

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
(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

5. Applicant Details

Name/s:

Karen Michelle Gibson

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:

Karen Michelle Gibson

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:

Karen Michelle Gibson

**Property Address/
Location:**

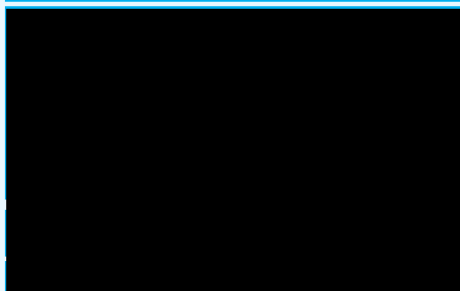
8. Application Site Details

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

Name/s:

Karen Michelle Gibson

**Site Address/
Location:**



Postcode

Legal Description:

Plot Number:

Certificate of title:

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.

If gate is locked, padlock code is 3232. Please call Karen Gibson prior to site 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.

Add a

39.5m² house extension to an existing dwelling, This breaches rule 10.6.5.1.1 Visual Amenity for general coastal zone. This breaches rule 10.6.5.1.1 Visual Amenity:

c) any alteration/addition to an existing building which does not exceed 50m², provided that any alteration/ addition does not exceed the height of the existing building and that any alteration/addition is to a building that existed at 28 April 2000

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

10. Would you like to request Public Notification?

☐ Yes ☒ No

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

(more than one circle can be ticked):

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

13. Assessment of Environmental Effects:

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

Your AEE is attached to this application ☐ **Yes**

13. Draft Conditions:

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

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

14. Billing Details:

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

Name/s: (please write in full) Karen Michelle Gibson

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)

Karen Michelle Gibson

Signature:

(signature of bill payer)

MANDATORY

15. Important Information:

Note to applicant

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

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

Fast-track application

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

Privacy Information:

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

15. Important information continued...

Declaration

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

Name: (please write in full)

Karen Gibson

Signature:

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.

Land Use Consent Application

Applicant: Karen Michelle Gibson

Site Address: 155 Rangitane Road, Kerikeri 0294

Type of Consent Sought

Land Use Consent

No other consents are sought under this application. A building consent will be applied for following the approval of this resource consent. **This is a Controlled Activity.**

Legal Description of the Site

Legal Description: Lot 1 Deposited Plan 358014

The Record of Title and the following three applicable consent notices are attached:

- D581144.3 – Consent Notice under Section 221(1), Resource Management Act 1991
 - 5778864.3 – Consent Notice under Section 221, Resource Management Act 1991
 - 6580571.1 – Consent Notice under Section 221, Resource Management Act 1991
-

Proposed Activity

The proposal involves a **39.5m² extension** to the northern side of an existing residential dwelling. The addition will be constructed on a concrete slab floor, consistent with the existing structure. The extension will comprise two bedrooms. **This is a Controlled Activity.**

Rule Breach

The activity breaches **Rule 10.6.5.1.1 – Visual Amenity** of the District Plan:

(c) Any alteration/addition to an existing building which does not exceed 50m², provided the addition does not exceed the height of the existing building and that the building existed as at 28 April 2000.

The existing dwelling was constructed in **2016**, and therefore does not meet the rule's condition.

Site Description

- The site is **1.8220 hectares** and gently slopes from Rangitane Road down to a stream along the western boundary.
 - Existing buildings include a **63m² main dwelling** and three garden sheds/sleepout structures, with a total impervious area of **195.2m²**.
 - **Extensive native planting** has been completed along the eastern, southern, and western boundaries, providing both privacy and visual screening.
 - An existing metal **driveway and turning circle** provide vehicle access, parking, and manoeuvrability.
-

Description of the Proposed Extension

- **Floor Area:** 39.5m²
 - **Height:** Less than 4m above finished ground level
 - **Materials:** Colorsteel cladding and roofing in 'Ironsand' (LRV 8%), matching the existing building
 - **Earthworks:** Minimal, below the 47m³ threshold requiring consent. All disturbed soil will remain on site.
 - **Vegetation Impact:** Minor; no significant vegetation removal required.
-

