

# 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):

- |   |   |
|---|---|
| <input type="radio"/> Land Use  | <input type="radio"/> Discharge                           |
| <input type="radio"/> Fast Track Land Use*  | <input type="radio"/> Change of Consent Notice (s.221(3)) |
| <input type="radio"/> Subdivision   | <input type="radio"/> Extension of time (s.125)           |
| <input type="radio"/> Consent under National Environmental Standard<br>(e.g. Assessing and Managing Contaminants in Soil) |   |
| <input type="radio"/> 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](mailto:tehonosupport@fndc.govt.nz)

## 5. Applicant Details

**Name/s:**

LD Family Investments

**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:**

Steven Sanson - Bay of Islands Planning

**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:**

Refer Titles attached

**Property Address/  
Location:**

**Postcode**

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

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)

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.

\_\_\_\_\_

\_\_\_\_\_

☐ 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**

- |  |  |
|--|--|
| <input type="radio"/> <b>Subdividing land</b>                    | <input type="radio"/> <b>Disturbing, removing or sampling soil</b>       |
| <input type="radio"/> <b>Changing the use of a piece of land</b> | <input type="radio"/> <b>Removing or replacing a fuel storage system</b> |

## 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)

**Email:**

**Phone number:**

**Work**

**Home**

**Postal address:**

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

  
  
  
**Postcode**  

### Fees Information

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

### Declaration concerning Payment of Fees

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

**Name:** (please write in full)

**Signature:**

(signature of bill payer)

**Date**

**MANDATORY**

## 15. Important Information:

### Note to applicant

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

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

### Fast-track application

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

### Privacy Information:

Once this application is lodged with the Council it becomes public information. Please advise Council if there is sensitive information in the proposal. The information you have provided on this form is required so that your application for consent pursuant to the Resource Management Act 1991 can be processed under that Act. The information will be stored on a public register and held by the Far North District Council. The details of your application may also be made available to the public on the Council's website, [www.fndc.govt.nz](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.

## 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)

**Signature:**

Date

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

### Checklist (please tick if information is provided)

- ☐ Payment (cheques payable to Far North District Council)
- ☐ 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.

**10. Other Consent required/being applied for under different legislation (more than one circle can be ticked):**

- ☐ Building Consent (BC ref # if known) ☐ Regional Council Consent (ref # if known)
- ☐ National Environmental Standard consent ☐ Other (please specify)

**11. 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 (further information in regard to this NES is available on the Council's planning web pages):

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? (If the activity is any of the activities listed below, then you need to tick the 'yes' circle). ☐ yes ☒ no ☐ don't know

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

**12. 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.

Please attach your AEE to this application.

**13. Billing Details:**

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

Name/s: (please write all names in full)

LD Family Investments

Email:

Postal Address:

Phone Numbers:

**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 20<sup>th</sup> 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: Helen Thompson (please print)

Signature: \_\_\_\_\_

Signature of bill payer – **mandatory**)

Date: 23/06/2022



**BAY OF ISLANDS PLANNING (2022) LIMITED**

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

**Email – [office@bayplan.co.nz](mailto:office@bayplan.co.nz) Website - [www.bayplan.co.nz](http://www.bayplan.co.nz)**

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1 July 2025

Dear Team Leaders,

**Re: Retrospective consent for a crop protection structure [CPS] – Kapiro Road.**

Our client LD Family Investments Limited seek a retrospective resource consent for a CPS located on Lot 1 DP 457586, Lot 1 DP 535123 and part of the road reserve.

Resource consent is required because the CPS is located within 3m of boundaries. It also extends across parts of the road reserve.

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

Please do not hesitate to contact me should you require any further information.

Yours sincerely,



Steven Sanson  
Consultant Planner



## 1. INTRODUCTION

The applicant seeks retrospective resource consent for a CPS on Lot 1 DP 457586, Lot 1 DP 535123 and part of the road reserve.

Relevant titles are found in **Appendix A**, as well as consent notices.

## 2. SITE DESCRIPTION

The sites subject to the application provide for horticultural activities, hence the need for the CPS.

The site plan in Appendix B shows recent aerial imagery of the site. The sites are rural in character. The surrounds have been used occasionally for music events and a cellar door has been in operation.

The sites are surrounded by a mix of rural production and residential uses that co-exist with horticulture. Parts of the site are subject to flooding.

The sites have access from Conifer Lane, which connects to Kapiro Road. State Highway 10 provides access to the broader surrounds.

Lot 1 DP 535123 is 3.8162ha in size. Its physical address is noted as 15 Conifer Lane. Lot 1 DP 457586 is 4.6485ha in size. Its physical address is 2228 State Highway 10.

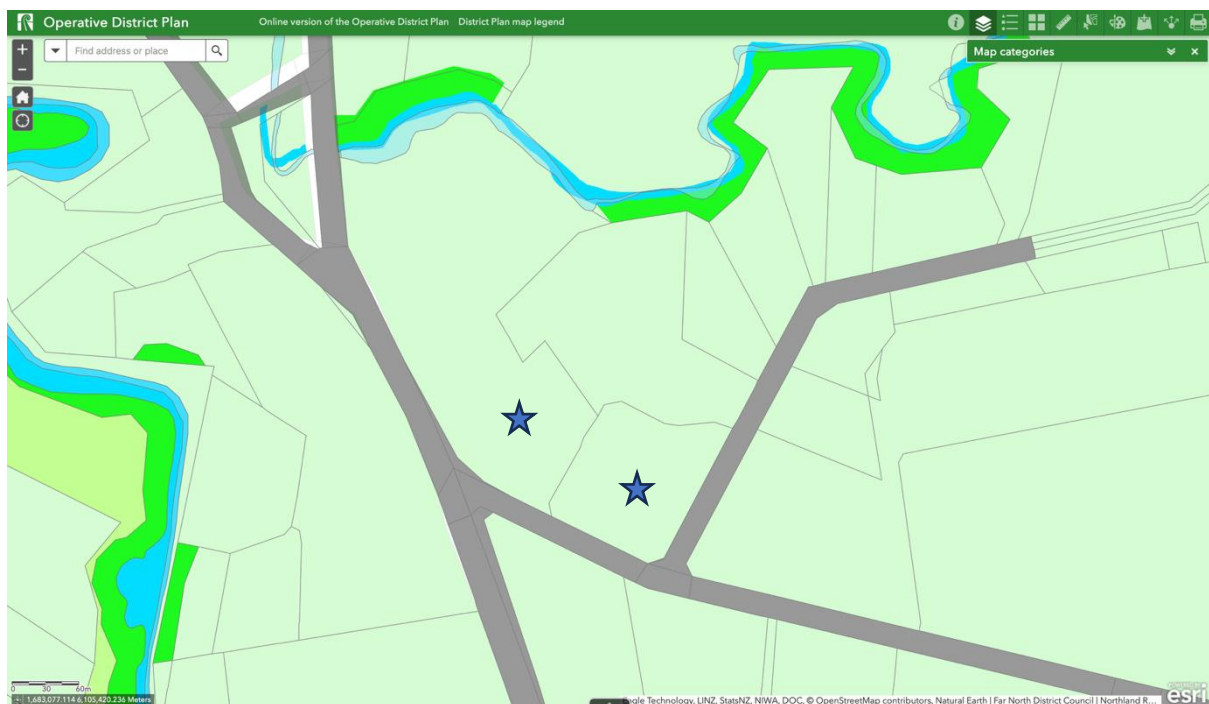


Figure 1 - Rural Production Zone [Source Far North Maps]

