

# Application for resource consent or fast-track resource consent



Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of [Form 9](#)). Prior to, and during, completion of this application form, please refer to [Resource Consent Guidance Notes](#) and [Schedule of Fees and Charges](#) — both available on the Council's web page.

## 1. Pre-Lodgement Meeting

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

Yes  No

## 2. Type of consent being applied for

(more than one circle can be ticked):

- |  |   |
|--|---|
| <input type="radio"/> Land Use   | <input type="radio"/> Discharge: Total volume = <input type="text" value=""/> m <sup>3</sup><br><i>Note; volumes &gt;3m<sup>3</sup> requires NRC Consent.</i> |
| <input type="radio"/> Fast Track Land Use*                                 | <input type="radio"/> Subdivision   |
| <input type="radio"/> Change of Consent Notice (s.221(3))                  | <input type="radio"/> Existing Use Certificate (s.139A)   |
| <input type="radio"/> Certificate of Compliance (s.139)                    | <input type="radio"/> Consent under National Environmental Standard<br>(e.g. Assessing and Managing Contaminants in Soil)                                     |
| <input type="radio"/> Extension of time (s.125)                            |   |
| <input type="radio"/> Other (please specify) <input type="text" value=""/> |   |

*\*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:  
The Resource Consents Planning Technicians, [planning\\_technicians@fndc.govt.nz](mailto:planning_technicians@fndc.govt.nz)

## 5. Applicant details

Name/s:

Trevor and Danielle Beatson

Email:

Phone number:

Postal address:

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

Have you been the subject of abatement notices, enforcement orders, infringement notices and/or convictions under the Resource Management Act 1991?  Yes  No

If yes, please provide details.

<hr/> <hr/> <hr/>
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## 6. Address for correspondence

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

Name/s:

As above

Email:

Phone number:

Work

Home

Postal address:

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

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**Postcode**

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

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## 7. Details of property owner/s and occupier/s

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

Name/s:

As above

Property address/  
location:

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## 8. Application site details

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

Name/s:

Trevor and Danielle Beatson

Site address/  
location:

Postcode 0481

Legal description:

Lot 2 Deposited Plan 429

Val Number:

Certificate of title:

NA691/215 NA700/75

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.

To obtain retrospective land use consent for an existing pool cabana that infringes the road boundary and setback and sunlight standards

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.

The proposal has been prepared in accordance with the following version of the FNDC Engineering Standards:

2009  2023

## 10. Would you like to request public notification?

Yes  No

## 11. Other consent required/being applied for under different legislation

(more than one circle can be ticked):

Building Consent

Regional Council Consent (ref # if known)

National Environmental Standard Consent

Other (please specify)

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

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

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

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

Subdividing land

Disturbing, removing or sampling soil

Changing the use of a piece of land

Removing or replacing a fuel storage system

## 13. Natural hazards (National Policy Statement for Natural Hazards 2025)

Is the site subject to known or potential natural hazards (for example, flooding, coastal inundation, erosion, or unstable land), as contemplated by the National Policy Statement for Natural Hazards 2025?  Yes  No

If yes, please identify the relevant natural hazard(s) by ticking the applicable box(es) below:

Flooding

Active Faults

Landslips

Liquefaction

Coastal Erosion

Tsunami

Coastal Inundation

*Please ensure all relevant technical reports are submitted with the application.*

## 14. 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

## 15. Draft conditions:

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

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

## 16. 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)

Trevor Beatson

**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)

Trevor Beatson

**Signature:**

(signature of bill payer)

**Date** 11 June 2026

**MANDATORY**

## 17. Important Information:

### Note to applicant

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

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

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

### Fast-track application

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

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

### Privacy Information:

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

## 18. Declaration

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

**Name** (please write in full)

Trevor Beatson

**Signature**

**Date** 11 June 2026

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

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

## Checklist of your information

*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.*

# **ASSESSMENT OF ENVIRONMENTAL EFFECTS**

## **APPLICATION FOR LAND USE CONSENT**

### **EXISTING POOL CABANA**

### **46A KAKAPO STREET AHIPARA**

**Prepared For:**

Trevor Beatson

**Proposal:**

Retrospective Land Use Consent for an Existing Pool Cabana that Infringes the Road Boundary Setback and Sunlight/Recession Plane Standards of the Far North District Council Operative District Plan.

**District Plan Rules:**

Rule 7.6.5.1.5 – Sunlight / Recession Plane Rule 7.6.5.1.7 – Setback from Boundaries

**Date:**

11 June 2026

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## 1. PROPOSAL

This application seeks retrospective land use consent for an existing pool cabana located at 46A Kakapo Street, Ahipara.

The cabana was constructed as part of wider residential improvements to the property, including pool safety works. During the subsequent Certificate of Acceptance process relating to the pool barrier, Council identified that while the pool barrier itself was acceptable, the cabana did not comply with the Residential Zone road boundary setback and sunlight standards.

The cabana was not the subject of any complaint, enforcement action or adverse effects concern. The applicant has subsequently sought to regularise the planning position through this resource consent application.

The applicant has worked cooperatively with Council throughout this process and is seeking to address the identified planning matters through the appropriate resource consent process.

The cabana is an accessory structure associated with the established residential use of the property and is used as a poolside shelter and outdoor recreation area.

The structure is approximately 4.0 metres by 4.7 metres in size and is non-habitable in nature. The structure contains no kitchen, bathroom or sleeping facilities and is solely ancillary to the residential use of the site.

Resource consent is required due to infringements of:

- Rule 7.6.5.1.5 – Sunlight/Recession Plane
- Rule 7.6.5.1.7 – Setback from Boundaries

No alterations to the structure are proposed as part of this application.

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## **2. SITE CONTEXT**

The subject site is located at 46A Kakapo Street, Ahipara and is developed for residential purposes.

The property contains an existing dwelling, swimming pool, pool fencing and associated outdoor living areas.

The cabana forms part of the established residential recreation and outdoor living environment associated with the dwelling.

The structure is located adjacent to the road boundary and is separated from the legal boundary by approximately 100mm. Importantly, the cabana remains entirely within the legal boundaries of the property and does not project beyond, overhang, or encroach across the legal boundary at any point.

The structure has become an established component of the residential improvements on the site and continues to support the use and enjoyment of the property by its occupants.

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## **3. SURROUNDING ENVIRONMENT**

The surrounding environment is characterised by residential development and associated residential structures, landscaping and outdoor living areas.

The site is situated within the Residential Zone where residential activities and associated accessory structures are anticipated and expected.

The cabana is ancillary to the residential use of the site and is consistent with the type of recreational and outdoor living structures commonly found within residential environments.

The proposal does not affect any identified ecological areas, outstanding landscapes, heritage features, indigenous vegetation, significant natural habitats or public reserves.

The structure has remained in place without generating complaints from neighbouring landowners and was identified through Council's review of associated pool safety works rather than through any complaint, enforcement action or identified adverse effect.

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#### **4. ACTIVITY STATUS**

The site is zoned Residential under the Far North District Council Operative District Plan.

The proposal requires resource consent due to non-compliance with:

- Rule 7.6.5.1.5 – Sunlight/Recession Plane
- Rule 7.6.5.1.7 – Setback from Boundaries

The proposal is therefore assessed as a discretionary activity under the Operative District Plan.

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#### **5. ASSESSMENT OF ENVIRONMENTAL EFFECTS**

##### **5.1 ROAD BOUNDARY SETBACK EFFECTS**

The cabana is located within the required road boundary setback and therefore does not comply with Rule 7.6.5.1.7. The structure is positioned approximately 100mm from the road boundary but remains entirely within private property. No part of the structure extends beyond the legal boundary or occupies road reserve land.