Assessment of Environmental Effects

Visual and Landscape Effects

While the development involves a minor breach of the visual amenity rule, these effects are **less than minor** due to the following mitigation:

- Use of low-reflective, natural-toned materials
- Building design follows existing land contours
- Extensive native planting and fencing
- Avoidance of skyline development

Earthworks and Land Modification

- Earthworks are limited and intended only to create a level building platform.
- All exposed soil will remain and be stabilised on site.
- No earthworks consent required (under 47m³).
- **Effects are considered less than minor.**

Infrastructure and Servicing

- The site is already serviced with:
 - On-site wastewater system
 - Rainwater harvesting for potable water
 - Existing underground power and phone connections. No upgrades are necessary as the proposed activity does not change servicing demand.

Cultural and Archaeological Values

- A check of the NZ Archaeological Association database confirms **no known archaeological sites** on or near the site.
- The site is **not listed** in the District Plan as significant to Māori.
- An **Accidental Discovery Protocol** will be followed if any artefacts are uncovered.

Natural Hazards

- No known natural hazards affect the site.
- The development will not increase any risk to people or property.

Consultation

No formal consultation has been undertaken as the effects are considered **less than minor** and **no affected parties** have been identified.

Actual and Potential Effects and Mitigation

- Natural land contours will be retained.
 - Disturbed areas will be restored with grass and potential future planting.
 - The building's location, scale, design, and materials will prevent visual dominance.
 - Boundary planting and a 6-foot wooden paling fence provide further screening.
 - No impact on indigenous species, hazardous substances, contaminated land, or heritage features.
-

Consent Notices Compliance

The proposed extension complies with all existing consent notices:

Consent Notice D581144.3 – Maintenance of trees within Covenant Area "A":

- The trees in Covenant A are well maintained and will **remain undisturbed** with the proposed activity.

Objectives and Policies Assessment

The proposed activity is **consistent with the objectives and policies** of the District Plan. The minor breach is well-managed and enables appropriate development with minimal environmental effects. It aligns with the broader intent of sustainable land use and visual integration into the landscape.

Conclusion

The proposal breaches Rule 10.6.5.1.1 (Visual Amenity) due to the dwelling's construction date but otherwise complies with all relevant standards. The breach is **minor** and **mitigated** through appropriate design, material selection, and landscaping.

The environmental effects are **less than minor**, and the application is consistent with the District Plan's policies and objectives. Therefore, the land use consent is considered appropriate and should be granted.



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




R.W. Muir
Registrar-General
of Land

Identifier **236221**
Land Registration District **North Auckland**
Date Issued 21 September 2005

Prior References
88078

Estate Fee Simple
Area 1.8220 hectares more or less
Legal Description Lot 1 Deposited Plan 358014
Registered Owners
Karen Michelle Gibson