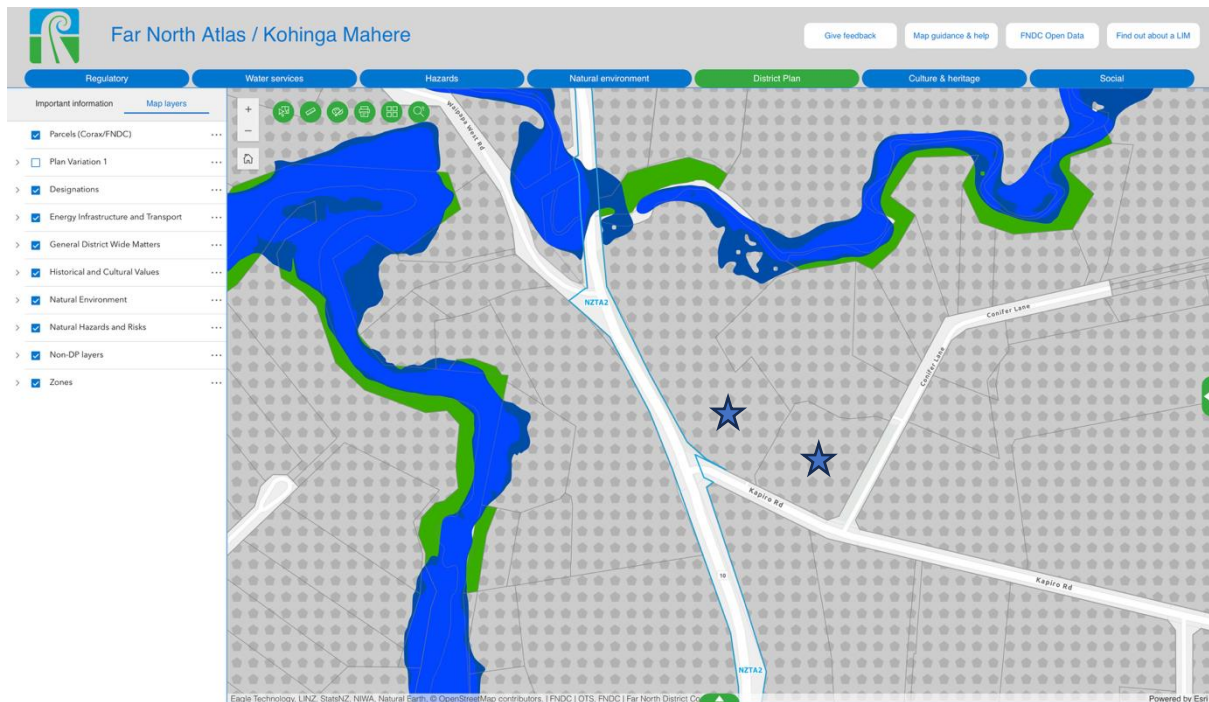


Figure 2 - Horticulture Zone [Source Far North Maps]

### 3. RECORD OF TITLE, CONSENT NOTICES AND LAND COVENANTS

Consent notices are provided in **Appendix A**. They are not relevant to the proposal at hand.

### 4. DESCRIPTION OF THE PROPOSAL

The applicant seeks retrospective resource consent for a CPS at the sites as outlined in **Appendix B**. An image of the CPS are provided in Figure 3 below.

The CPS is constructed with timber poles at even spacings along the road frontage, with a cross brace pole at either end. The height of the poles are 6m. A green material is used which is 'see through' as shown.

The CPS is located directly on the boundary of the affected allotments. The CPS structure straddles the two boundaries as well as extends into the Road Reserve by ~7m.



Figure 3 – CPS Looking Toward Kapiro Road. Native Vegetation in Foreground [Source Author]

## 5. REASONS FOR CONSENT

Tables below provide an assessment against the applicable ODP and PDP performance standards and identifies the reasons for resource consent. For the ODP these comprise the rules of the Part 2- Environment Provisions and the Part 3 - District Wide Rules. For the PDP these comprise of the rules with immediate legal effect.

### ODP performance standards

Table 1 – Rural Production Zone - Performance Standards

Rural Production Zone Standards		
Rule	Standards	Performance/Comments
Residential Intensity	Permitted – One unit per 12ha of land	Not relevant to proposal.  <b>Complies</b>
Sunlight	Permitted - No part of any building shall project beyond a 45 degree recession plane as measured inwards	The CPS is 6m in height and therefore permitted.

	from any point 2m vertically above ground level on any site boundary	<b>Complies</b>
Stormwater Management	Permitted - The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 15%.	Not relevant to proposal. <b>Complies</b>
Setback from Boundaries	Permitted - No building shall be erected within 10m of any site boundary;	The CPS is located on the boundary. <b>Restricted Discretionary</b>
Keeping of Animals		Not relevant to proposal. <b>Complies</b>
Noise		Not relevant to proposal. <b>Complies</b>
Building Height	Permitted - The maximum height of any building shall be 12m.	The CPS is less than 12m in height. <b>Complies</b>
Helicopter Landing Area		Not relevant to proposal. <b>Complies</b>
Building Coverage	Permitted - Any new building or alteration/addition to an existing building is a permitted activity if the total Building Coverage of a site does not exceed 12.5% of the gross site area.	Not relevant to proposal. <b>Complies</b>
Scale of Activities	Permitted – The dwelling is exempt. For activities not including farming and plantation forestry 4 persons per site or 1 person per hectare of net site area, whichever is greater. Discretionary – Non compliance with the permitted standard where the activity is not either ancillary to farming or forestry.	Not relevant to proposal. <b>Complies</b>
Temporary Events		Not relevant to proposal. <b>Complies</b>



**Table 2 – District Wide Performance Standards**

District Wide Standards		
Rule	Standard	Performance/Comments
<b>Natural and Physical Resources</b>		
12.1 Landscape & Natural Features	12.1.6.1.1 Protection of Outstanding Landscape Features 12.1.6.1.2 Indigenous Vegetation Clearance in Outstanding landscapes 12.1.6.1.3 Tree Planting in Outstanding Landscapes 12.1.6.1.4 Excavation and/or filling within an outstanding landscape 12.1.6.1.5 Buildings within outstanding landscapes 12.1.6.1.6 Utility Services in Outstanding Landscapes	Not relevant to proposal.  <b>Complies</b>
12.2 Indigenous Flora and Fauna	12.2.6.1.1 Indigenous Vegetation Clearance Permitted Throughout the District 12.2.6.1.2 Indigenous Vegetation Clearance in the rural Production and Minerals Zones 12.2.6.1.3 Indigenous Vegetation Clearance in the General Coastal Zone 12.2.6.1.4 Indigenous Vegetation Clearance in Other Zones	Not relevant to proposal.  <b>Complies</b>
12.3 Earthworks	12.3.6.1.1 Excavation and/or filling, excluding mining and quarrying, in the Rural Production Zone or Kauri Cliffs Zone  Permitted – Maximum of 5,000m <sup>3</sup> within a 12-month period and cannot be higher than 1.5m cut or fill.	Not relevant to proposal.  <b>Complies</b>
12.4 Natural Hazards	12.4.6.1.1 Coastal Hazard 2 Area 12.4.6.1.2 Fire Risk to Residential Units	Not relevant to proposal.  <b>Complies</b>

