8.6.5.1.5	TRAFFIC INTENSITY	Complies
8.6.5.1.6	KEEPING OF ANIMALS	Complies
8.6.5.1.7	NOISE	Complies
8.6.5.1.8	BUILDING HEIGHT	Complies
8.6.5.1.9	HELICOPTER LANDING AREA	Complies
8.6.5.1.10	BUILDING COVERAGE	Complies
8.6.5.1.11	SCALE OF ACTIVITIES	Complies
8.6.5.1.12	TEMPORARY EVENTS	Complies
ASSESSMENT OF THE APPLICABLE PERMITTED DISTRICT WIDE RULES:		
PERFORMANCE STANDARDS		
Plan Reference	Rule	Compliance and Performance of Proposal
CHAPTER 12 – NATURAL AND PHYSICAL RESOURCES		
12.1.6.1.1	Protection of Outstanding Landscape Features	NA
12.2.6.1.2	INDIGENOUS VEGETATION CLEARANCE IN RURAL PRODUCTION AND MINERALS ZONES	NA
12.3.6.1.1	EXCAVATION AND/OR FILLING, EXCLUDING MINING AND QUARRYING, IN THE RURAL LIVING, COASTAL LIVING, SOUTH KERIKERI INLET, GENERAL COASTAL, RECREATIONAL ACTIVITIES, CONSERVATION, WAIMATE NORTH AND POINT VERONICA ZONES	Permitted.
12.4.6.1.2	FIRE RISK TO RESIDENTIAL UNITS	Complies
12.7.6.1.2	SETBACK FROM SMALLER LAKES, RIVERS AND WETLANDS	Complies
12.7.6.1.4	LAND USE ACTIVITIES INVOLVING DISCHARGES OF HUMAN SEWAGE EFFLUENT	NA
CHAPTER 14 – FINANCIAL CONTRIBUTIONS		
14.6.1(iii)	ESPLANADE AREAS (iii)where any land use requires a resource consent for an activity or activities and the Council considers it necessary to require an esplanade reserve or strip for any of the purposes outlined in s229 of the Act, an	NA

	esplanade reserve or strip may be required;	
CHAPTER 15 – TRANSPORT		
15.1.6B	PARKING	Complies

OVERALL ACTIVITY STATUS

Overall, consent is required as a **restricted discretionary activity** under the Operative District Plan.

PROPOSED DISTRICT PLAN

The proposal is also subject to the Proposed District Plan process. Within the Proposed District Plan, the site is zoned Rural Lifestyle. Assessment of the matters relating to the Proposed District Plan that have immediate legal effect, has been undertaken below:

Table Two: PDP Rule Assessment

Chapter	Rule Reference	Compliance of Proposal
Hazardous Substances	The following rules have immediate legal effect: 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 Rules HS-R5, HS-R6, HS-R9	Not applicable. The site does not contain any hazardous substances to which these rules would apply.
Heritage Area Overlays	All rules have immediate legal effect (HA-R1 to HA-R14) All standards have immediate legal effect (HA-S1 to HA-S3)	Not applicable. The site is not located within a Heritage Overlay Area.
Historic Heritage	All rules have immediate legal effect (HH-R1 to HH-R10) Schedule 2 has immediate legal effect	Not applicable. The site is not known to contain any historic heritage.
Notable Trees	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	Not applicable. The site does not contain any notable trees.
Sites and Areas of Significance to Māori	All rules have immediate legal effect (SASM-R1 to SASM-R7) Schedule 3 has immediate legal effect	Not applicable. The site does not contain any sites or areas of significance to Māori.
Ecosystems and Indigenous Biodiversity	IB-R1 Indigenous vegetation pruning, trimming and clearance and any associated land disturbance for specified activities within and outside a Significant Natural Area Per 1 -7 1. To allow for the construction of a single residential unit on a title and essential	Not applicable.

	associated on-site infrastructure and access and it does not exceed 1,000m ² .	
Subdivision	The following rules have immediate legal effect: SUB-R6, SUB-R13, SUB-R14, SUB- R15, SUB-R17	Not applicable. SUB-R6 relates to environmental benefit subdivisions which the proposal is not applying for.

The proposal is assessed as a Restricted Discretionary activity in the Proposed District Plan.

OVERALL ACTIVITY STATUS

Overall, under the Operative and Proposed District Plans the application falls to be a **restricted discretionary activity**.

ASSESSMENT OF ENVIRONMENTAL EFFECTS

An assessment against the relevant assessment criteria is provided below:

There are two rules in the Operative plan which are breached by the proposal:

- Setback to a road boundary; and
- Sunlight

The setback to road has written approval attached as Attachment 3 from the FNDC Roding team and no assessment is required.

The sunlight boundary is considered less than minor and the effects are negligible. The assessment of environmental effects of the sunlight breach is as follows:

Response to Rule 8.6.5.3.3 Sunlight

(a) Extent of adverse effects on adjacent properties

In my view, the adverse effects on adjacent properties in terms of visual domination, overshadowing, loss of privacy, and loss of access to sunlight and daylight are less than minor. The plans show the sunlight breach is confined to a relatively small part of the roof form shown shaded on the elevations, rather than a substantial wall or full building height intrusion (Plans – Architectural RC, 19/02/2026, pp. 3–4). The site plan and site diagram show the affected interface is the Ruapekapeka Road frontage, with the proposed house located about 5.5m from that boundary and the carport about 1m from it (Plans – Architectural RC, 19/02/2026, pp. 1a, 1b, 2a & 2b). FNDC correspondence also records that the physical roadway is about 30m–37m from the proposed buildings, which materially reduces any practical overshadowing or dominance effects beyond the legal road boundary (FNDC permission, 01/09/2025, pp. 1–2). On that basis, the sunlight breach appears to have a very low practical effect and is close to negligible.

(b) Location and proximity of adjacent residential units and outdoor space

The location of the breach is important. On the information provided, the affected boundary side adjoins legal road, not an immediately adjoining residential site. No nearby residential unit or outdoor living area

is identified on the plans as sitting directly against that boundary (Plans – Architectural RC, 19/02/2026, pp. 1–2). Any dwelling beyond the road corridor is therefore materially separated from the proposal. That separation reduces the likelihood of any noticeable loss of sunlight, daylight, privacy, or outlook. In my view, this criterion supports a finding that effects are low.

(c) Ability to mitigate adverse effects of loss of sunlight

The main mitigation is already inherent in the site layout, being the separation provided by the road frontage itself. Given the limited scale of the roof breach shown on the elevations, additional mitigation does not appear necessary to achieve an acceptable outcome. If refinement was sought, any residual effect could be reduced further by minor roof design changes or additional planting, but based on the plans provided, that does not appear essential.

SUMMARY

The proposal is to construct a house in the Rural Production Zone breaches the following District Plan rules setback to road boundary 8.6.5.1.2 and sunlight standard (Rule 8.6.5.4) as a restricted discretionary activity. By following the guidelines set out in the Far North District Operative and Proposed Plan, the development supports Part 2 of the RMA Purpose and Principles. This new build represents an economic investment into the Far North Region, which correlates well with the NRC Regional Policy Statement.

Overall, it is considered that the proposed development is sympathetic to the existing rural environment and is an anticipated development in the Rural Production zone. Overall, it has been demonstrated in the above assessment that adverse effects on the environment will be less than minor.

SUMMARY OF EFFECTS

The above assessment has concluded that no persons are adversely affected as adverse effects are less than minor.