The structure is located adjacent to, but entirely within, the legal road boundary. The setback infringement is therefore wholly contained within the applicant's property and does not result in any encroachment onto public land.

The cabana does not restrict public access, pedestrian movement, road maintenance activities, visibility for road users, or the ongoing operation and function of the adjoining road reserve.

The proposal does not prejudice the use of the road reserve by Council, utility providers or members of the public.

While the setback standard is not achieved, the physical effects associated with the location of the structure remain confined to the subject property.

The structure has existed in its current location without generating complaints from neighboring landowners, road users, infrastructure providers or Council. This provides practical evidence that the proximity of the structure to the road boundary has not resulted in adverse environmental effects.

## 5.2 SUNLIGHT AND RECESSION PLANE EFFECTS

The proposal does not comply with Rule 7.6.5.1.5 relating to sunlight and recession plane requirements.

The purpose of recession plane controls is generally to protect sunlight access, daylight access and residential amenity.

In this instance the infringement occurs along a road boundary rather than directly adjoining a neighbouring residential property.

The proposal therefore does not materially affect neighbouring residential access to sunlight, daylight or outlook.

Given the location of the infringement, the effects associated with the recession plane non-compliance are considered limited.

## 5.3 EFFECTS ON THE ROAD RESERVE AND PUBLIC REALM

A key consideration for this application is the proximity of the cabana to the road boundary.

The cabana remains entirely within private property and does not occupy any part of the adjoining road reserve.

The structure does not interfere with the operation of the road corridor, pedestrian access, utility services, drainage functions or public use of the road reserve.

The cabana does not create a transportation safety issue and does not obstruct sightlines for vehicles entering or exiting the property.

The proposal does not result in any physical occupation of public land and does not compromise the ability of Council to undertake future road maintenance or infrastructure works within the road reserve.

#### 5.4 VISUAL AND STREETSCAPE EFFECTS

The cabana is a small-scale residential accessory structure associated with the established use of the site.

The structure is open-sided and clearly functions as an ancillary recreational structure.

The proposal does not involve commercial activity, residential intensification or a separate habitable building.

The cabana has become part of the established residential environment and is viewed in the context of surrounding residential development and outdoor living areas.

The proposal is not considered to result in significant adverse visual or streetscape effects.

#### 5.5 RESIDENTIAL AMENITY EFFECTS

The proposal does not adversely affect neighbouring residential amenity.

The structure does not generate noise, lighting, traffic, odour, vibration or activity beyond what would normally be expected from a residential property.

The owner of the adjoining neighbouring property has provided written confirmation that they have no objection to the location of the cabana.

While the neighbour approval does not remove the need for consent relating to the road boundary infringement, it demonstrates that the structure is not creating adverse amenity effects for adjoining property owners.

Privacy, outlook and enjoyment of neighbouring properties are not adversely affected.

#### 5.6 TRAFFIC AND ACCESS EFFECTS

The proposal does not alter access arrangements to the site.

No additional vehicle movements are generated.

No changes are proposed to parking arrangements.

The cabana remains ancillary to the existing residential use of the site and therefore has no discernible transportation effects.

#### 5.7 INFRASTRUCTURE AND SERVICING EFFECTS

The proposal does not increase demand on infrastructure services.

No additional wastewater, stormwater, water supply or utility servicing is required.

The proposal does not affect existing infrastructure networks or public services.

#### 5.8 NATURAL HAZARD AND ENVIRONMENTAL EFFECTS

The proposal relates to an existing structure.

No adverse effects are anticipated in relation to natural hazards, erosion, flooding, indigenous vegetation, ecology, heritage values or landscape values.

The proposal does not result in any significant environmental effects.

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## **6. STATUTORY ASSESSMENT**

### **6.1 RESOURCE MANAGEMENT ACT 1991**

Section 104 of the Resource Management Act 1991 requires consideration of the actual and potential effects on the environment together with relevant planning provisions.

Having regard to the nature of the proposal and the established residential environment within which it is located, the effects associated with the proposal are limited in scale and extent.

### **6.2 OPERATIVE FAR NORTH DISTRICT PLAN**

The proposal involves an existing residential accessory structure associated with the established use of the property.

While the proposal does not comply with the road boundary setback and recession plane standards, the effects of those infringements are limited by the nature of the structure, its non-habitable use, and its location entirely within private property.

The proposal remains generally consistent with the purpose and intent of the Residential Zone.

### **6.3 RESIDENTIAL ZONE OBJECTIVES AND POLICIES**

The proposal supports the ongoing residential use and enjoyment of the site.

The cabana is an accessory structure that remains subordinate to the primary residential activity. The proposal maintains residential amenity values and does not adversely affect surrounding properties.

While the road boundary setback standard is not achieved, the underlying purpose of the standard is nevertheless maintained. The structure is low in scale, non-habitable, ancillary to the residential activity, does not occupy road reserve land, does not compromise road safety or public access, and does not adversely affect neighbouring

properties. The proposal therefore remains consistent with the broader intent of the Residential Zone provisions.

The proposal is considered generally consistent with the relevant objectives and policies of the Residential Zone.

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## **7. NOTIFICATION ASSESSMENT**

### **7.1 PUBLIC NOTIFICATION**

The proposal relates to an existing residential accessory structure.

The effects associated with the proposal are localised and limited in nature.

The proposal does not give rise to effects that would warrant public notification.

### **7.2 LIMITED NOTIFICATION**

The proposal does not adversely affect any persons to a degree that would warrant limited notification.

The adjoining neighbour has provided written confirmation supporting the proposal.

The proposal does not adversely affect neighbouring residential properties or the wider public.

Accordingly, limited notification is not considered necessary.

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## **8. CONCLUSION**

This application seeks retrospective land use consent for an existing pool cabana associated with the residential use of 46A Kakapo Street, Ahipara.

The structure infringes the road boundary setback and recession plane standards of the Operative District Plan.

However, the cabana remains entirely within the legal boundaries of the property, is non-habitable in nature, and is ancillary to the established residential use of the site.

The proposal does not adversely affect neighbouring properties, road safety, public access, infrastructure, ecological values or residential amenity. The owner of the adjoining residential property has confirmed that they have no objection to the location of the structure.

The applicant has acted promptly to regularise the planning status of the cabana following identification of the non-compliance during Council's assessment of associated pool safety works.

The proposal does not involve occupation of public land, does not encroach onto the adjoining road reserve, and does not compromise the operation or future use of the road corridor.

For these reasons, and having regard to the limited environmental effects associated with the proposal, resource consent is respectfully sought.

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## 9. APPENDICES

Appendix A – Record of Title

Appendix B – Site Plan and Dimensions

Appendix C – Certificate of Acceptance Documentation

Appendix D – Photographs of Existing Cabana

Appendix E – Neighbour Letter of Support

Appendix F – Far North District Council Correspondence

Appendix G – Aerial Site Plan and Locality Plan

## APPENDIX A



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** 514440  
**Land Registration District** North Auckland  
**Date Issued** 17 January 2013

#### Prior References

NA691/215 NA700/75

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**Estate** Fee Simple  
**Area** 603 square metres more or less  
**Legal Description** Lot 2 Deposited Plan 429176