District Wide Standards		
Rule	Standard	Performance/Comments
12.5 Heritage	12.5.6.1.1 Notable Trees 12.5.6.1.2 Alterations to/and maintenance of historic sites, buildings and objects 12.5.6.1.3 Registered Archaeological Sites	Not relevant to proposal.  <b>Complies</b>
12.5A Heritage Precincts	There are no Heritage Precincts that apply to the site.	Not relevant to proposal.  <b>Complies</b>
12.6 Air	Not applicable	Not relevant to proposal.  <b>Complies</b>
12.7 Lakes, Rivers, Wetlands and the Coastline	12.7.6.1.1 Setback from lakes, rivers and the coastal marine area 12.7.6.1.2 Setback from smaller lakes, rivers and wetlands  12.7.6.1.4 Land Use Activities involving the Discharges of Human Sewage Effluent  12.7.6.1.5 Motorised Craft 12.7.6.1.6 Noise	Not relevant to proposal.  <b>Complies</b>
12.8 Hazardous Substances		Not relevant to proposal.  <b>Complies</b>
12.9 Renewable Energy and Energy Efficiency		Not relevant to proposal.  <b>Complies</b>
Chapter 15 - Transportation standards		
Maximum daily one-way traffic movements - Rural Production	<b>Permitted</b> – 60 <b>Restricted discretionary</b> – 61 - 200	Not relevant to proposal.  <b>Complies</b>
Parking	<b>Permitted</b> - Appendix 3C – 1 per every 5 persons the facility is designed for.	Not relevant to proposal.  <b>Complies</b>
Access	<b>Permitted</b> – Private access may serve a maximum of 8 household equivalents (80 vehicle movements)	Not relevant to proposal.  <b>Complies</b>

In terms of the ODP the application falls to be considered as a Restricted Discretionary Activity in accordance with Section 104C of the Resource Management Act 1991 (RMA).

### PDP performance standards

These comprise relevant rules that have immediate effect under the PDP.

Proposed District Plan				
Matter	Rule/Std Ref	Relevance	Compliance	Evidence
Hazardous Substances Majority of rules relates to development within a site that has heritage or cultural items scheduled and mapped however Rule HS-R6 applies to any development within an SNA – which is not mapped	Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility located within a scheduled site and area of significance to Māori, significant natural area or a scheduled heritage resource  HS-R5, HS-R6, HS-R9	N/A	Yes	Not relevant to proposal.  <b>Complies</b>
Heritage Area Overlays (Property specific) This chapter applies only to properties within identified heritage area overlays (e.g. in the operative plan they are called precincts for example)	All rules have immediate legal effect (HA-R1 to HA-R14) All standards have immediate legal effect (HA-S1 to HA-S3)	N/A	Yes	Not relevant to proposal.  <b>Complies</b>
Historic Heritage (Property specific and applies to adjoining sites (if the boundary is within 20m of an identified heritage item)). Rule HH-R5 Earthworks within	All rules have immediate legal effect (HH-R1 to HH-R10) Schedule 2 has immediate legal effect	N/A	Yes	Not relevant to proposal.  <b>Complies</b>



20m of a scheduled heritage resource. Heritage resources are shown as a historic item on the maps) This chapter applies to scheduled heritage resources – which are called heritage items in the map legend				
Notable Trees (Property specific) Applied when a property is showing a scheduled notable tree in the map	All rules have immediate legal effect (NT-R1 to NT-R9) All standards have legal effect (NT-S1 to NT-S2) Schedule 1 has immediate legal effect	N/A	Yes	Not relevant to proposal.  <b>Complies</b>
Sites and Areas of Significance to Māori (Property specific) Applied when a property is showing a site / area of significance to Maori in the map or within the Te Oneroa-a Tohe Beach Management Area (in the operative plan they are called site of cultural significance to Maori)	All rules have immediate legal effect (SASM-R1 to SASM-R7) Schedule 3 has immediate legal effect	N/A	Yes	Not relevant to proposal.  <b>Complies</b>
Ecosystems and Indigenous Biodiversity SNA are not mapped – will need to determine if indigenous vegetation	All rules have immediate legal effect (IB-R1 to IB-R5)	N/A	Yes	Not relevant to proposal.  <b>Complies</b>

on the site for example				
Activities on the Surface of Water	All rules have immediate legal effect (ASW-R1 to ASW-R4)	N/A	Yes	Not relevant to proposal.  <b>Complies</b>
Earthworks all earthworks (refer to new definition) need to comply with this	The following rules have immediate legal effect: EW-R12, EW-R13 The following standards have immediate legal effect: EW-S3, EW-S5	Yes	Yes	Not relevant to proposal.  <b>Complies</b>
Signs (Property specific) as rules only relate to situations where a sign is on a scheduled heritage resource (heritage item), or within the Kororareka Russell or Kerikeri Heritage Areas	The following rules have immediate legal effect: SIGN-R9, SIGN-R10 All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area	N/A	Yes	Not relevant to proposal.  <b>Complies</b>
Orongo Bay Zone (Property specific as rule relates to a zone only)	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water	N/A	Yes	Not relevant to proposal.  <b>Complies</b>
<b>Comments:</b>				
No consents are required under the PDP.				

Overall, the application will be considered as a **Restricted Discretionary Activity**.

Clause 2(1)(d) of Schedule 4 of the RMA requires applicants to identify other activities of the proposal with the intention of capturing activities which need permission or licensing under other enactments. It is considered that no Regional Council authorisations are required to carry out the proposal.

## 6. NOTIFICATION ASSESSMENT

### Public Notification

The table below outlines the steps associated with public notification insofar as it relates to s95 of the Act.

<u>Step 1</u>	<u>Mandatory public notification in certain circumstances</u>	
S95A(3)(a)	Has the applicant requested that the application be publicly notified?	No
S95A(3)(b)	Is public notification required under section 95C?(after a request for further information)	TBC
S95A(3)(c)	Has the application been made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.	No
<u>Step 2</u>	<u>if not required by step 1, public notification precluded in certain circumstances</u>	
S95A(5)(a)	Is the application for a resource consent for 1 or more activities and each activity is subject to a rule or national environmental standard that precludes public notification?	No
S95A(5)(b)	Is the application for a resource consent for 1 or more of the following, but no other, activities; (i) a controlled activity; (iii) a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity;	Yes
<u>Step 3</u>	<u>if not precluded by step 2, public notification required in certain circumstances</u>	
S95A(8)(a)	Is the application for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification.	No
S95A(8)(b)	Does the consent authority decides, in accordance with section 95D, that the activity will have or is likely to have adverse effects on the environment that are more than minor	TBC
<u>Step 4</u>	<u>public notification in special circumstances</u>	
S95A(9)	Do special circumstances exist in relation to the application that warrant the application being publicly notified.	No

The proposal does not meet the tests for mandatory public notification. The proposal is precluded from public notification. There are not considered to be any special circumstances that warrant the application to be notified.