HIGHER ORDER PLANNING DOCUMENTS

NATIONAL POLICY STATEMENT FOR HIGHLY PRODUCTIVE LAND

Not applicable.

NATIONAL ENVIRONMENTAL STANDARDS FOR CONTAMINATED SOIL

The site has never been used for any activities on the Hazardous Industries and Activities List (HAIL).

NATIONAL ENVIRONMENTAL STANDARDS FOR FRESHWATER MANAGEMENT

No areas of wetland have been identified within 100m of the proposed development. As such the National Environmental Standard for Freshwater management is not applicable to this development and is considered to be a Permitted activity.

NATIONAL POLICY STATEMENT FOR NATURAL HAZARDS

Not applicable.

OTHER ENVIRONMENTAL STANDARDS

No other National Environmental Standards are considered applicable to this development.

CONCLUSION

The proposal is permitted in terms of these above-mentioned documents.

REGIONAL POLICY STATEMENT FOR NORTHLAND

The Northland Regional Policy Statement is the applicable regional statutory document that governs the Northland region. An assessment of relevant objectives and policies is detailed below. Jurisdiction for land use and subdivision activities is governed by the Far North District Council. The policy framework for the location of land use and subdivision activities and the management of potential adverse effects across the district is set out in the Far North District Plan. This Plan is subject to the governing regional policy framework set out in the Northland Regional Policy Statement. The following assesses the application against various objectives and policies of the Regional Policy Statement for Northland to assess whether the application is consistent with these aims.

- *5.1.1 Planned and coordinated development.*
Subdivision, use and development should be located, designed and built in a planned and co-ordinated manner which:
 - (a) *Is guided by the 'Regional Form and Development Guidelines' in Appendix 2.*
 - (b) *Is guided by the 'Regional Urban Design Guidelines' in Appendix 2 when it is urban in nature.*

- (c) Recognises and addresses potential cumulative effects of subdivision, use, and development, and is based on sufficient information to allow assessment of the potential long-term effects.*
- (d) Is integrated with the development, funding, implementation, and operation of transport, energy, water, waste, and other infrastructure.*
- (e) Should not result in incompatible land uses in close proximity and avoids the potential for reverse sensitivity.*
- (f) Ensures that plan changes and subdivision to / in a primary production zone, do not materially reduce the potential for soil-based primary production on land with highly versatile soils¹⁰, or if they do, the net public benefit exceeds the reduced potential for soil-based primary production activities; and*
- (g) Maintains or enhances the sense of place and character of the surrounding environment except where changes are anticipated by approved regional or district council growth strategies and / or district or regional plan provisions.*
- (h) Is or will be serviced by necessary infrastructure.*

The application has demonstrated compliance with the applicable regional form and development guidelines in Appendix 2 of the RPS attributable to its scale and location. The Development is not urban and as such the Regional urban Design Guidelines have not been assessed.

It can be concluded from the above review of the objectives and policies of the Regional Policy Statement for Northland that the proposal does not conflict with its overall aims.

PART 4: OPERATIVE DISTRICT PLAN OBJECTIVES & POLICIES

8.5 RURAL ZONE

CONTEXT

8.3 Policies

8.3.1 To promote the sustainable management of natural and physical resources of the rural environment.

8.3.2 To ensure that the life supporting capacity of soils is not compromised by inappropriate subdivision, use or development.

8.3.3 To avoid, remedy or mitigate the adverse and cumulative effects of activities on the rural environment.

8.3.4 To protect areas of significant indigenous vegetation and significant habitats of indigenous fauna.

8.3.5 To protect outstanding natural features and landscapes.

8.3.6 To avoid actual and potential conflicts between land use activities in the rural environment.

8.3.7 To promote the maintenance and enhancement of amenity values of the rural environment to a level that is consistent with the productive intent of the zone.

8.3.8 To facilitate the sustainable management of natural and physical resources in an integrated way to achieve superior outcomes to more traditional forms of subdivision, use and development through management plans and integrated development.

8.3.9 To enable rural production activities to be undertaken in the rural environment.

8.3.10 To enable the activities compatible with the amenity values of rural areas and rural production activities to establish in the rural environment.

8.3 Rural Zone Objectives Commentary

To the extent relevant to the sunlight infringement, the proposal is generally consistent with the Rural Environment objectives. The proposal remains a single dwelling in the Rural Production zone with standard rural servicing, and the sunlight breach shown on the elevations is limited to part of the roof form rather than a dominant wall or full building intrusion. The affected boundary is to the road frontage, and FNDC's correspondence records that the physical roadway remains about 30–37 metres from the proposed buildings. In that context, the proposal continues to enable use and development of the rural site while maintaining amenity values at a level consistent with the productive intent of the zone, and any adverse effects from the sunlight breach can reasonably be considered to be avoided, remedied or mitigated to an acceptable level.

Rural Production Zone Objectives

8.4.1 That activities which will contribute to the sustainable management of the natural and physical resources of the rural environment are enabled to locate in that environment.

8.4.2 That activities be allowed to establish within the rural environment to the extent that any adverse effects of these activities are able to be avoided, remedied or mitigated and as a result the life supporting capacity of soils and ecosystems is safeguarded, and rural productive activities are able to continue.

8.4.3 That any new infrastructure for development in rural areas be designed and operated in a way that safeguards the life supporting capacity of air, water, soil and ecosystems while protecting areas of significant indigenous vegetation and significant habitats of indigenous fauna, outstanding natural features and landscapes.

8.4.4 That development which will maintain or enhance the amenity value of the rural environment and outstanding natural features and outstanding landscapes be enabled to locate in the rural environment.

8.4.5 That plan provisions encourage the avoidance of adverse effects from incompatible land uses, particularly new developments adversely affecting existing land-uses (including by constraining the existing land-uses on account of sensitivity by the new use to adverse effects from the existing use – i.e. reverse sensitivity).

8.4.6 That areas of significant indigenous vegetation and significant habitats of indigenous fauna habitat be protected as an integral part of managing the use, development and protection of the natural and physical resources of the rural environment.

8.4.7 That Plan provisions encourage the efficient use and development of natural and physical resources, including consideration of demands upon infrastructure

8.4.8 That, when considering subdivision, use and development in the rural environment, the Council will have particular regard to ensuring that its intensity, scale and type is controlled to ensure that adverse effects on habitats (including freshwater habitats), outstanding natural features and landscapes on the amenity value of the rural environment, and where appropriate on natural character of the rural environment, are avoided, remedied or mitigated. Consideration will further be given to the functional need for the activity to be within rural environment and the potential cumulative effects of non-farming activities.

8.4 Rural Zone Policies Commentary

The proposal is also generally consistent with the Rural Environment policies. The reduced setback and sunlight infringement do not appear to create a level of shading, visual domination, or land-use conflict that would undermine rural amenity, particularly as the affected boundary is to legal road, the plans show the dwelling and carport set back from that boundary, and FNDC as adjoining owner of the legal road provided written approval to the reduced setback. On the information available, the proposal remains a compatible rural activity of limited scale, and the relevant adverse effects are able to be avoided, remedied or mitigated. The policies relating to significant indigenous vegetation, significant habitats, outstanding natural features and landscapes, and wider cumulative effects are not materially engaged by this specific sunlight issue and are therefore neutral in this assessment.

PART 4: OPERATIVE DISTRICT PLAN OBJECTIVES & POLICIES

8.6 RURAL PRODUCTION ZONE

CONTEXT

These objectives supplement those set out in Section 8.3.