#### Registered Owners

Trevor Aaron Beatson and Danielle Beatson

#### Interests

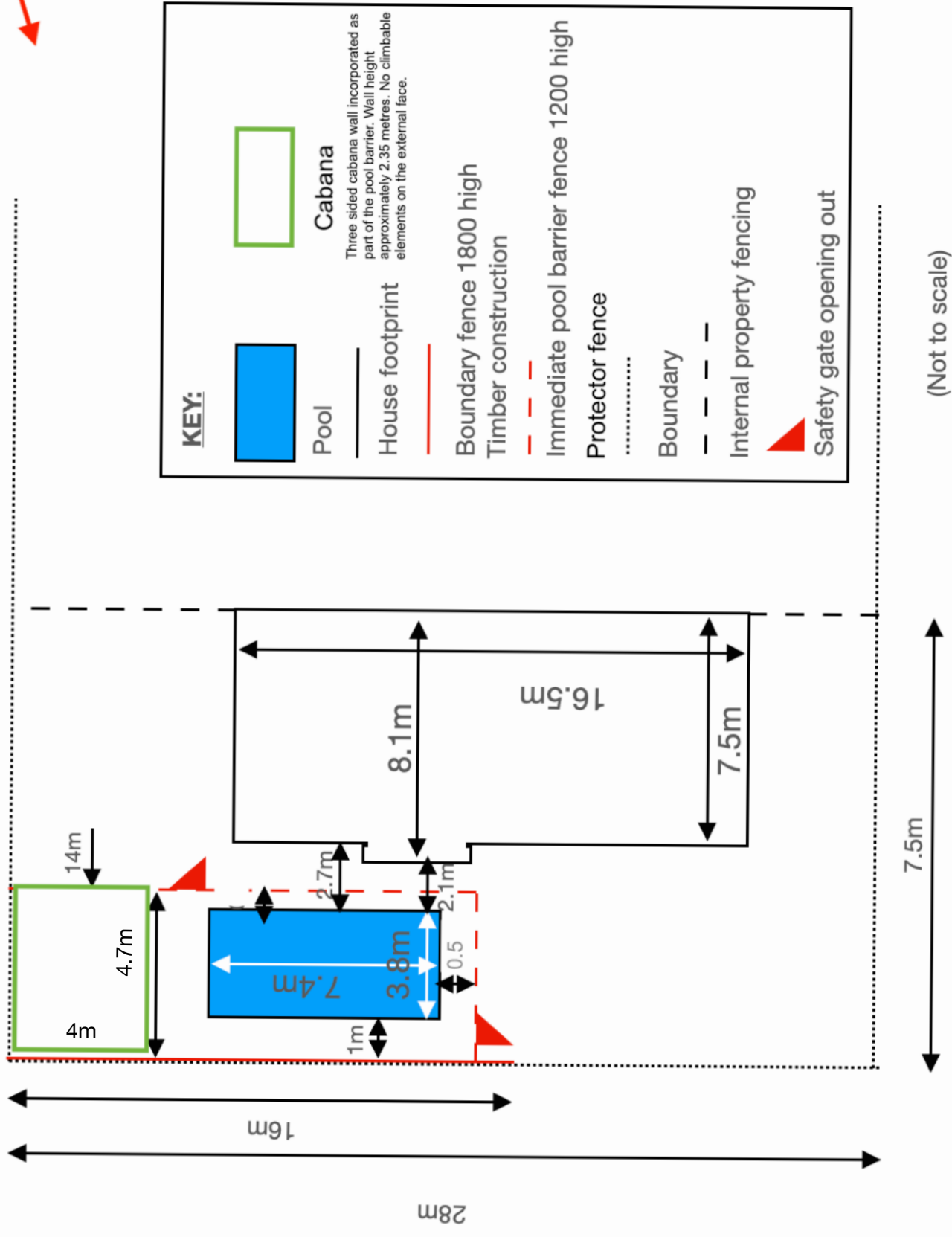
9258309.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 17.1.2013 at 9:11 am  
Appurtenant hereto is a right to drain sewage created by Easement Instrument 9258309.3 - 17.1.2013 at 9:11 am  
The easements created by Easement Instrument 9258309.3 are subject to Section 243 (a) Resource Management Act 1991  
10600066.2 Mortgage to ANZ Bank New Zealand Limited - 2.12.2016 at 2:28 pm





# APPENDIX B

46a Kakapo Street Ahipara Pool Sketch plan



**KEY:**

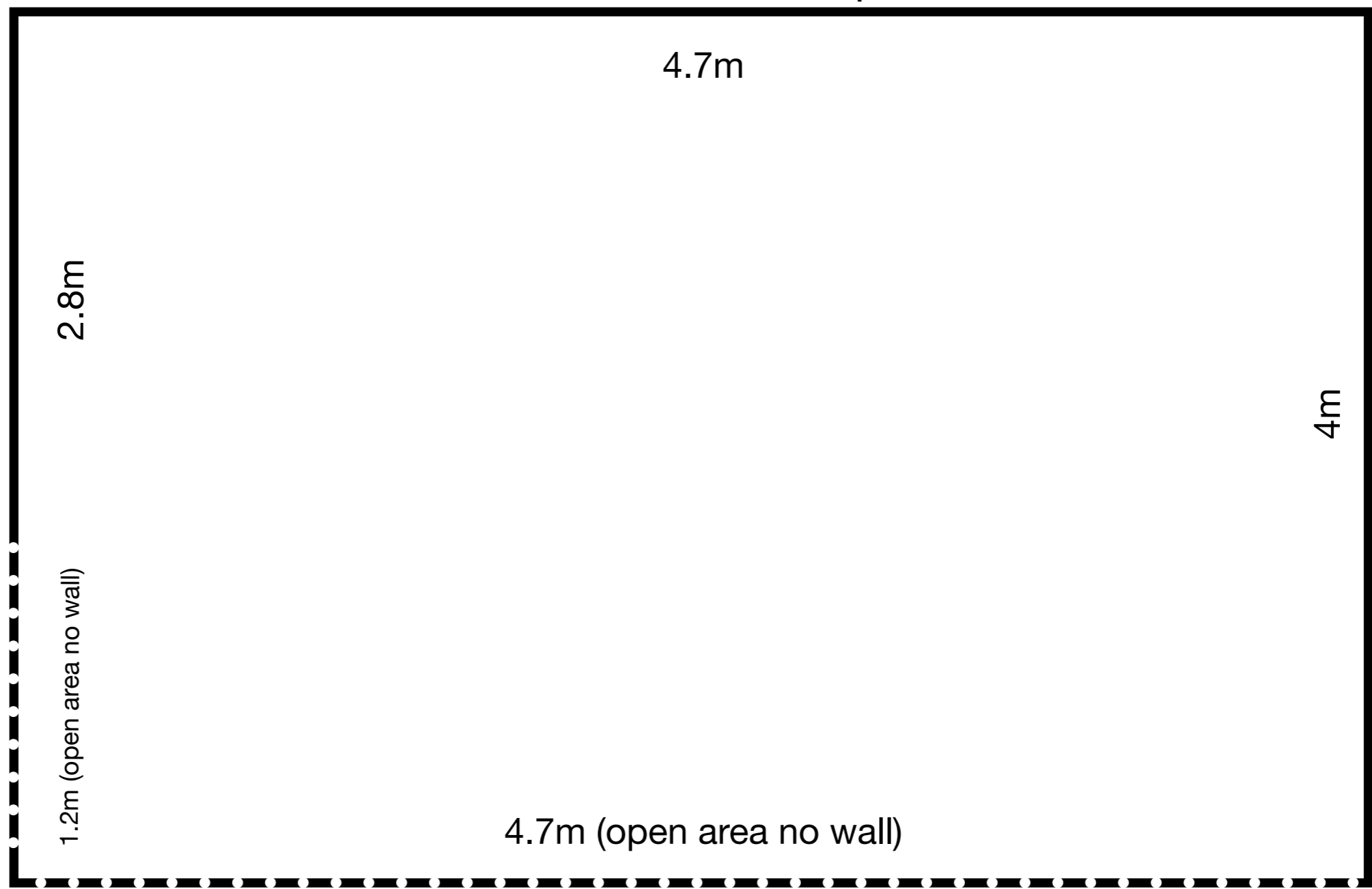
- Pool
- Cabana  
Three sided cabana wall incorporated as part of the pool barrier. Wall height approximately 2.35 metres. No climbable elements on the external face.
- House footprint
- Boundary fence 1800 high Timber construction
- Immediate pool barrier fence 1200 high Protector fence
- Boundary
- Internal property fencing
- Safety gate opening out