### Limited notification

The table below outlines the steps associated with limited notification insofar as it relates to s95 of the Act.

<u>Step 1</u>	<u>certain affected groups and affected persons must be notified</u>	
S95B(2)(a)	Are there any affected protected customary rights groups?	No
S95B(2)(b)	Are there any affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity)?	No
S95B(3)(a)	Is the proposed activity on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11?	No
S95B(3)(b)	Is the person to whom the statutory acknowledgement is made is an affected person under section 95E?	No
<u>Step 2</u>	<u>if not required by step 1, limited notification precluded in certain circumstances</u>	
S95B(6)(a)	the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification:	No
S95B(6)(b)	the application is for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land)	No
<u>Step 3</u>	<u>if not precluded by step 2, certain other affected persons must be notified</u>	
S95B(7)	If in the case of a boundary activity, whether an owner of an allotment with an infringed boundary is an affected person in accordance with s95E.	No
S95B(8)	If in the case of any other activity, a person is an affected person in accordance with section 95E.	TBA
<u>Step 4</u>	<u>further notification in special circumstances</u>	
<u>S95B(10)</u>	If special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined to be eligible for limited notification under this section.	No

### Affected Person Determination

As the proposed activity does not trigger mandatory limited notification, nor is it precluded, an assessment of potential affected persons must be undertaken.

The consent authority has discretion to determine whether a person is an affected person. A person is affected if an activity's adverse effects are minor or more than minor to them.

The Restricted Discretionary Activity criteria found in 8.6.5.3.4 are considered as the appropriate criteria and are assessed below as follows:

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

- Adjacent properties are either owned by the applicant or are used for a rural production

rather than residential purposes. The CPS does not impose on privacy and in terms of outlook a CPS structure in the Rural Production Zone is an expected use.

The CPS meets general requirements except for being located on the boundary as opposed to being 3m setback. The difference of effects between 3m offset and 0m is negligible. There are no footpaths in the surrounds and the nearest neighbours are across Kapiro Road and State Highway 10.

Placing the shelterbelt 3m inside the boundary has effects associated with the efficient use of Class 2 soils, which the sites have. In this case it is more efficient to have the shelterbelts on the boundary.

Arguably, the CPS has less effects generated than a natural shelterbelt as it is transparent and allows people to look through into the site as opposed to completely blocking out viewing opportunities.

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

- The CPS is not strictly a building. Although it occupies part of the road reserve near Conifer Lane there are sufficient sightlines for access / egress.

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

- Planting is already established in the road reserve and is growing.

(d) for sites having a frontage with Kerikeri Road (between its intersection with SH10 and Cannon Drive:

(i) the scale of the buildings;

(ii) the extent of set back from Kerikeri Road;

(iii) the visual appearance of the site from the Kerikeri Road frontage;

(iv) the extent to which the building(s) are in harmony with landscape plantings and shelter belts;

- Not relevant.

(e) for residential buildings located within 100m of Minerals Zone:

(i) the position of the building platform(s) in relation to the mine or quarry;

(ii) the likelihood of the mine or quarry causing environmental effects, especially noise and loss of amenity values, that will impact adversely on the occupiers of the proposed residential building;

(iii) the effectiveness of any mitigation measures proposed; Where an application is required under this rule, the owner and/or operator of any mine or quarry within the adjacent Minerals Zone shall be considered an affected party. Where the written approval of the owner and the mine or quarry operator has been obtained, the application will be non-notified.

- Not relevant.

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

- Not relevant.

Having considered the effects on persons, the adverse effects are considered to be less than minor. There are not considered to be any special circumstances that warrant the application to be notified.

## 7. STATUTORY CONSIDERATIONS

Section 104C of the RMA governs the determination of applications for Restricted Discretionary activities:

### **104C Determination of applications for restricted discretionary activities**

- (1) When considering an application for a resource consent for a restricted discretionary activity, a consent authority must consider only those matters over which—
    - (a) a discretion is restricted in national environmental standards or other regulations;
    - (b) it has restricted the exercise of its discretion in its plan or proposed plan.
  - (2) The consent authority may grant or refuse the application.
  - (3) However, if it grants the application, the consent authority may impose conditions under [section 108](#) only for those matters over which—
    - (a) a discretion is restricted in national environmental standards or other regulations;
    - (b) it has restricted the exercise of its discretion in its plan or proposed plan.
- Section 104C: replaced, on 1 October 2009, by [section 85](#) of the Resource Management (Simplifying and Streamlining) Amendment Act 2009 (2009 No 31).

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

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

#### 104 Consideration of applications

- (1) When considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2 and section 77M, have regard to—
  - (a) any actual and potential effects on the environment of allowing the activity; and
  - (ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and
  - (b) any relevant provisions of—
    - (i) a national environmental standard;
    - (ii) other regulations;
    - (iii) a national policy statement;
    - (iv) a New Zealand coastal policy statement;
    - (v) a regional policy statement or proposed regional policy statement;
    - (vi) a plan or proposed plan; and
  - (c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.

#### Assessment of Effects on the Environment (AEE)

The RMA (section 3) meaning of effect includes:

#### 3 Meaning of effect

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

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

Section 104(2) of the RMA states that:

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

This is referred to as the “permitted baseline”, which is based on the permitted performance standards and development controls that form part of a district plan. For an effects-based plan such as the Far North District Plan where specified activities are not regulated, determining the permitted baseline is a useful tool for determining a threshold of effects that are enabled by the zone.

The proposal is precluded from Public Notification and there is sufficient assessment in terms of Limited Notification provided above. The conclusion reached are that the effects of the CPS are less than minor and there are no adversely affected parties.

#### NES / NPS

There is no change of use being proposed in terms of the NES relevant to soil contamination. The



amount of soil disturbed for the purposes of placing the poles are / were minimal and within the regulation's confines.

The site is not coastal or urban, so those higher order documents are not relevant.

The sites have high class soils and the NPS on this matter is relevant. The CPS directly supports the existing horticultural use and so is consistent with the NPS' aims and intents for supporting uses which use soils for production purposes. Arguably, the requirement for the CPS to be located 3m into the site reduces the efficient use of Class 2 soils and creates an unnecessary burden on the horticultural sector.

The CPS does not affect wetlands, water quality or quantity, or indigenous biodiversity.

### Northland Regional Policy Statement

The subject site is within the Northland region and is subject to the governing objectives and policies of the operative Northland Regional Policy Statement - operative May 2016 (RPS). With respect to any identified features, the site is not within any area of 'High' or 'Outstanding' Natural Character Area and is outside the Coastal Environment boundary.