8.6.3.1 To promote the sustainable management of natural and physical resources in the Rural Production Zone.

8.6.3.2 To enable the efficient use and development of the Rural Production Zone in a way that enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety.

8.6.3.3 To promote the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.

8.6.3.4 To promote the protection of significant natural values of the Rural Production Zone.

8.6.3.5 To protect and enhance the special amenity values of the frontage to Kerikeri Road between its intersection with SH10 and the urban edge of Kerikeri.

8.6.3.6 To avoid, remedy or mitigate the actual and potential conflicts between new land use activities and existing lawfully established activities (reverse sensitivity) within the Rural Production Zone and on land use activities in neighbouring zones

8.6.3.7 To avoid remedy or mitigate the adverse effects of incompatible use or development on natural and physical resources

8.6.3.8 To enable the efficient establishment and operation of activities and services that have a functional need to be located in rural environments.

8.6.3.9 To enable rural production activities to be undertaken in the zone

8.6.3 Rural Production Zone Objectives

On the information provided, and to the extent relevant to the road-boundary sunlight infringement, the proposal appears generally consistent with the Rural Production Zone objectives. The site is identified on the plans as being within the Rural Production Zone, and the proposal is for a single rural dwelling of modest scale with standard on-site rural servicing, including wastewater disposal and water storage with a fire-fighting reserve. The infringement itself is limited, with the elevations showing the sunlight breach confined to part of the roof form rather than a dominant wall or substantial building mass. The site plan shows the dwelling is set back about 5.5m from the road boundary, with the carport closer again, and FNDC's adjoining-owner correspondence records that the physical roadway is about 30m–37m from the proposed buildings and that written approval was given to the reduced road setback. In that context, the proposal continues to enable reasonable use and development of the site while maintaining amenity values at a level consistent with the productive intent of the zone, and the actual effects of the sunlight breach are appropriately characterised as less than minor.

8.6 Rural Production Zone Policies

8.6.4.1 That the Rural Production Zone enables farming and rural production activities, as well as a wide range of activities, subject to the need to ensure that any adverse effects on the environment, including any reverse sensitivity effects, resulting from these activities are avoided, remedied or mitigated and are not to the detriment of rural productivity.

8.6.4.2 That standards be imposed to ensure that the offsite effects of activities in the Rural Production Zone are avoided, remedied or mitigated.

8.6.4.3 That land management practices that avoid, remedy or mitigate adverse effects on natural and physical resources be encouraged.

8.6.4.4 That the type, scale and intensity of development allowed shall have regard to the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.

8.6.4.5 That the efficient use and development of physical and natural resources be taken into account in the implementation of the Plan.

8.6.4.6 That the built form of development allowed on sites with frontage to Kerikeri Road between its intersection with SH10 and Cannon Drive be maintained as small in scale, set back from the road, relatively inconspicuous and in harmony with landscape plantings and shelter belts.

8.6.4.7 That although a wide range of activities that promote rural productivity are appropriate in the Rural Production Zone, an underlying goal is to avoid the actual and potential adverse effects of conflicting land use activities.

8.6.4.8 That activities whose adverse effects, including reverse sensitivity effects, cannot be avoided remedied or mitigated are given separation from other activities

8.6.4.9 That activities be discouraged from locating where they are sensitive to the effects of or may compromise the continued operation of lawfully established existing activities in the Rural Production zone and in neighbouring zones.

8.6.4 Rural Production Zone Policies Commentary

The proposal also appears generally consistent with the Rural Production Zone policies, particularly those directed at ensuring off-site effects are avoided, remedied or mitigated, and that development remains compatible with rural amenity and rural productivity. Here, the relevant effects are limited to a small road-facing sunlight breach associated with a modest rural dwelling, rather than a development of a scale or intensity likely to undermine the productive intent of the zone. The separation provided by the legal road corridor materially reduces any practical effect on neighbouring residential amenity or on existing rural activities, and there is nothing in the material provided to suggest any meaningful reverse sensitivity issue arises. The objective and policy provisions specific to Kerikeri Road frontage are not relevant to this site, which fronts Ruapekapeka Road. Likewise, the provisions relating to significant natural values are not materially engaged by this specific sunlight/setback issue and are therefore neutral in this assessment

PROPOSED DISTRICT PLAN CONSIDERATIONS

PART 3 – AREA-SPECIFIC MATTERS/ZONES/RURAL ZONES/RURAL RESIDENTIAL OBJECTIVES

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

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

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

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

RPR-O4 The rural character and amenity associated with a rural working environment is maintained. The site is not of a size for rural production activities. A site visit will confirm this.

RPROZ Objectives Commentary The proposed activity is for a residential dwelling.

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

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

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

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

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

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

RPROZ P5 Avoid land use that:

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

RPROZ P6 Avoid subdivision that:

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

RPROZ P7 Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

- a. whether the proposal will increase production potential in the zone.
- b. whether the activity relies on the productive nature of the soil.
- c. consistency with the scale and character of the rural environment.
- d. location, scale and design of or structures;
- e. for subdivision or non-primary production activities:
 - i. scale and compatibility with rural activities.
 - ii. potential reverse sensitivity effects on primary production activities and existing infrastructure;
 - iii. the potential for loss of highly productive land, land sterilisation or fragmentation
- f. at zone interfaces:
 - i. any setbacks, fencing, screening or landscaping required to address potential conflicts;
 - ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;
- g. the capacity of the site to cater for on-site infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer;
- h. the adequacy of roading infrastructure to service the proposed activity.
- i. Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity;
- j. Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

Residential activity is an expected activity in the rural production zone.

The proposal is generally consistent overall with the Proposed District Plan Rural Production Zone objectives and policies. The plans identify the site in the Rural Production zone and show a single dwelling of modest scale (about 199.93m² GFA), with very low building/site coverage, on-site wastewater disposal, and on-site water supply including firefighting storage. The relevant non-compliance is a limited road-boundary sunlight/setback breach shown on the elevations. FNDC's adjoining-owner email records the physical roadway is about 30–37m from the proposed buildings and confirms written approval to the reduced boundary setback. In that context, the proposal remains low-density and rural in character, can be serviced on site, and is unlikely to create material off-site amenity or reverse sensitivity effects. On that basis, it sits comfortably with the intent of the provisions directed to compatible rural activities, rural

character and amenity, on-site servicing, and management of off-site effects, particularly RPROZ-O2, RPZ-O3(e), RPROZ-O4 and Policies P3, P4, P5(e) and P7(c)–(h).

Alignment is more neutral against the provisions that prioritise primary production and protection of productive land, simply because the proposal is a dwelling rather than a primary production activity. Even so, on the information presently available there is nothing to suggest this one dwelling would materially sterilise productive land or compromise surrounding rural activities. Overall, I would characterise the proposal as not inconsistent with the intent of the Proposed District Plan Rural Production provisions, and the minor sunlight breach does not alter that conclusion.

CONCLUSION

As demonstrated in the above assessment, the proposal will be consistent with the relevant objectives and policies and as such, satisfies the relevant assessment criteria which are derived from the objectives and policies.

CONSIDERATION OF PART 2 MATTERS

The proposal is for one dwelling on an existing title. No scheduled archaeological sites or sites of cultural significance are identified on the site or adjacent (per the mapping figures included in the AEE).

No direct engagement with iwi/hapū is recorded as having been undertaken for this proposal. Given the scale of works (minor earthworks) and no mapped scheduled sites, adverse effects on Māori cultural values are assessed as unlikely. However, an accidental discovery protocol is appropriate if kōiwi/archaeological material is uncovered during works, and tangata whenua engagement can be undertaken if requested by Council or if the scope of earthworks/clearance changes.