(Not to scale)

# FLOOR PLAN - CABANA -46a Kakapo Street Ahipara

Road Boundary (100mm setback from boundary) ↑

Not to Scale

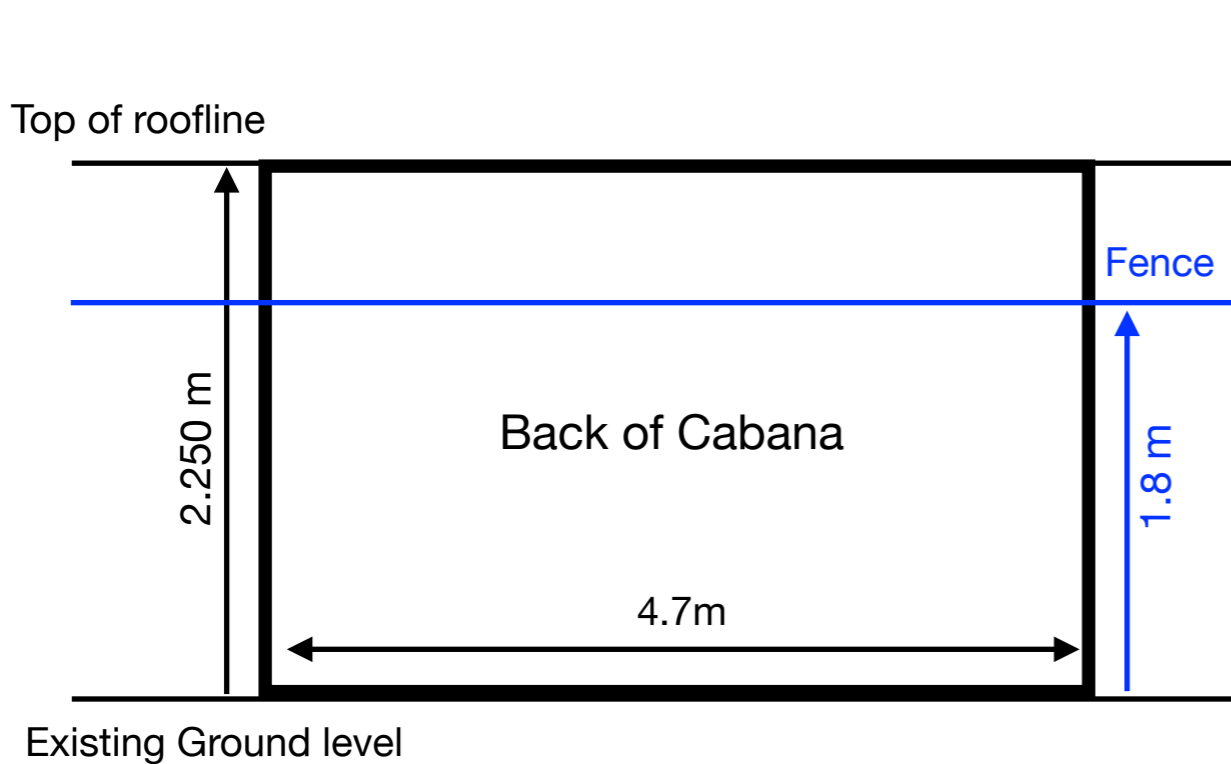


Neighbour boundary  
900mm

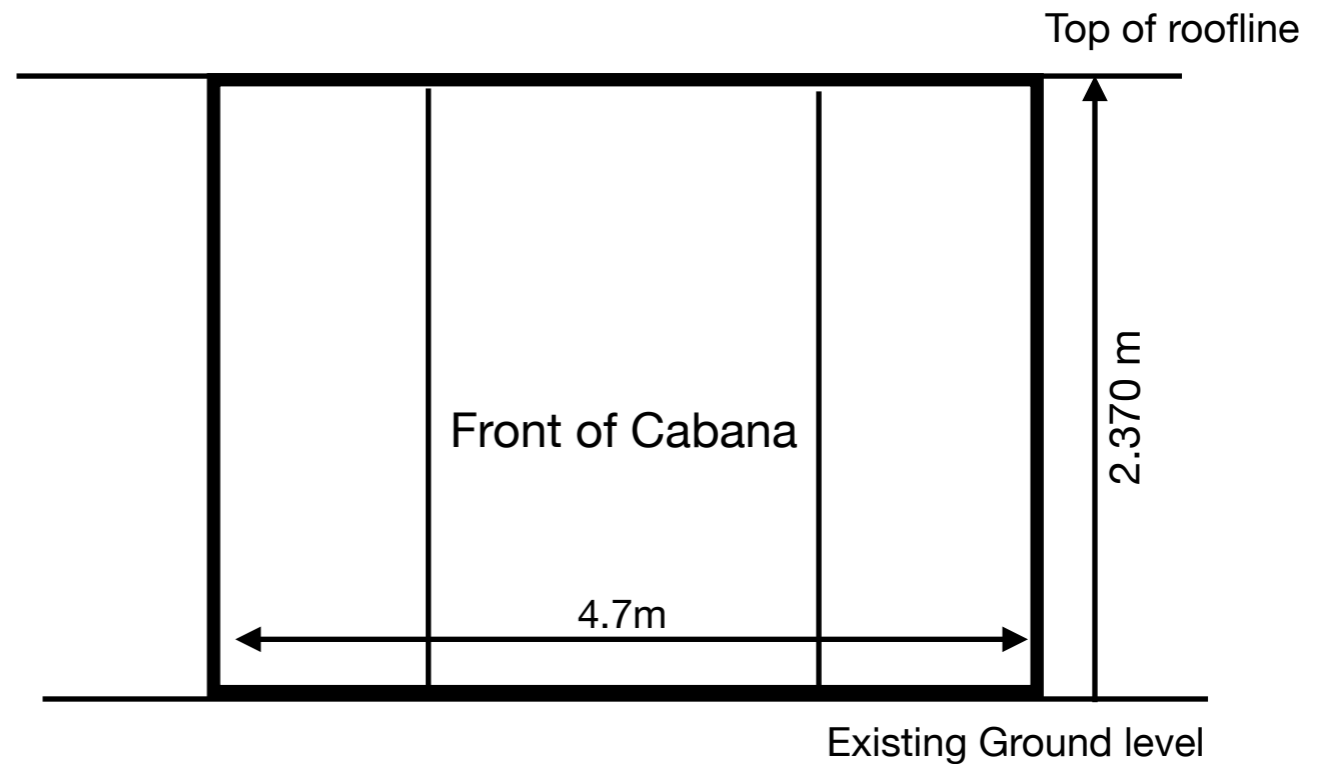
Open Area to pool

Floor Area: 18.8m<sup>2</sup>

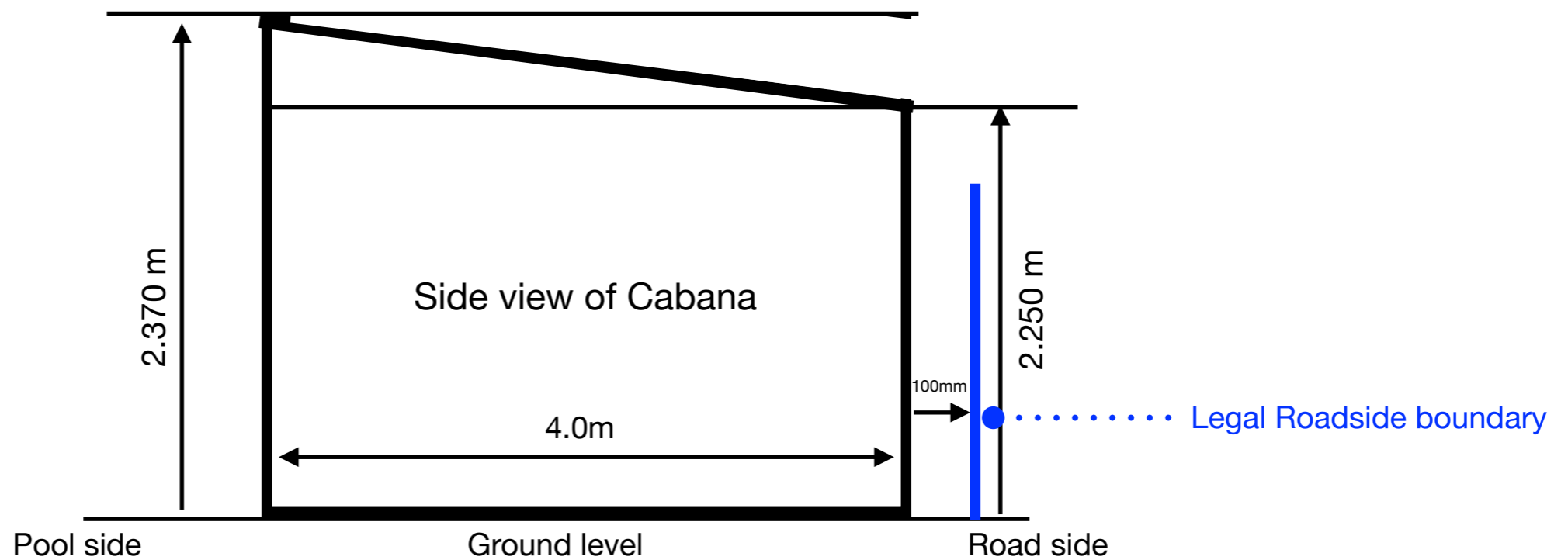
# ELEVATION - CABANA - 46a Kakapo Street Ahipara



Road side view (back end view of cabana)



Pool side view (front view of cabana)



NOTE: The structure has a maximum height of approximately 2.37 metres and is modest in scale relative to typical residential accessory buildings