Owing to the relevant characteristics of the site (considered earlier in the report) not all matters of the RPS are relevant when considered at a micro level. Those relevant matters are considered below:

Objective / Policy	Comment
Integrated Catchment Management	Not relevant.
Region-Wide Water Quality	Not relevant.
Ecological Flows and Water Levels	Not relevant.
Indigenous Ecosystems & Biodiversity	Not relevant.
Enabling Economic Wellbeing	The proposal supports the growth of the horticultural sector.
Economic Activities – Reverse Sensitivity and Sterilization	The proposal does not result in any reverse sensitivity or sterilization effects.
Regionally Significant Infrastructure	Not relevant.
Efficient and Effective Infrastructure	Not relevant.
Security of Energy Supply	Not relevant.
Use and Allocation of Common Resources	Not relevant.
Regional Form	Not relevant.
Tangata Whenua Role in Decision Making	Not relevant.

Natural Hazard Risk	Not relevant.
Natural Character, Outstanding Natural Features, Outstanding Natural Landscapes and Historic Heritage	Not relevant.

Overall, it is considered that the proposal would not be inconsistent with the RPS.

### ODP Objectives and Policies

The relevant objectives and policies of the Plan are those related to the Rural Environment in general, the Rural Production Zone. The general intent of the Rural Production Zone is revolved around land use compatibility and reverse sensitivity.

Objectives	Assessment
8.6.3.1 To promote the sustainable management of natural and physical resources in the Rural Production Zone.	The CPS supports the existing horticultural activities and does not affect adjacent landowners or users of the Road Reserve at Conifer Lane.
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.	As above.
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.	CPS are expected in the Zone.
8.6.3.4 To promote the protection of significant natural values of the Rural Production Zone.	These values do not exist on the site.
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.	Not relevant.
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.	Land use is not new and is compatible with the surrounds.
8.6.3.7 To avoid remedy or mitigate the adverse effects of incompatible use or development on natural and physical resources.	No incompatible uses proposed.
8.6.3.8 To enable the efficient establishment and operation of activities and services that	The CPS has a functional need in the Rural Production Zone.

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.	CPS are a rural production activity.
<b>Policy</b>	<b>Assessment</b>
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.	Refer above.
8.6.4.2 That standards be imposed to ensure that the off site effects of activities in the Rural Production Zone are avoided, remedied or mitigated.	No off site effects are generated.
8.6.4.3 That land management practices that avoid, remedy or mitigate adverse effects on natural and physical resources be encouraged.	Noted.
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.	The CPS meets requirements except for being located on the boundary as opposed to being 3m setback. The difference of effects between 3m offset and 0m is negligible.
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.	Noted.
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.	Not relevant.
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.	There are no conflicting 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.	There are no reverse sensitivity effects.
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	There are no reverse sensitivity effects.

Rural Production zone and in neighbouring zones.	
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The proposal is considered to be consistent with the aims and intents of the ODP.

## PDP Objectives and Policies

### Part 3 – Area Specific Matters / ZONES / Special Purpose zones / Horticulture

Objectives	Assessment
HZ-O1 - The Horticulture zone is managed to ensure its long-term availability for horticultural activities and its long-term protection for the benefit of current and future generations.	The CPS allows for ongoing horticultural use at this location.
HZ-O2 - The Horticulture zone enables horticultural and ancillary activities, while managing adverse environmental effects on site.	A CPS is a relevant activity in this zone and is supported.
HZ-O3 - Land use and subdivision in the Horticulture zone: <ul style="list-style-type: none"> <li>a. avoids land sterilisation that reduces the potential for highly productive land to be used for a horticulture activity;</li> <li>b. avoids land fragmentation that comprises the use of land for horticultural activities;</li> <li>c. avoids any reverse sensitivity effects that may constrain the effective and efficient operation of primary production activities;</li> <li>d. does not exacerbate any natural hazards;</li> <li>e. maintains the rural character and amenity of the zone;</li> <li>f. is able to be serviced by on-site infrastructure.</li> </ul>	The CPS is consistent with the aims of this objective.
Policy	Assessment
HZ-P1 - Identify a Horticulture zone in the Kerikeri/Waipapa area using the following criteria: <ul style="list-style-type: none"> <li>a. presence of highly productive land suitable for horticultural use;</li> <li>b. access to a water source, such as an irrigation scheme or dam able to support horticultural use; and</li> <li>c. infrastructure available to support horticultural use.</li> </ul>	Noted.

<p>HZ-P2 - Avoid land use that:</p> <ul style="list-style-type: none"> <li>a. is incompatible with the purpose, function and character of the Horticulture zone;</li> <li>b. will result in the loss of productive capacity of highly productive land;</li> <li>c. compromises the use of highly productive land for horticultural activities in the Horticulture zone; and</li> <li>d. does not have a functional need to be located in the Horticultural zone and is more appropriately located in another zone.</li> </ul>	The CPS is appropriate.
<p>HZ-P3 - Enable horticulture and associated ancillary activities that support the function of the Horticulture zone, where:</p> <ul style="list-style-type: none"> <li>a. adverse effects are contained on site to the extent practicable; and</li> <li>b. they are able to be serviced by onsite infrastructure.</li> </ul>	The CPS is appropriate.
<p>HZ-P4 - Ensure residential activities are designed and located to avoid, or otherwise mitigate, reverse sensitivity effects on horticulture activities, including adverse effects associated with dust, noise, spray drift and potable water collection.</p>	Not relevant.
<p>HZ-P5 - Manage the subdivision of land in the Horticulture zone to:</p> <ul style="list-style-type: none"> <li>a. avoid fragmentation that results in loss of highly productive land for use by horticulture and other farming activities;</li> <li>b. ensure the long-term viability of the highly productive land resource to undertake a range of horticulture uses;</li> <li>c. enable a suitable building platform for a future residential unit; and</li> <li>d. ensure there is provision of appropriate onsite infrastructure.</li> </ul>	Not relevant.
<p>HZ-P6 - Encourage the amalgamation or boundary adjustments of Horticulture zoned land where this will help to make horticultural activities more viable on the land.</p>	No boundary adjustment is proposed.
<p>HZ-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:</p>	The CPS meets the matters of relevance.

<ul style="list-style-type: none"> <li>a. whether the proposal will increase production potential in the zone;</li> <li>b. whether the activity relies on the productive nature of the soil;</li> <li>c. consistency with the scale and character of the rural environment;</li> <li>d. location, scale and design of buildings or structures;</li> <li>e. for subdivision or non-primary production activities: <ul style="list-style-type: none"> <li>i. scale and compatibility with rural activities;</li> <li>ii. potential reverse sensitivity effects on primary production activities and existing infrastructure;</li> <li>iii. the potential for loss of highly productive land, land sterilisation or fragmentation</li> </ul> </li> <li>f. at zone interfaces: <ul style="list-style-type: none"> <li>i. any setbacks, fencing, screening or landscaping required to address potential conflicts;</li> <li>ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;</li> </ul> </li> <li>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;</li> <li>h. the adequacy of roading infrastructure to service the proposed activity;</li> <li>i. Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity;</li> <li>j. Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.</li> </ul>	
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The proposal is consistent with the PDP.