Part 2 Conclusion

Based on the information provided and the assessment of the proposed activity against Section 6(e) of the RMA, the following conclusions can be drawn:

- The relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga has been recognized and provided for.
- The proposed activity does not directly impact any known sites of cultural significance to Māori.
- Measures are in place to protect water quality and other taonga, ensuring that the life-supporting capacity of these resources is maintained.
- Overall, the proposed activity at 64 Wainui Road, Whangaroa, appears to be consistent with the principles outlined in Section 6(e) of the RMA, and Part 2 in general and the cultural and spiritual values of the Māori have been appropriately considered and integrated into the planning process.

Therefore, the proposal is considered to meet the purpose of the Act being the sustainable use and development of natural and physical resources. In particular, the proposal represents will allow for social, cultural and economic wellbeing to be achieved whilst ensuring adverse effects on the environment will be appropriately avoided, remedied or mitigated.

CONCLUSION

This assessment concludes that adverse effects on the environment arising from the proposal will be less than minor and, on this basis, pursuant to Section 95 of the Resource Management Act, this proposal should be processed without the requirement for public or limited notification and without the requirement for the written approval of any specific persons other than what is already provided.

Overall, the actual and potential effects of the proposal in relation to s104(1)(a) will be acceptable in nature noting that the proposal will not have adverse effects on the environment that are at odds to the matters of discretion. The assessment also concludes that the proposal will be consistent with the relevant provisions of the Far North District Plan and will achieve the purpose of the RMA. Therefore, the application is not at odds with the objectives and policies of the FNDP and will have less than minor effects on the environment.

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



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




R. W. Muir
Registrar-General
of Land

Identifier **961242**
Land Registration District **North Auckland**
Date Issued 07 October 2020

Prior References
NA105B/993

Estate Fee Simple
Area 4.5203 hectares more or less
Legal Description Lot 1 Deposited Plan 553651

Registered Owners
Thomas Charles Rogers and Jade Anita Rogers

Interests

Excepting all minerals

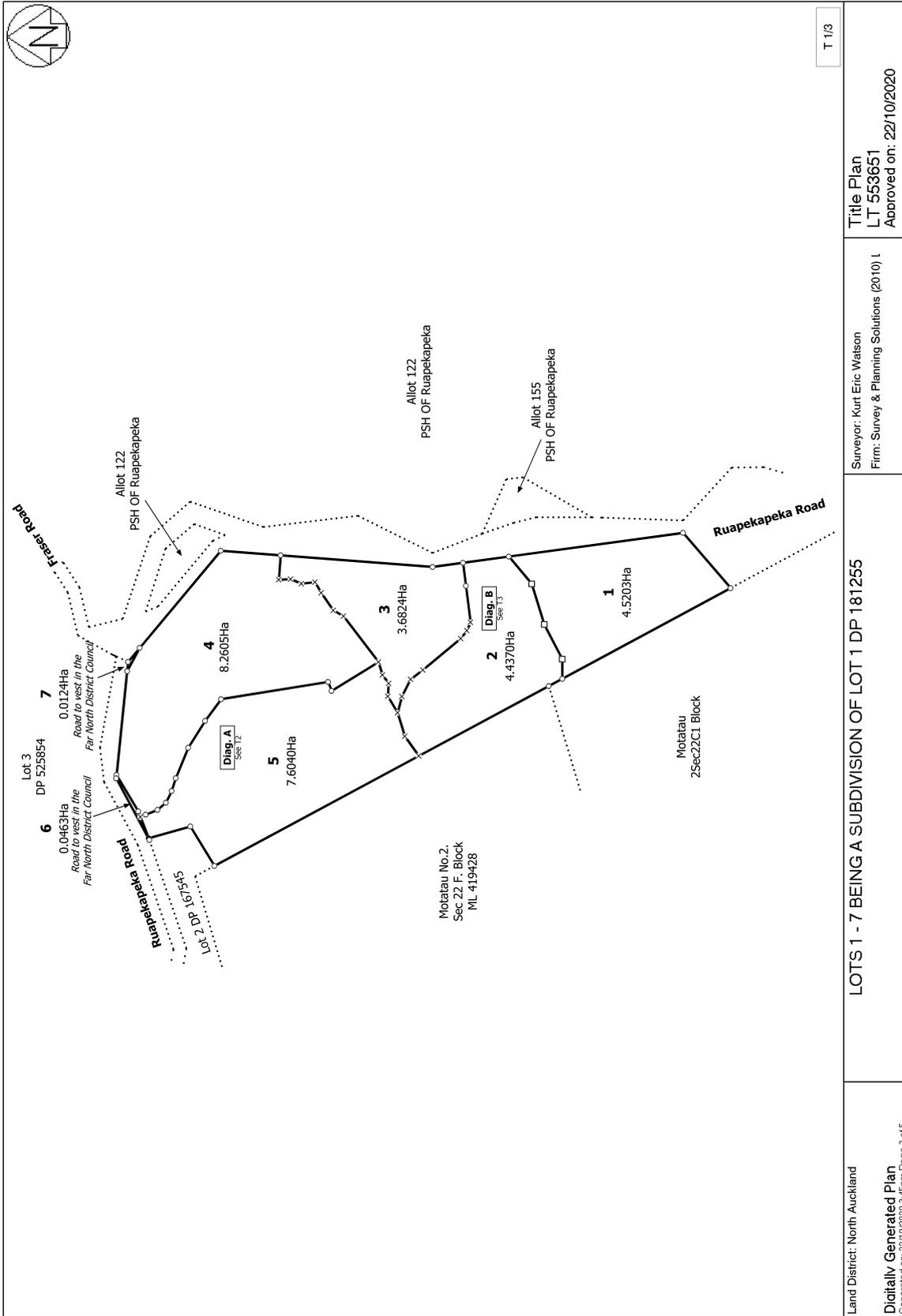
Subject to a right of ingress, egress and regress (in gross) in favour of Her Majesty the Queen and all persons lawfully entitled to work the said minerals

Land Covenant in Easement Instrument 11209468.1 - 13.9.2018 at 10:35 am

11881370.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 7.10.2020 at 4:08 pm

11961486.1 Variation of Consent Notice 11881370.2 pursuant to Section 221(5) Resource Management Act 1991 - 11.12.2020 at 2:58 pm

11965163.2 Mortgage to Bank of New Zealand - 17.12.2020 at 11:44 am



T 1/3

Title Plan
 LT 553651
 Approved on: 22/10/2020

Surveyor: Kurt Eric Watson
 Firm: Survey & Planning Solutions (2010) L

LOTS 1 - 7 BEING A SUBDIVISION OF LOT 1 DP 181255

Land District: North Auckland
Digitally Generated Plan
 Generated on: 22/10/2020 3:48pm | Page 3 of 5

Far North District Council
Private Bag 752
Memorial Avenue
Kaikohe

TO WHOM IT MAY CONCERN

We hereby authorise cadplanz & Paul Hayman to act as my/our agent in all matters regarding the proposed building consent application for my/our property at the address as above.