Not to Scale



**FNDC CERTIFICATE OF ACCEPTANCE**

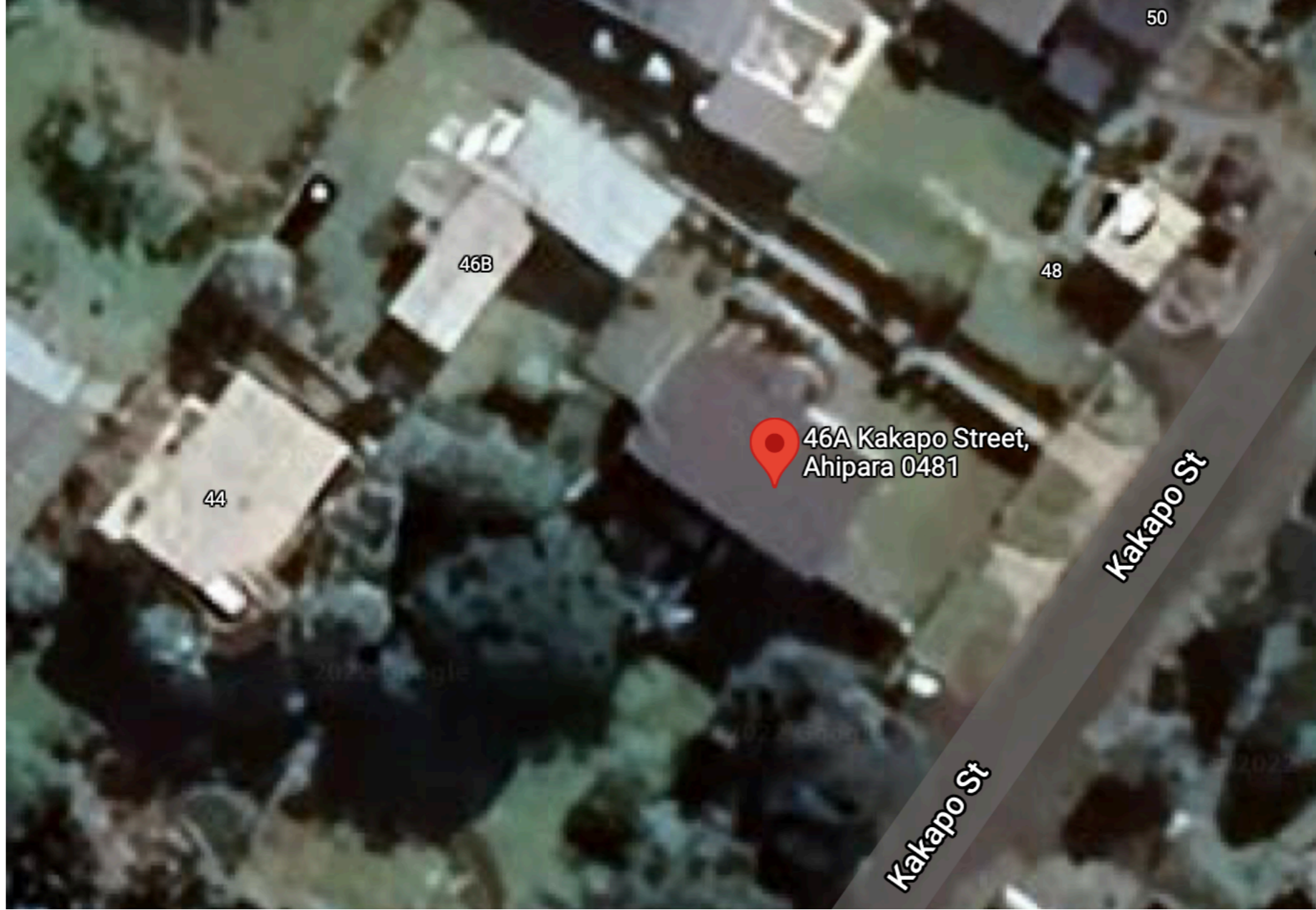
**COA: 2026-91**

**Date: 27/05/2026**

**Building Granting Officer: MP**

**Special conditions may apply**

GOOGLE MAP



**FNDC CERTIFICATE OF ACCEPTANCE**

**COA: 2026-91**

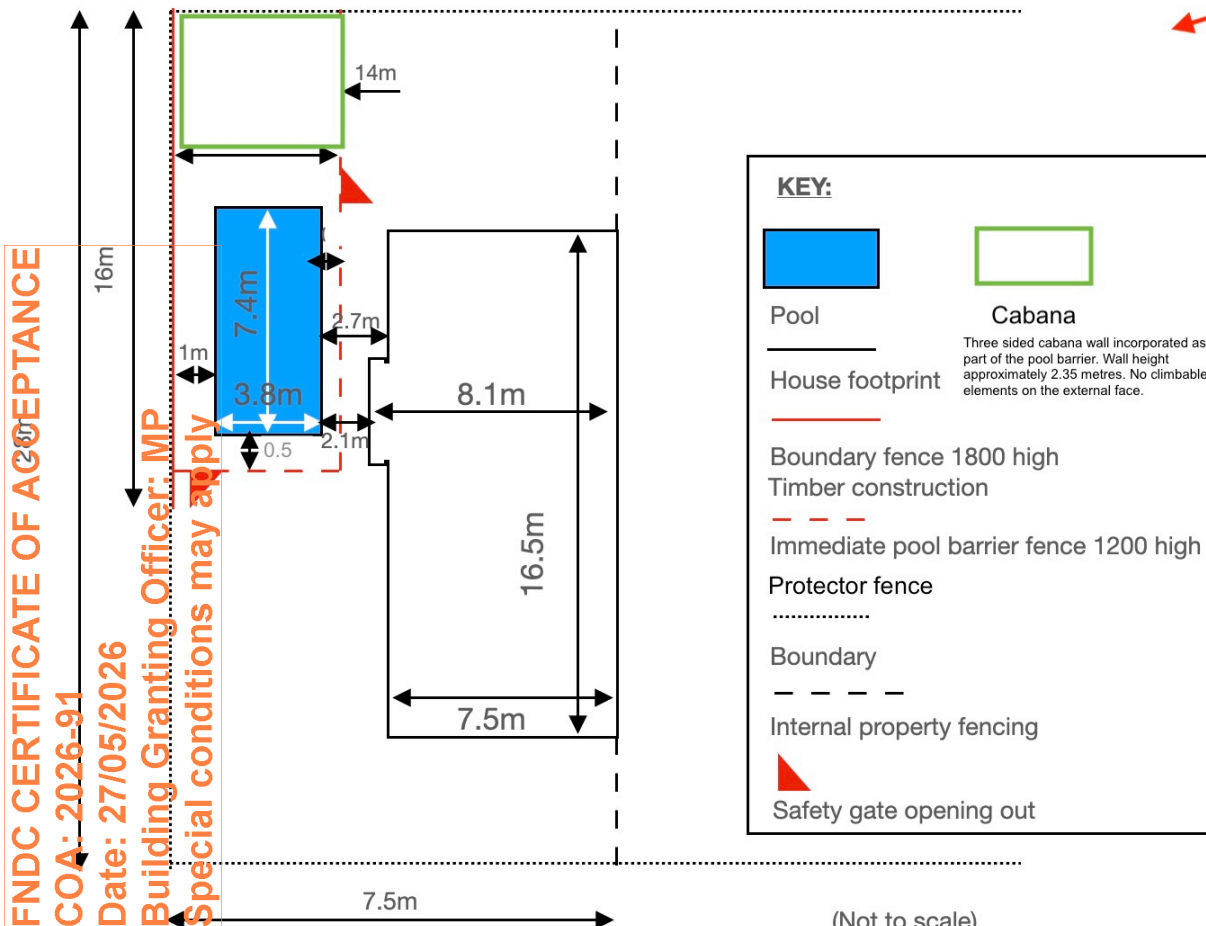
**Date: 27/05/2026**

**Building Granting Officer: MP**

**Special conditions may apply**

46a Kakapo Street Ahipara Pool Sketch plan

NORTH



(Not to scale)

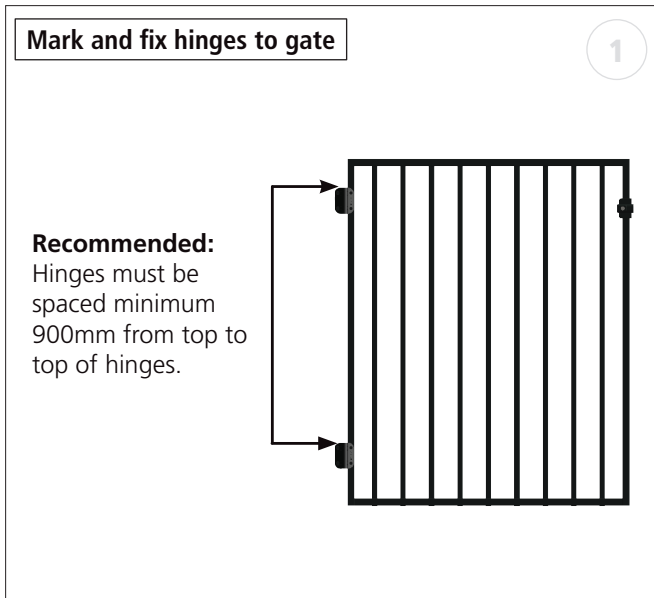


# G8SAFE GATE HINGES INSTALLATION GUIDE

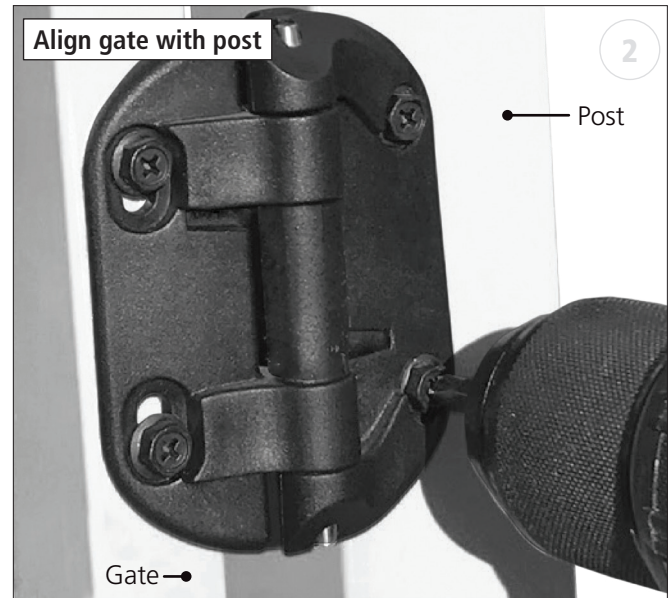
**SELF-CLOSING PAIR** (Suitable for Pool & Garden)  
**NON SELF-CLOSING PAIR** (Suitable for Garden)

Before installing a pool hinges, check with your local Council regarding specific pool fence requirements.  
Note: Images may differ slightly from actual product.

- Contains:  
Comes with:
- » 2 Hinges
  - » Screws
  - » Installation guide
- Tools required:
- » Drill
  - » Measuring tape
  - » Phillips head screwdriver



1. Mark and fix hinges to gate.



2. Align gate with hinge post and fix off hinges to post.



3. For hinges with support legs also fix to post.

#### NOTE:

- » Before installing pool hinges, check with your local Council regarding specific pool fence requirements.
- » Must be installed in accordance with the local fence / barrier codes and regulations.
- » Maintain latch and hinges regularly, making sure that latching hook, striker bolt and other moving parts from latch and hinges are free from debris.
- » Please, note that these hinges are designed for non-automated gates. The use for other purposes may affect performance.
- » These latch and hinges will operate correctly only if installed and maintained in accordance with ProtectorAI™ instructions.
- » Images may differ slightly from actual product.