## 8. PART II – RMA

### Purpose

The proposal can promote the sustainable management of natural and physical resources on site, as the owners of the land are able to provide for their social and cultural wellbeing. The proposal will provide for a CPS to support ongoing and existing horticultural use with effects on the environment are anticipated to be less than minor.

### Matters of National Importance

In achieving the purpose of the RMA, a range of matters are required to be recognized and provided for. This includes:

- a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:
- b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:
- c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:
- d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:
- e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:
- f) the protection of historic heritage from inappropriate subdivision, use, and development:
- g) the protection of protected customary rights:
- h) the management of significant risks from natural hazards.

In context, the relevant items to the proposal and have been recognized and provided for.

Māori are not considered to be adversely affected by this proposal, nor is any historic heritage impacted.

### Other Matters

In achieving the purpose of the RMA, a range of matters are to be given particular regard. This includes:

- (a) kaitiakitanga:
  - (aa) the ethic of stewardship:
- (b) the efficient use and development of natural and physical resources:
  - (ba) the efficiency of the end use of energy:



- (c) the maintenance and enhancement of amenity values:
- (d) intrinsic values of ecosystems:
- (e) [Repealed]
- (f) maintenance and enhancement of the quality of the environment:
- (g) any finite characteristics of natural and physical resources:
- (h) the protection of the habitat of trout and salmon:
- (i) the effects of climate change:
- (j) the benefits to be derived from the use and development of renewable energy.

These matters have been given particular regard through the design of the proposal.

### **Treaty of Waitangi**

The Far North District Council is required to take into account the principles of the Treaty of Waitangi when processing this consent. This consent application may be sent to local iwi and hapū who may have an interest in this application.

## **9. Conclusion**

This application seeks retrospective resource consent for a CPS. The proposal is precluded from public notification and on assessment there are no adversely affected persons.

The proposal is consistent with higher order documents, the ODP and PDP.

Public notification is precluded and there are no adversely affected persons.



Steven Sanson  
Consultant Planner



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

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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **884105**  
**Land Registration District** **North Auckland**  
**Date Issued** 13 June 2019

**Prior References**

864059 NA95A/977

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**Estate** Fee Simple  
**Area** 3.8162 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 535123 and Lot 14  
Deposited Plan 158690

**Registered Owners**

Alan Dougal Thompson, Helen Louise Thompson and A & H Thompson Family Trustee Company Limited

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**Interests**

Subject to a right (in gross) to drain water over part Lot 14 DP 158690 marked A on DP 158690 in favour of the Far North District Council created by Transfer C380427.4 - 29.5.1992 at 10:17 am

The easements created by Transfer C380427.4 are subject to Section 309 (1) (a) Local Government Act 1974

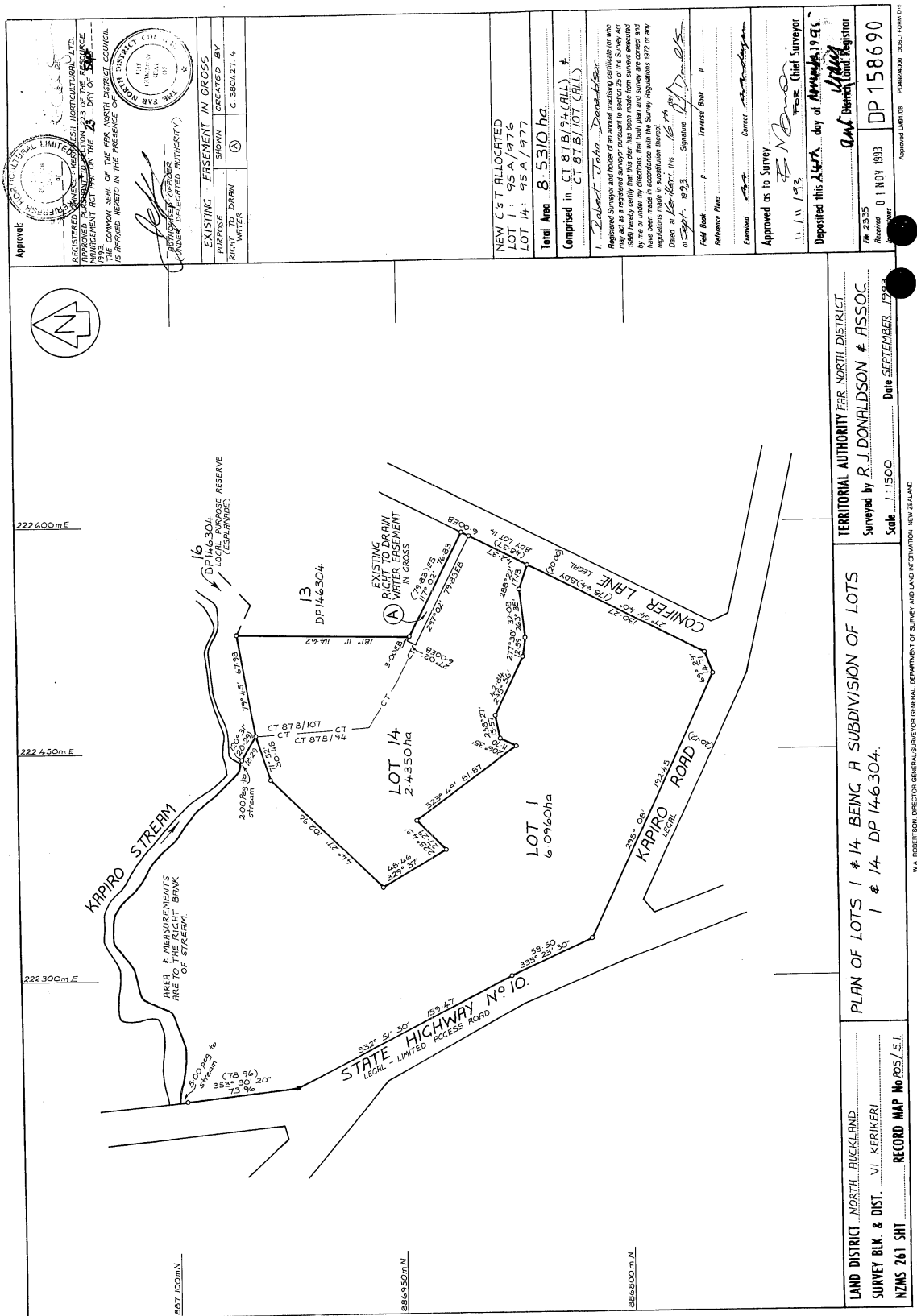
9223080.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 13.11.2012 at 3:39 pm (affects Lot 1 DP 535123)