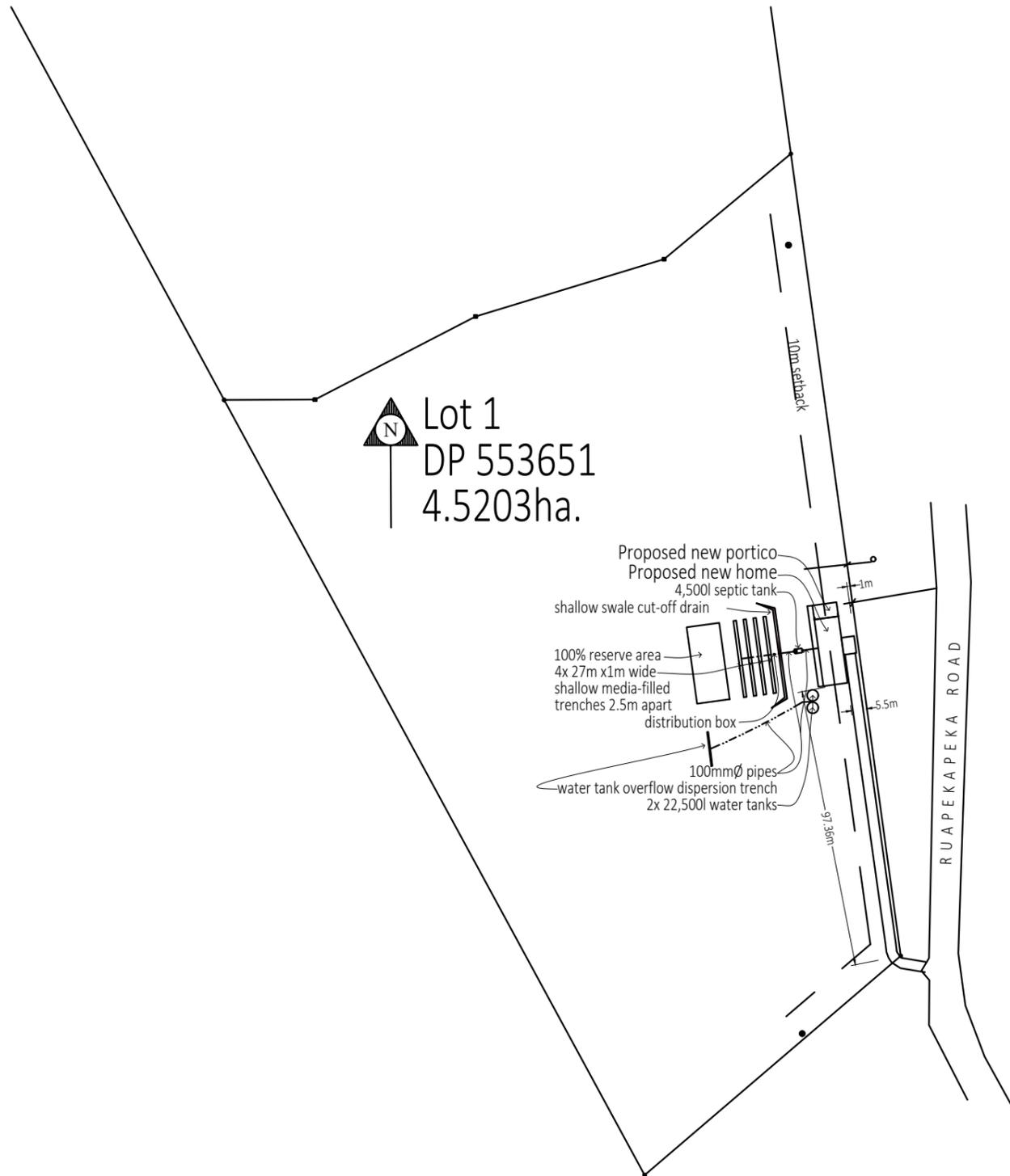
Yours faithfully 3/11/25

Jade Rogers - JRogers

Tom Rogers ~~TRogers~~

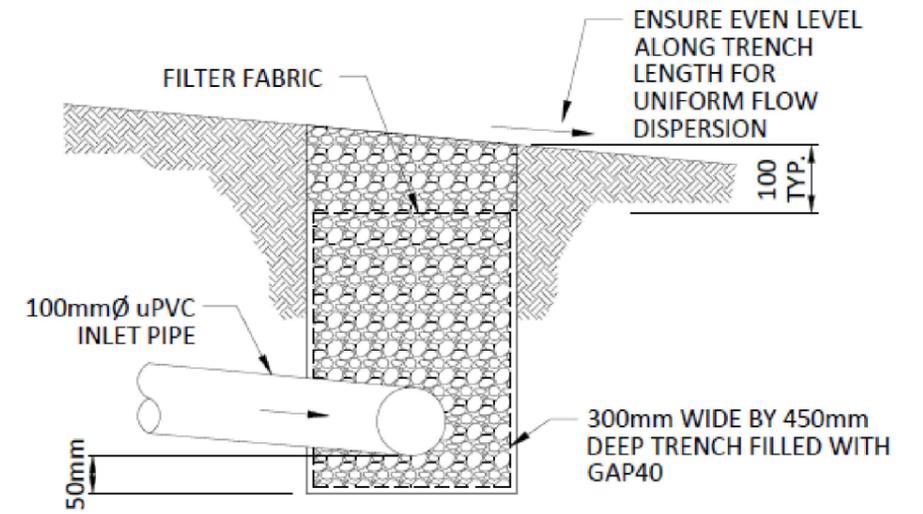
3/11/25

PO box 50
KAWAKAWA 0210



Notes:

floor area:
 Proposed new house 199.93m²
 Total GFA 249.93m²
 district plan zone:
 site is in the 'Rural Production' zone
 wind zone:
 building site wind zone is 'Extra High'
 exposure zone:
 building site exposure zone is 'B'
 ground:
 see attached geotechnical report
 topography:
 building site contour is sloping
 excavation:
 maximum depth: 1.4m
 maximum volume: 250m³
 plumbing & drainage:
 all plumbing & drainage work is to fully comply with NZBC G13/AS1 & all local body regulations
 wastewater:
 see attached TP58 report by Kerikeri Drainage Ltd
 stormwater:
 2x 22,500litre water tanks are to be installed
 10,000litres is to be reserved for fire-fighting purposes
 fire-fighting fitting is to be fitted to one tank
 water tank overflow is to be disposed to its natural catchment via 6m long dispersion trench
 fit house outlet with 20micron filter
 building coverage:
 area of site 45,203m²
 Proposed house total GFA 199.93m²
 0.0044% of site has building coverage
 12.5% building coverage is permitted
 site coverage:
 area of site 45,203m²
 Proposed house roof area 328.21m²
 driveway 450m²
 total impermeable surfaces 778.21m²
 0.017% of site has impermeable surfaces
 15% impermeable surfaces is permitted



dispersion drain detail: typical section 1:10

Proposed site plan 1:2000
 Proposed new home for Tom & Jade Rogers, 1337 Ruapekapeka Road, Kawakawa