FNDC CERTIFICATE OF ACCEPTANCE  
COA: 2026-91  
Date: 27/05/2026  
Building Granting Officer: MP  
Special conditions may apply

**ProtectorAI**  
More than just fencing.



SCAN FOR WARRANTY

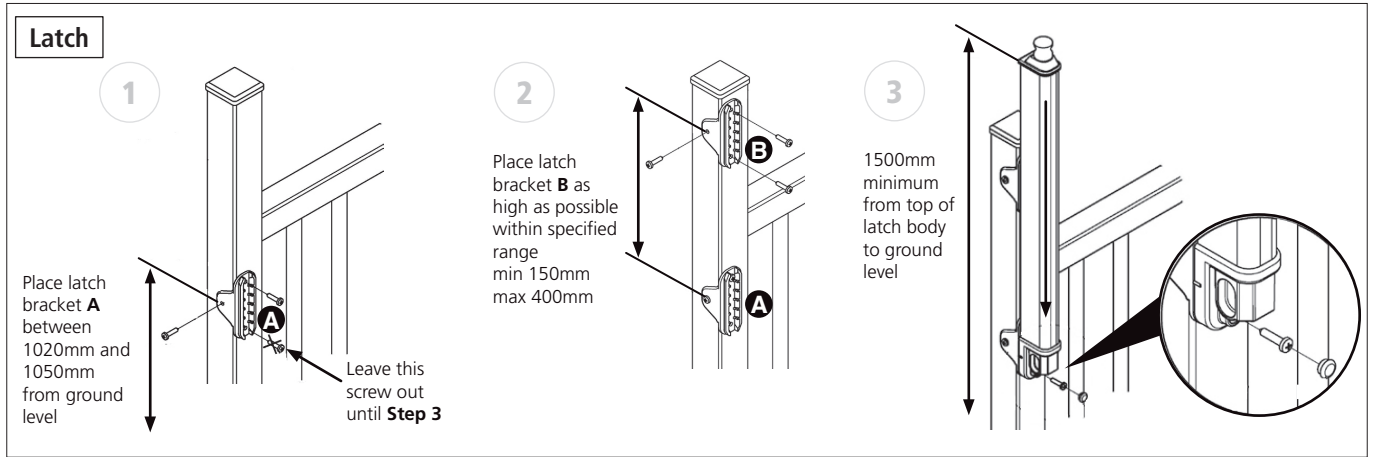
# G8SAFE GATE LATCHES

## INSTALLATION GUIDE

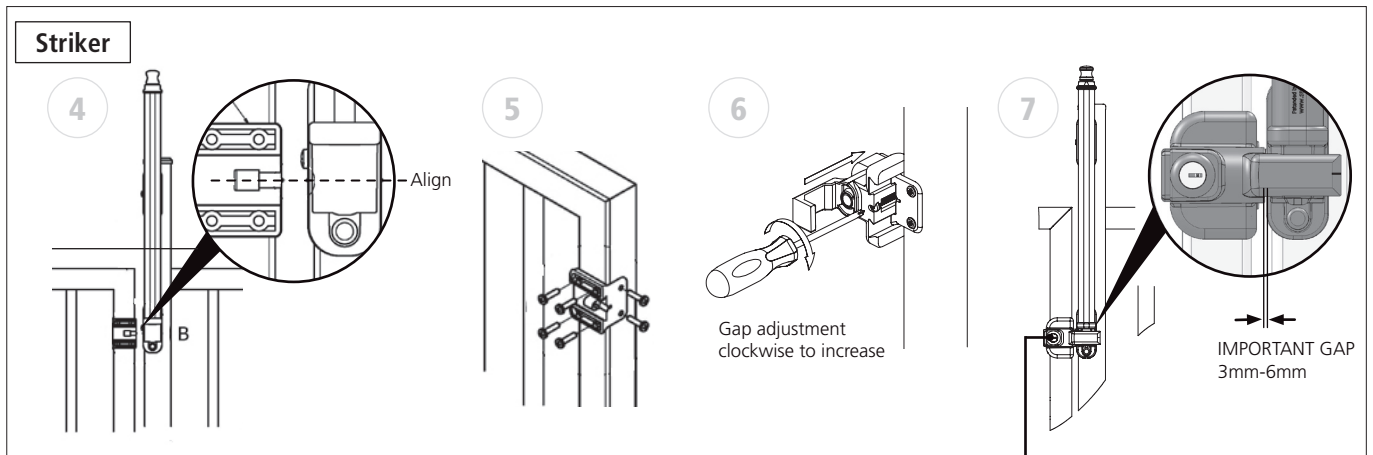
TOP PULL (Suitable for Pool)

- Contains:
- » 1 Latch + Striker
  - » Screws
  - » Installation guide

- Tools required:
- » Drill
  - » Measuring tape
  - » Phillips head screwdriver



1. Position latch bracket **A** (lower bracket) between 1020mm & 1050mm from ground level. Fix to post with two screws, leaving the bottom screw out until later (**Step 3**).
2. Place latch bracket **B** (upper bracket) as high as possible within specified range from bracket **A** – min. 150mm, max 400mm.
3. Starting at the top slide latch body fully down onto brackets, then screw to lower bracket. Top of latch body must be a minimum of 1500mm from ground level.



4. Align Striker bracket with latch using the alignment notches (**Step 4**).
5. Attach Striker bracket to the gate frame using the screws provided (**Step 5**). A minimum of 4 screw points for standard width frame or 6 screw points for wider frames.
6. Slide Striker onto bracket, fix using adjuster screw (**Step 6**).
7. Adjust striker clearance 3mm-6mm turning the adjuster screw clockwise to increase (**Step 7**).

**IMPORTANT:**  
ALWAYS REMOVE KEY  
WHEN NOT IN USE



Before installing a pool gate, check with your local Council regarding specific pool fence requirements.  
Note: Images may differ slightly from actual product

Note: Not all Top Pull latches are key lockable

**FNDC CERTIFICATE OF ACCEPTANCE**  
**COA: 2026-91**  
**Date: 27/06/2026**  
**Building Granting Officer: MP**  
**Special conditions may apply**

**Protector**<sup>AI</sup>  
More than just fencing.



SCAN FOR WARRANTY

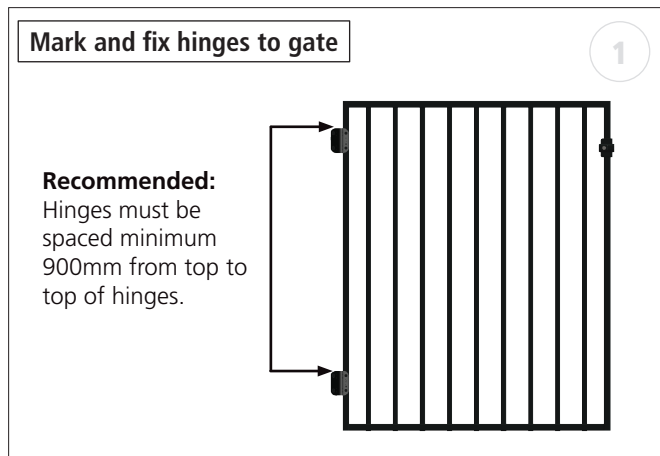
# G8SAFE GATE HINGES INSTALLATION GUIDE

**ADJUSTABLE SELF-CLOSING PAIR (Suitable for Pool & Garden)**  
**HEAVY DUTY ADJUSTABLE SELF-CLOSING PAIR (Suitable for Garden)**

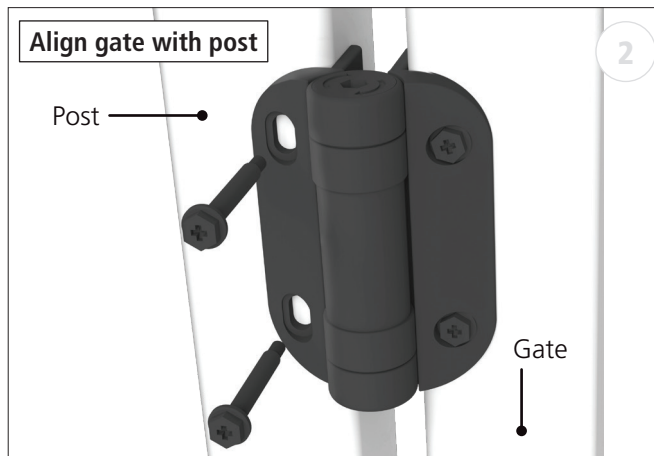
Before installing a pool hinges, check with your local Council regarding specific pool fence requirements.  
Note: Images may differ slightly from actual product.