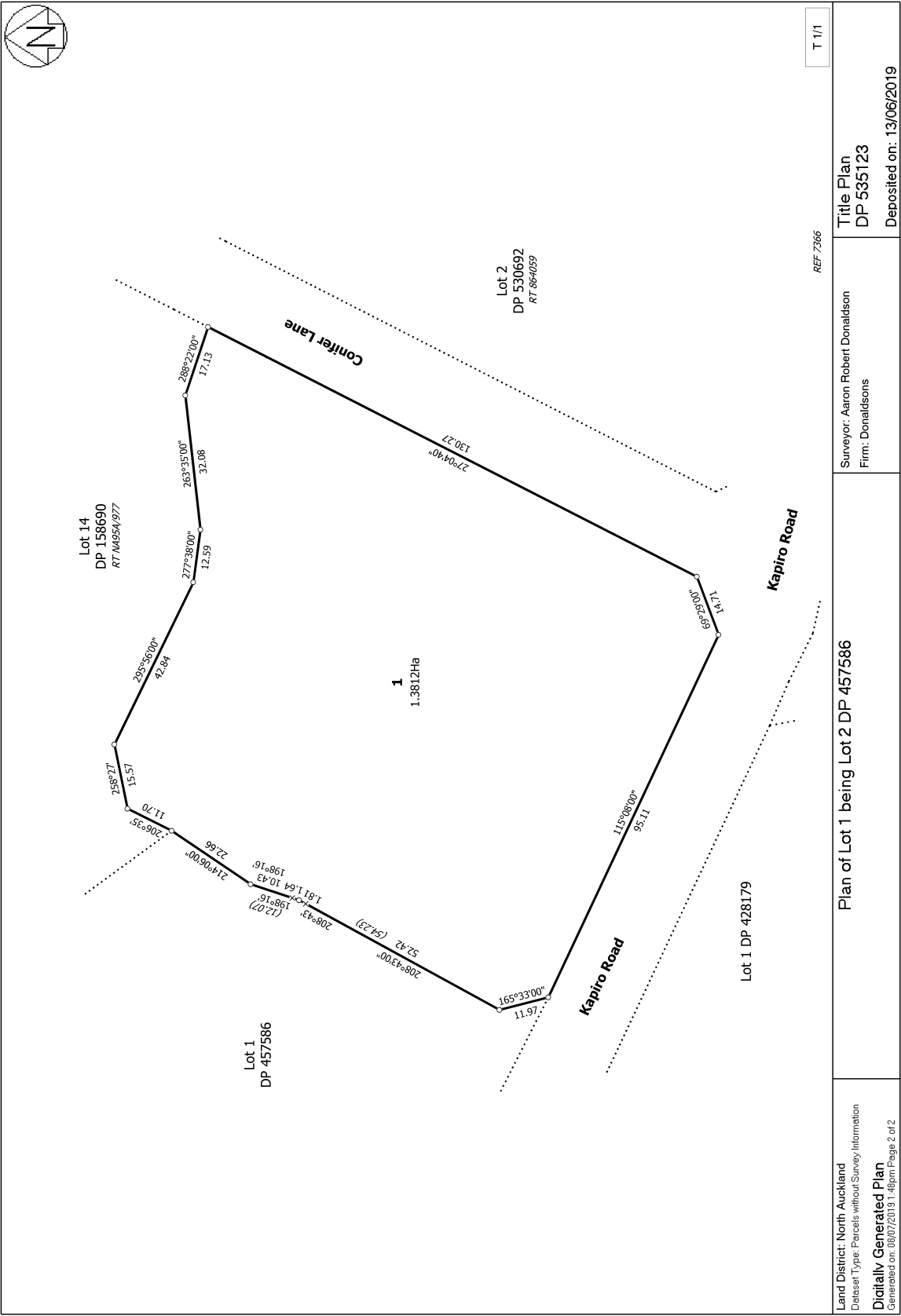
Appurtenant to Lot 1 DP 535123 is a right to drain water created by Easement Instrument 9223080.3 - 13.11.2012 at 3:39 pm

The easements created by Easement Instrument 9223080.3 are subject to Section 243 (a) Resource Management Act 1991  
Land Covenant in Covenant Instrument 11304603.4 - 11.12.2018 at 6:09 pm (affects Lot 1 DP 535123)

Subject to Section 241(2) and Sections 242(1) and (2) Resource Management Act 1991 (affects DP 535123)

12375104.12 Mortgage to Bank of New Zealand - 21.2.2022 at 2:49 pm







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

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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **593590**  
**Land Registration District** **North Auckland**  
**Date Issued** 13 November 2012

**Prior References**  
NA95A/976

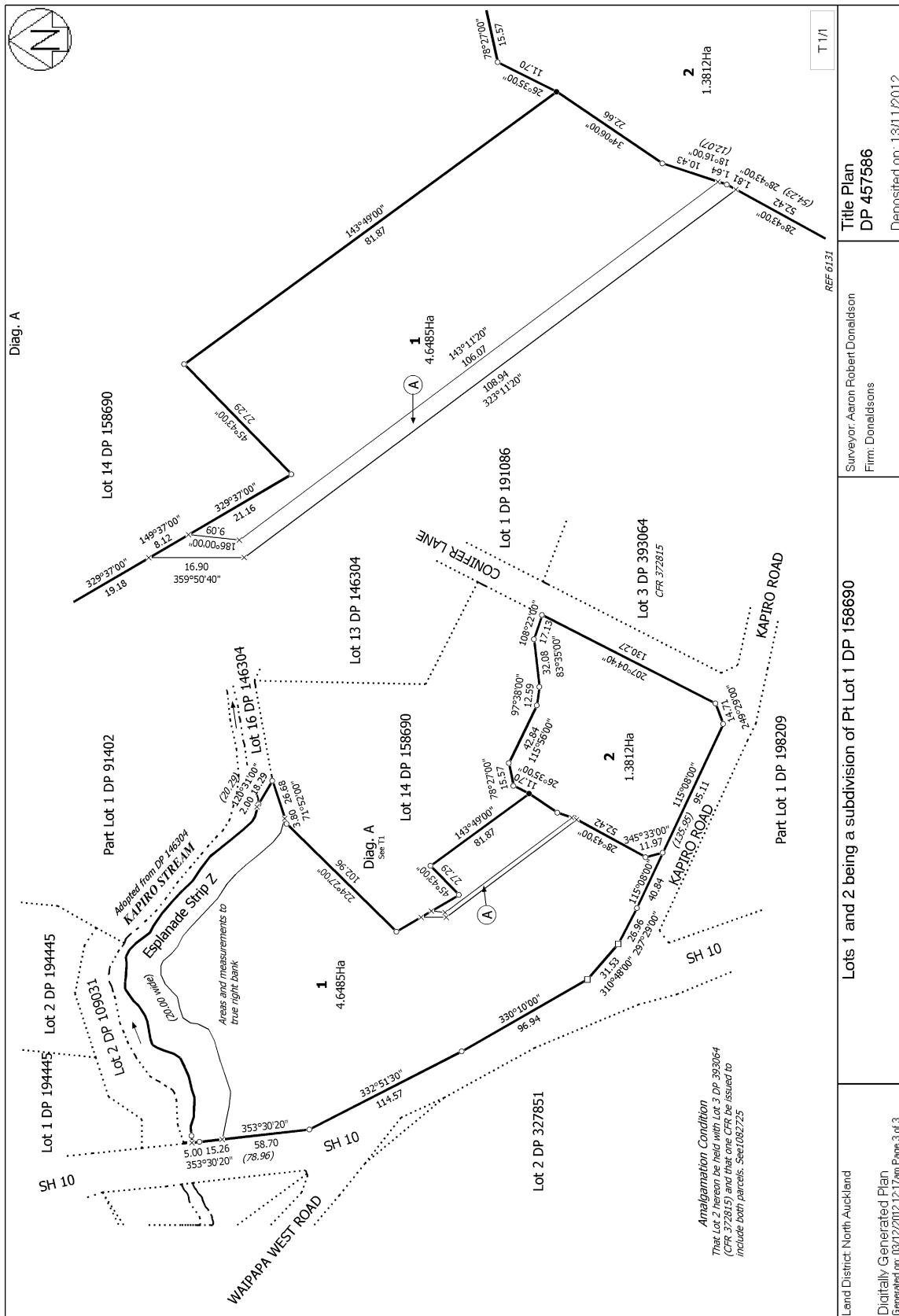
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**Estate** Fee Simple  
**Area** 4.6485 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 457586  
**Registered Owners**  
LD Family Investments Limited