Proposed new house

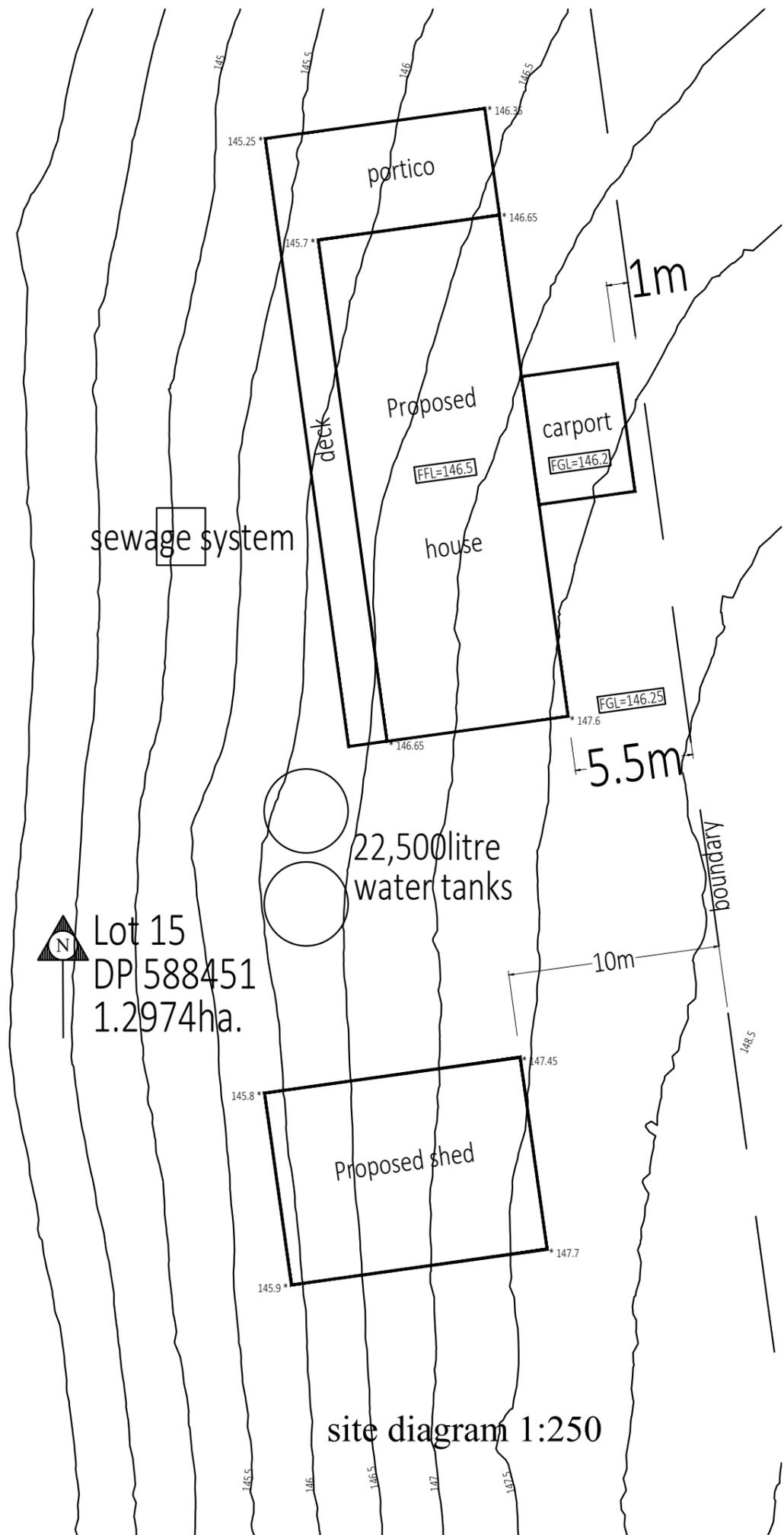
'future' new shed

formed driveway

8

Notes:

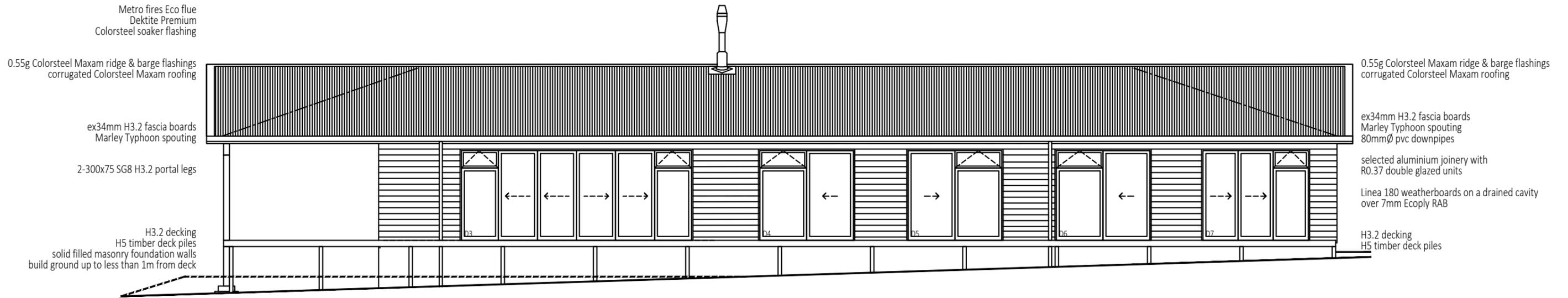
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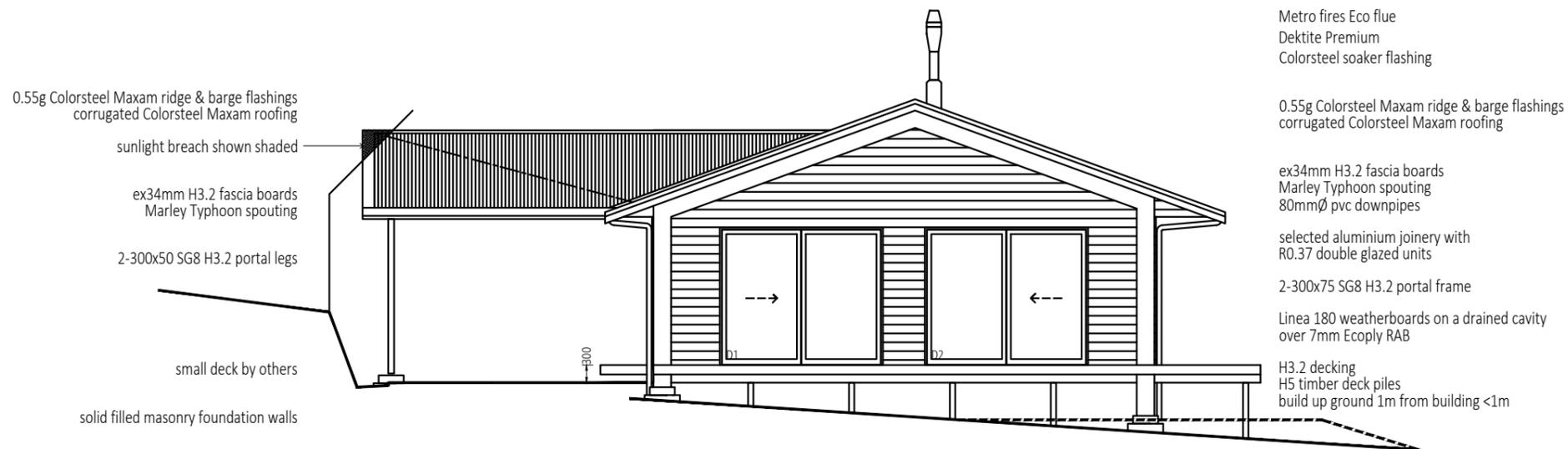
Lot 15
 DP 588451
 1.2974ha.

site diagram 1:250

site plan 1:1000
 Proposed new home for Tom & Jade Rogers, 1337 Ruapekapeka Road, Kawakawa