- Contains:
- » 2 x Hinges
  - » 1 x Safety Cap
  - » 1 x Allen Key
  - » 1 x Finishing Cap
  - » Installation guide

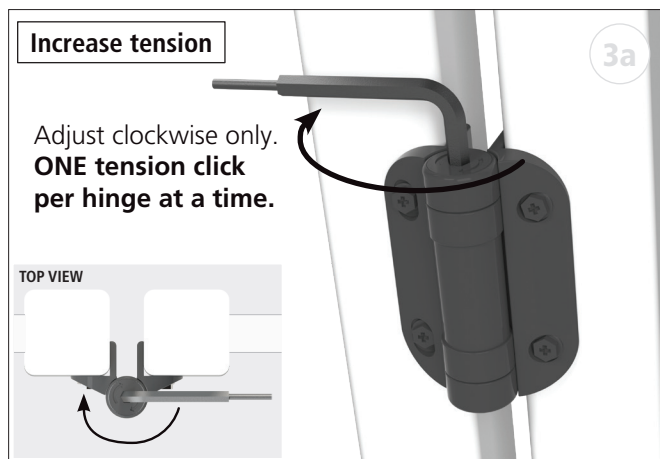
- Tools required:
- » Drill
  - » Measuring tape
  - » Phillips head screwdriver



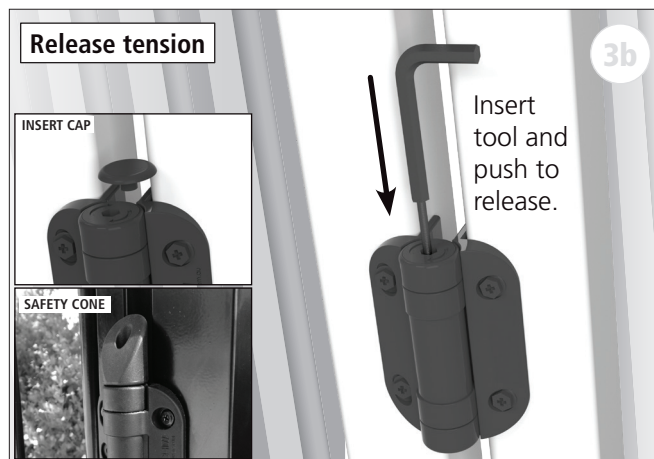
1. Mark and fix hinges to gate.



2. Align gate with hinge post and fix off hinges to post.



- 3a. To adjust hinge tension, simply use supplied tool:
- » ONE tension click per hinge at a time.
  - » Check for desired gate tension after each adjustment. Gate must be able to self close from any open position.
  - » Aim for equal amounts of tension clicks on each hinge if possible.
  - » Maximum FOUR tension clicks per hinge.



- 3b. Once adjusted, fit the supplied caps to the top. To avoid kids climbing, the Safety Cone MUST be fitted to the bottom hinge.

## NOTES

- » Before installing pool hinges, check with your local Council regarding specific pool fence requirements.
- » Must be installed in accordance with the local fence / barrier codes and regulations.
- » Maintain latch and hinges regularly, making sure that latching hook, striker bolt and other moving parts from latch and hinges are free from debris.
- » Please, note that these hinges are designed for non-automated gates. The use for other purposes may affect performance.
- » These latch and hinges will operate correctly only if installed and maintained in accordance with ProtectorAI™ instructions.
- » Images may differ slightly from actual product.

**FNDC CERTIFICATE OF ACCEPTANCE**  
**COA: 2026-91**  
**Date: 27/06/2026**  
**Building Granting Office: MP**  
**Special conditions may apply**

**ProtectorAI**  
More than just fencing.



SCAN FOR WARRANTY

## APPENDIX D





**APPENDIX E**

To whom it May Concern

Regarding Trevor Beatson pool fencing consent @ 46a Kakapo Street Ahipara.

I acknowledge that the existing poolside cabana structure located adjacent to the boundary between my property at 46 Kakapo Street Ahipara and 46a Kakapo Street Ahipara sits approximately 900 mm from the shared boundary.

I confirm that I have no objection to the structure remaining in its current position generally but also for the purposes of any required applications to FNDC for council approval and pool fencing compliance.

Name: *Margaret Ann Cindlay*

Signed: *M.A. Cindlay*

Date: *13/6/26*

Contact details: *022 304 98 74.*  
*idzynlamps@gmail.com.*

26 May 2026

Trevor Aaron Beatson  
PO Box 205  
Ahipara 0449

Tēnā koe,

**Building consent number:** COA-2026-91/0  
**Property ID:** 3355344  
**Address:** 46A Kakapo Street, Ahipara 0481  
**Description:** Installed Pool Safety Fence and 3 Sided Cabana

**Requirement for Resource Consent**

PIM Assessment of your application has highlighted the need for Resource Consent that must be granted prior to any building works or earthworks commencing.

NB: As of 27<sup>th</sup> July 2022, some rules and standards in the Far North District Council Proposed District Plan took legal effect and compliance with these rules applies to your building consent. Please visit our website to see these rules  
[Far North Proposed District Plan \(isoplan.co.nz\)](http://isoplan.co.nz)

The site is zoned **Residential** under the Operative District Plan and Resource Consent is required for breach of the following:

<b>Rule:</b>	7.6.5.1.5 SUNLIGHT No part of any building shall project beyond a 45-degree recession plane as measured inwards from any point 2m vertically above ground level on any site boundary (refer to definition of Recession Plane in Chapter 3 - Definitions), except that: (a) a building may exceed this standard for a maximum distance of 10m along any one boundary other than a road boundary, provided that the maximum height of any building where it exceeds the standard is 2.7m (refer to Recession Plane Diagram B within the definition of Recession Plane in Chapter 3 – Definitions)
<b>Reason:</b>	Compliance not shown on road boundary.
<b>Rule:</b>	7.6.5.1.7 SET BACK FROM BOUNDARIES (a) The minimum building setback from road boundaries shall be 3m,
<b>Reason:</b>	Compliance not shown with 3m setback to road boundary.

Please note there may be other rule breaches found during the Resource Consent process. It is your responsibility to ensure the Resource Consent approved plans match the Consented approved plans.

The application form can be downloaded from [www.fndc.govt.nz](http://www.fndc.govt.nz) and submitted to Council's (Planning Department) with the appropriate documentation and instalment fee.

If you have any queries, please contact the Duty Planner on [Duty.Planner@fndc.govt.nz](mailto:Duty.Planner@fndc.govt.nz) or 0800 920 029.

Nāku iti nei, nā

A handwritten signature in blue ink that reads "J Barber".

Jude Barber

PIM Officer

**Delivery and Operations**

Emailed to: [beatsonwhanau@gmail.com](mailto:beatsonwhanau@gmail.com)

**FORM 4**  
**Certificate attached to**  
**PROJECT INFORMATION MEMORANDUM**

Section 37, Building Act 2004

**Building Consent Number: COA-2026-91/0**

**RESTRICTIONS ON COMMENCING BUILDING WORK UNDER  
RESOURCE MANAGEMENT ACT 1991**

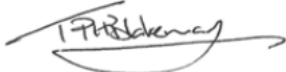
The building work referred to in the attached Project Information Memorandum is also required to have the following **Resource Consent(s)** under the Resource Management Act 1991:

• **Resource Consent – REQUIRED**

As the above Resource Consent(s) will affect the building work to which the Project Information Memorandum relates, until this has been granted no building work may proceed.

Failure to comply with the requirements of this notice may result in legal action being taken against you under the Resource Management Act 1991.

Signature:



Trent Blakeman  
Manager - Building Services –  
Delivery and Operations  
Far North District Council (Building Consent Authority)  
26 May 2026

Position:

On behalf of:

Date:

# APPENDIX G

## FNDC SITE VIEW



GOOGLE VIEW