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**Interests**

Subject to Section 168A Coal Mines Act 1925 (affects part formerly Section 42 Block VI KeriKeri SD)  
B130373.1 Gazette Notice (NZ Gazette 26.8.1982, p2786) declaring part State Highway No. 10 (Pakaraka to Awanui) to be a limited access road - 26.11.1982 at 11.45 am  
9223080.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 13.11.2012 at 3:39 pm  
Subject to a right to drain water over part marked A on DP 457586 created by Easement Instrument 9223080.3 - 13.11.2012 at 3:39 pm  
The easements created by Easement Instrument 9223080.3 are subject to Section 243 (a) Resource Management Act 1991  
9223080.4 Esplanade Strip Instrument pursuant to Section 232 Resource Management Act 1991 - 13.11.2012 at 3:39 pm



# View Instrument Details



<b>Instrument No</b>	9223080.2
<b>Status</b>	Registered
<b>Date &amp; Time Lodged</b>	13 November 2012 15:39
<b>Lodged By</b>	Stuhlmann, Craig Scott
<b>Instrument Type</b>	Consent Notice under s221(4)(a) Resource Management Act 1991



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Affected Computer Registers	Land District
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593590	North Auckland
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593591	North Auckland
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**Annexure Schedule:** Contains 2 Pages.

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## Signature

Signed by Craig Scott Stuhlmann as Territorial Authority Representative on 13/11/2012 03:27 PM

\*\*\* End of Report \*\*\*





Far North  
District Council

Private Bag 752, Manukau Ave.  
Kaitiaki 0140, New Zealand  
Freephone: 0800 920 029  
Phone: (09) 401 5200  
Fax: (09) 401 2137  
Email: [enquiries@fndc.govt.nz](mailto:enquiries@fndc.govt.nz)  
Website: [www.fndc.govt.nz](http://www.fndc.govt.nz)

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*The top place where talent  
wants to live, work and invest*

## THE RESOURCE MANAGEMENT ACT 1991

### SECTION 221: CONSENT NOTICE

#### REGARDING 2130002

the Subdivision of  
North Auckland Registry

PURSUANT to Section 221 and for the purpose of Section 224 (c) (ii) of the Resource Management Act 1991, this Consent Notice is issued by the **FAR NORTH DISTRICT COUNCIL** to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and these are to be registered on the titles of the allotments specified below.

### SCHEDULE

#### **Lots 1 and 2 – DP 457586**

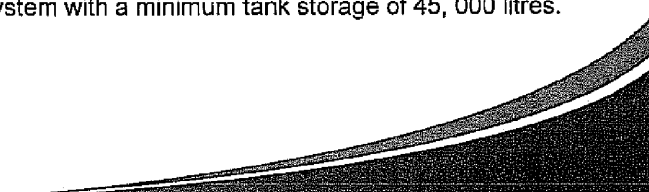
- (i) In conjunction with the construction of any building requiring a wastewater disposal system, the lot owner shall obtain a building consent and install the wastewater treatment and effluent disposal system or an equivalent system as detailed in the report provided to satisfy condition 3(a) of this consent (RC2130002).

The installation shall include an agreement with the system supplier or its authorised agent for the ongoing operation and maintenance of the wastewater treatment plant and the effluent disposal system.

The estimated cost of the system submitted in support of RC2130002 is \$16,400.00 +GST as per quote from BOI Plumbing and Drainage Ltd, dated 30/08/2012.

Following 12 months of operation of the wastewater treatment and effluent disposal system, the lot owner shall provide certification to Council that the system is operating in accordance with its design criteria.

- (ii) That upon construction of any habitable building, it shall have a roof water collection system with a minimum tank storage of 45,000 litres.





Far North  
District Council

Private Bag 752, Haines Rd
Kaitake 0440, New Zealand
Tel: 0800 920 029
Phone: (09) 401 5200
Fax: (09) 401 2137
Email: <a href="mailto:enq@fndc.govt.nz">enq@fndc.govt.nz</a>
Website: <a href="http://www.fndc.govt.nz">www.fndc.govt.nz</a>


*Te Kaitake o Te Tokerau Ki Te Raki*

*The top place where talent  
wants to live, work and invest*

The tank(s) shall be positioned so that they are accessible (safely) for fire-fighting purposes and fitted with an outlet compatible with rural fire service equipment. Where more than one tank is utilised they shall be coupled together and at least one tank fitted with an outlet compatible with rural fire service equipment. Alternatively, the dwelling can be fitted with a sprinkler system approved by Council.

- (iii) The operation of agricultural and horticultural equipment including sprays and chemicals (subject to compliance with any relevant legislation) may be a permitted activity. Accordingly, where rainwater is collected from exposed surfaces for human consumption in connection with any residential development on the site, the occupiers of any such dwelling shall install an approved water filtration system consistent with section 10 of the Drinking-water Standards for New Zealand 2005 (revised 2008).

SIGNED:

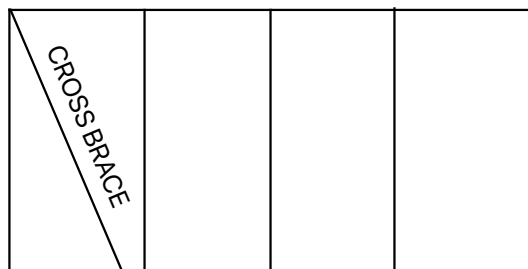
  
By the FAR NORTH DISTRICT COUNCIL  
Under delegated authority:  
PRINCIPAL PLANNER – RESOURCE MANAGEMENT

DATED at KERIKERI this 25<sup>th</sup> day of October 2012





# SHELTER BELT TYPICAL DETAIL



6M  
HEIGHT

4-5M SPACING BETWEEN POLES

LOT 1 DP 45786

SHELTER BELT ~5M OFFSET FROM EDGE  
OF ROAD.

WIDTH REDUCES TO INTERSECTION OF  
CONIFER LANE

ROAD RESERVE LANDSCAPED WITH  
NATIVE PLANTING

LOT 1 DP 535123

CPS - 7M INTO  
ROAD RESERVE

0 50 100 m

SITE PLAN - LD FAMILY INVESTMENTS CROP PROTECTION STRUCTURE [CPS]

REV A  
DATED 26.05.2025