Proposed west elevation



Proposed elevations #1 1:100

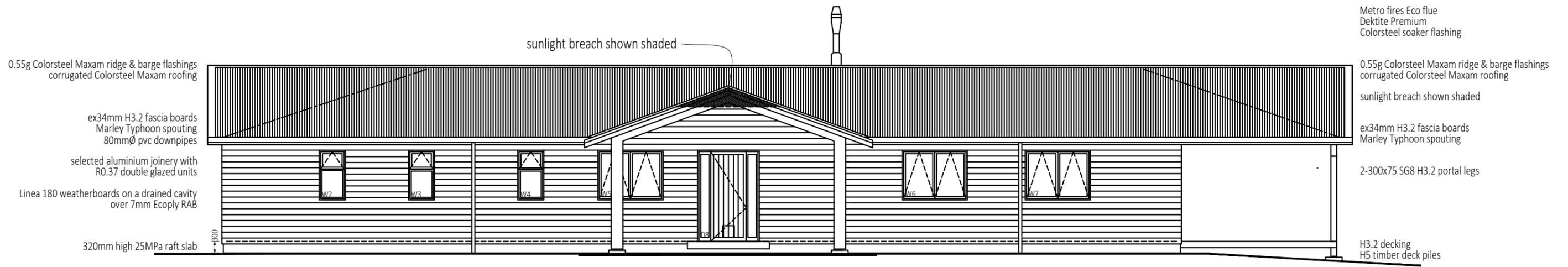
Proposed new home for Tom & Jade Rogers, 1337 Ruapekapeka Road, Kawakawa



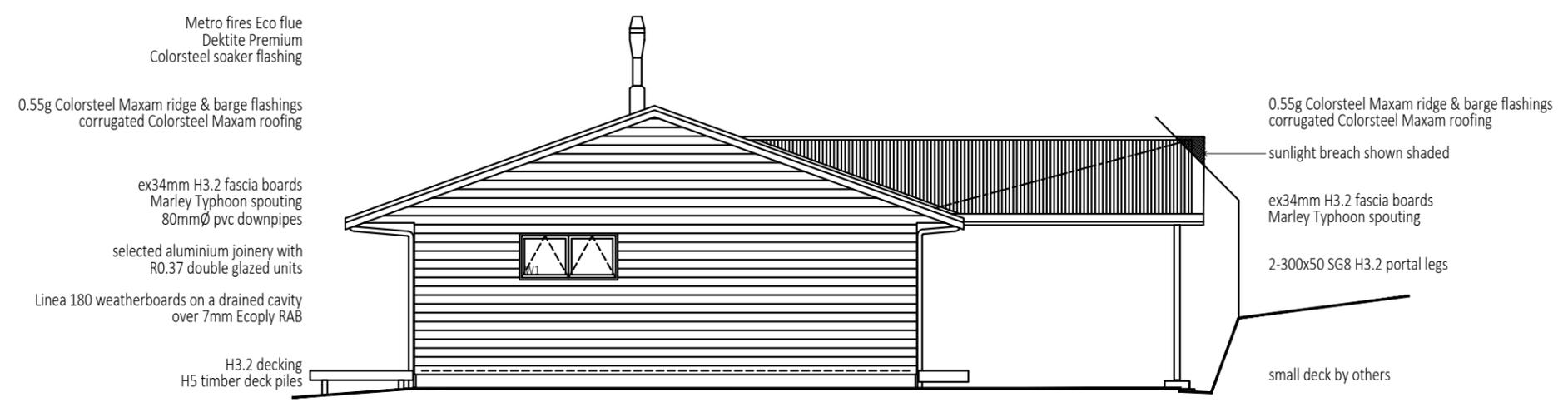
NOTES: ALL CONSTRUCTION SHALL BE TO NZS 3604:2011 AND AMENDMENTS AND OTHER RELATED DOCUMENTS THAT APPLY TO THE WORK SHOWN. ALL DIMENSIONS AND DETAIL IN THIS DRAWING SHALL BE CHECKED BY THE CONTRACTOR AND ANY DISCREPANCIES OR AMBIGUITIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF CADPLANZ. TEL. 09-407 9816. FAX. 09 407 9817. MOB. 0274 505 471. DO NOT SCALE DIMENSIONS!. DO NOT GUESS...ASK!

DATE 19/02/2026

2a



Proposed east elevation



Proposed south elevation

Proposed elevations #2 1:100
 Proposed new home for Tom & Jade Rogers, 1337 Ruapekapeka Road, Kawakawa

Notes:

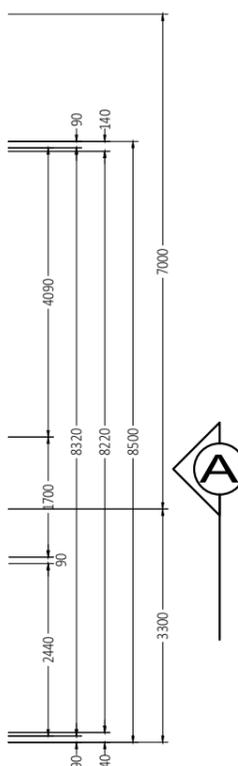
areas:
 Proposed house GFA= 199.75m²
 west deck = 51.3m²
 portal deck = 42.28m²

decks:
 decking to be 19mm thick H3.2 dressed pine
 with slip resistance to comply with NZBC D1/AS1
 maintain 12mm gap between decking and cladding

wet areas:
 ensuite & bathroom floors to have 1.5mm vinyl laid over FlexiSeal membrane
 ensuite & bathroom showers are to be pvc enclosures
 with safety glass doors
 bathroom walls are to be Gib Aqualine
 kitchen floor vinyl as shown

splashbacks:
 all vanities, tubs, sinks, etc. are to have tiled splashbacks

insulation:
 R2.0 Mammoth wall insulation
 R4.0 Mammoth ceiling insulation



ventilation:
 ensuite, bathroom ventilated by mechanical fan exiting through roof soffit
 kitchen ventilated by range hood exiting through roof soffit
 laundry ventilated by opening window

exterior joinery:
 all exterior joinery is double glazed
 jambs are H3.1 treated
 sizes stated are framing trim sizes

denotes new ex45mm SG8 H1.2 framed walls

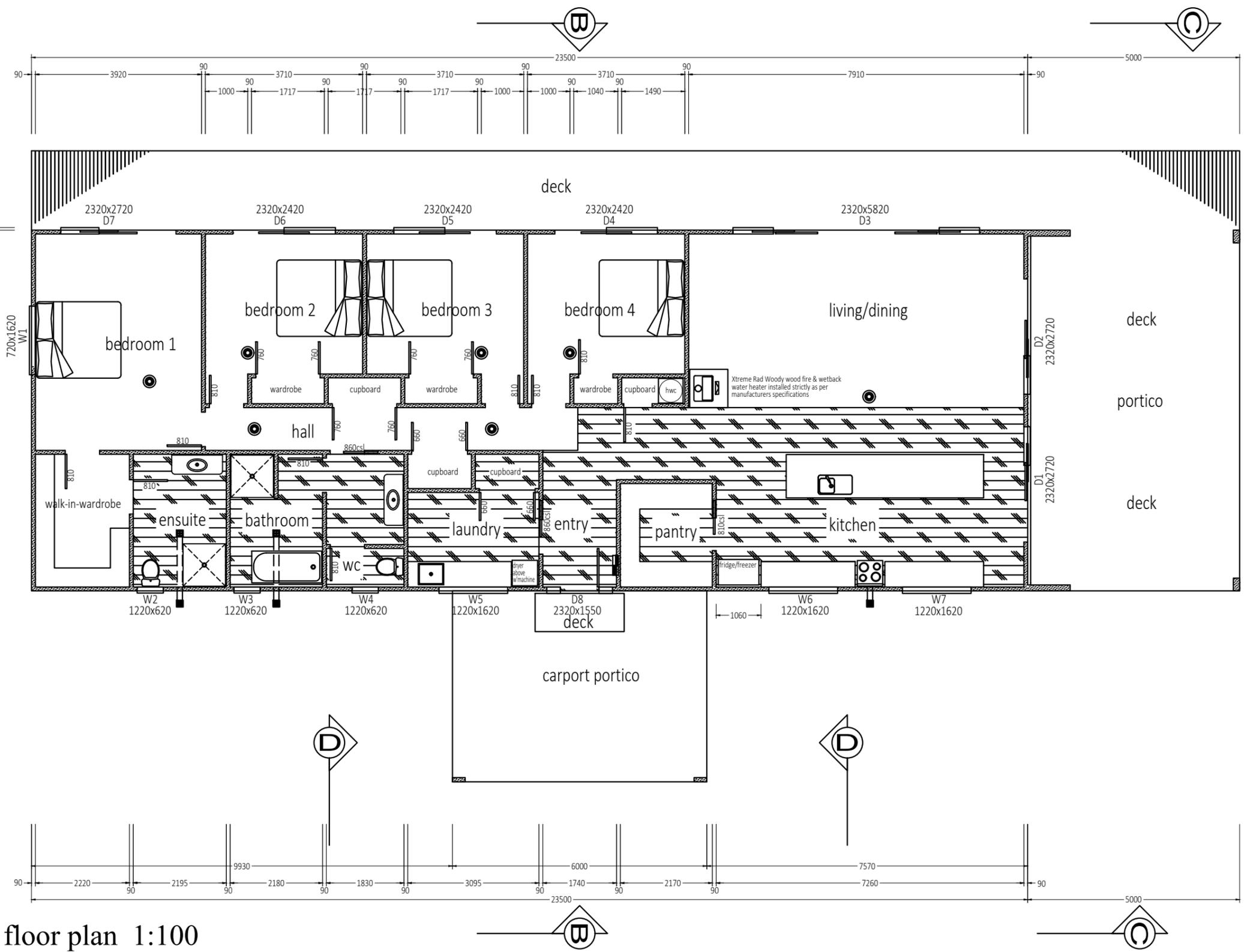
interconnected smoke alarms as per NZS 4514:2012 must be fitted to in all bedrooms, living spaces, hallways and landings,

denotes distribution board

denotes ceiling mounted fan with 125mmØ duct exiting via weather grille mounted on underside of soffit

denotes 1.5mm vinyl laid over FlexiSeal membrane

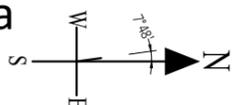
NZBC:
 all work is to comply with relevant clauses of the building code



Proposed floor plan 1:100
Proposed new home for Tom & Jade Rogers, 1337 Ruapekapeka Road, Kawakawa

NOTES: ALL CONSTRUCTION SHALL BE TO NZS 3604:2011 AND AMENDMENTS AND OTHER RELATED DOCUMENTS THAT APPLY TO THE WORK SHOWN. ALL DIMENSIONS AND DETAIL IN THIS DRAWING SHALL BE CHECKED BY THE CONTRACTOR AND ANY DISCREPANCIES OR AMBIGUITIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF CADPLANZ. TEL. 09-407 9816. FAX. 09 407 9817. MOB. 0274 505 471. DO NOT SCALE DIMENSIONS!. DO NOT GUESS...ASK!

DATE: 19/02/2026
 SHEET: 3



Paul Hayman

From: Paul Nicoll <Paul.Nicoll@fndc.govt.nz>
Sent: Monday, 1 September 2025 5:03 pm
To: Paul Hayman
Subject: RE: RFS 4261206 - 1709 Ruapekapeka Road boundary enquiry.
Attachments: 1709 Ruapekapeka 1 26082025.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Paul,

Thank you for your patience.

Please see below.

If you have any further question please sing out.

Regards,

Paulie
RFS Coordinator.
027 700 4470

From: Margriet Veenstra <Margriet.Veenstra@fndc.govt.nz>
Sent: Monday, 1 September 2025 4:52 pm
To: Paul Nicoll <Paul.Nicoll@fndc.govt.nz>
Cc: Elbie Serfontein <Elbie.Serfontein@fndc.govt.nz>
Subject: RE: RFS 4261206 - 1709 Ruapekapeka Road boundary enquiry.

Thanks for looking into this Pauli.

I am happy to approve the recommended response from Sherylanne.

The Far North District Council, as the adjoining owner of legal road, hereby provides its consent to the proposed reduced boundary setback, in accordance with the Site Plan dated 26/08/2025.

FNDC takes no responsibility for any improvements required to facilitate this activity.

 **Margriet Veenstra** She/her
Manager - Property Information & Business Compliance
M 272538072 | P 94015398 | Margriet.Veenstra@fndc.govt.nz
Te Kaunihera o Te Hiku o te Ika | Far North District Council

Pokapū Kōrero 24-hāora | 24-hour Contact Centre 0800 920 029
fndc.govt.nz



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Te Ao Māori Framework

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TU KOTAHI



WHANAKE TAHI



KOKIRI TAHI

From: Paul Nicoll <Paul.Nicoll@fndc.govt.nz>
Sent: Monday, 1 September 2025 12:22 pm
To: Margriet Veenstra <Margriet.Veenstra@fndc.govt.nz>
Cc: Elbie Serfontein <Elbie.Serfontein@fndc.govt.nz>
Subject: RE: RFS 4261206 - 1709 Ruapekapeka Road boundary enquiry.

Hi Margriet,

We have had feedback from Sherylanne that the below approval needs to through the roading (attached).

The customer has requested *de-permitted minor boundary reduction* to build closer than the 10m setback to road boundary at 1337 Ruapekapeka Road. This is at a spot where the roadway will be some 30m-37m from the proposed buildings. Plans are attached.

To proceed he requires written approval from the affected neighbour, which in this case the council roading team.

Given the distance from the physical corridor, it is recommended that this can be approved.

Can you please review the recommended response below and respond? Sherylanne has suggested the following.

*The Far North District Council, as the adjoining owner of legal road, hereby provides its consent to the proposed reduced boundary setback, in accordance with the Site Plan dated **05/06/2025**.*

FNDC takes no responsibility for any improvements required to facilitate this activity.

Cheers,

Paulie

From: Paul Nicoll
Sent: Thursday, 21 August 2025 4:24 pm
To: Property Legalisation <propertylegalisation@fndc.govt.nz>
Cc: Elbie Serfontein <Elbie.Serfontein@fndc.govt.nz>
Subject: RFS 4261206

Heyoop,

I have had a call from Paul Hayman regarding a de-permitted minor boundary reduction.

The request is to remove the 10m offset from the boundary of the road corridor at a point where the boundary is 30m from the road.

Can someone please contact Paul regarding this?

The RFS has done a few loops already so if this is indeed up to Roding to approve, can you please let me know what we would need to do?

Please let me know so I can update the RFS.

Regards,

Paulie
027 700 4470

From: Paul Hayman <cadplanz@cadplanz.co.nz>
Sent: Thursday, 21 August 2025 3:55 pm

To: Paul Nicoll <Paul.Nicoll@fndc.govt.nz>

Subject: Tom Rogers Plot Ruapekapeka Road.pdf

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FYI ..

Kind regardz ...

Paul Hayman

cadplanz

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