Interests

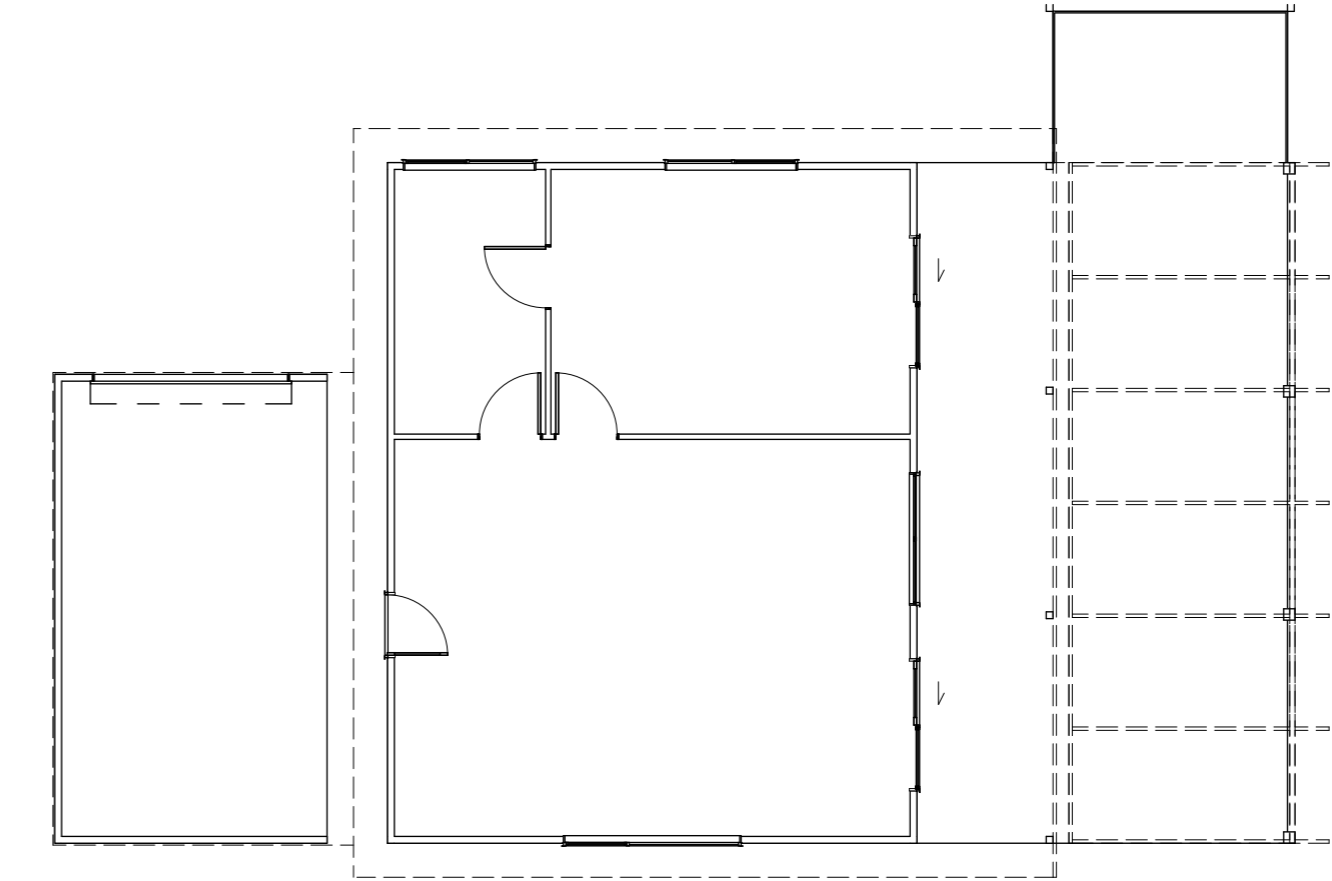
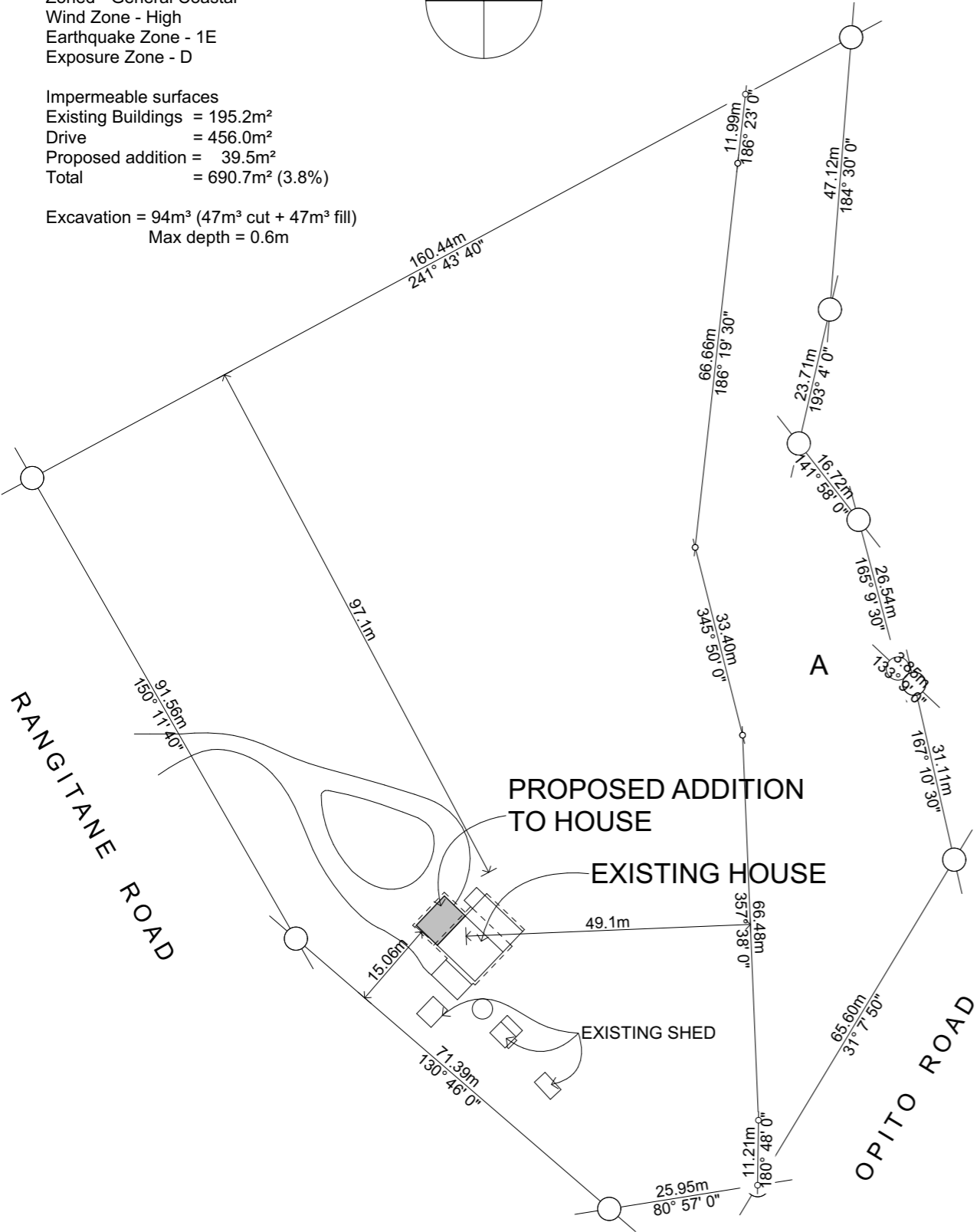
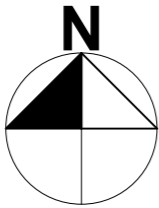
Subject to Section 59 Land Act 1948
D581144.3 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 20.2.2001 at 2:11 pm
5778864.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 28.10.2003 at 9:00 am
6580571.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 21.9.2005 at 9:00 am
12125459.3 Mortgage to ASB Bank Limited - 27.5.2021 at 3:55 pm



Lot 1
DP 358014
Area = 1.8220 ha
CT 236221
Zoned - General Coastal
Wind Zone - High
Earthquake Zone - 1E
Exposure Zone - D

Impermeable surfaces
Existing Buildings = 195.2m²
Drive = 456.0m²
Proposed addition = 39.5m²
Total = 690.7m² (3.8%)

Excavation = 94m³ (47m³ cut + 47m³ fill)
Max depth = 0.6m



Existing Floor Plan

1:100

Always Check the LBP Register to ensure your building practitioner is licensed

This drawing and the design it covers are copyright of Total Design Limited and is not to be reproduced without written permission

No.	Date	Revision	Detail
-----	------	----------	--------

Check all dimensions on site before construction.
Use figured dimensions in preference to scaling.
All construction to comply with NZS 3604: 2011 and/or NZBC

PROJECT:
Proposed Additions & Alterations to House
K M Gibson

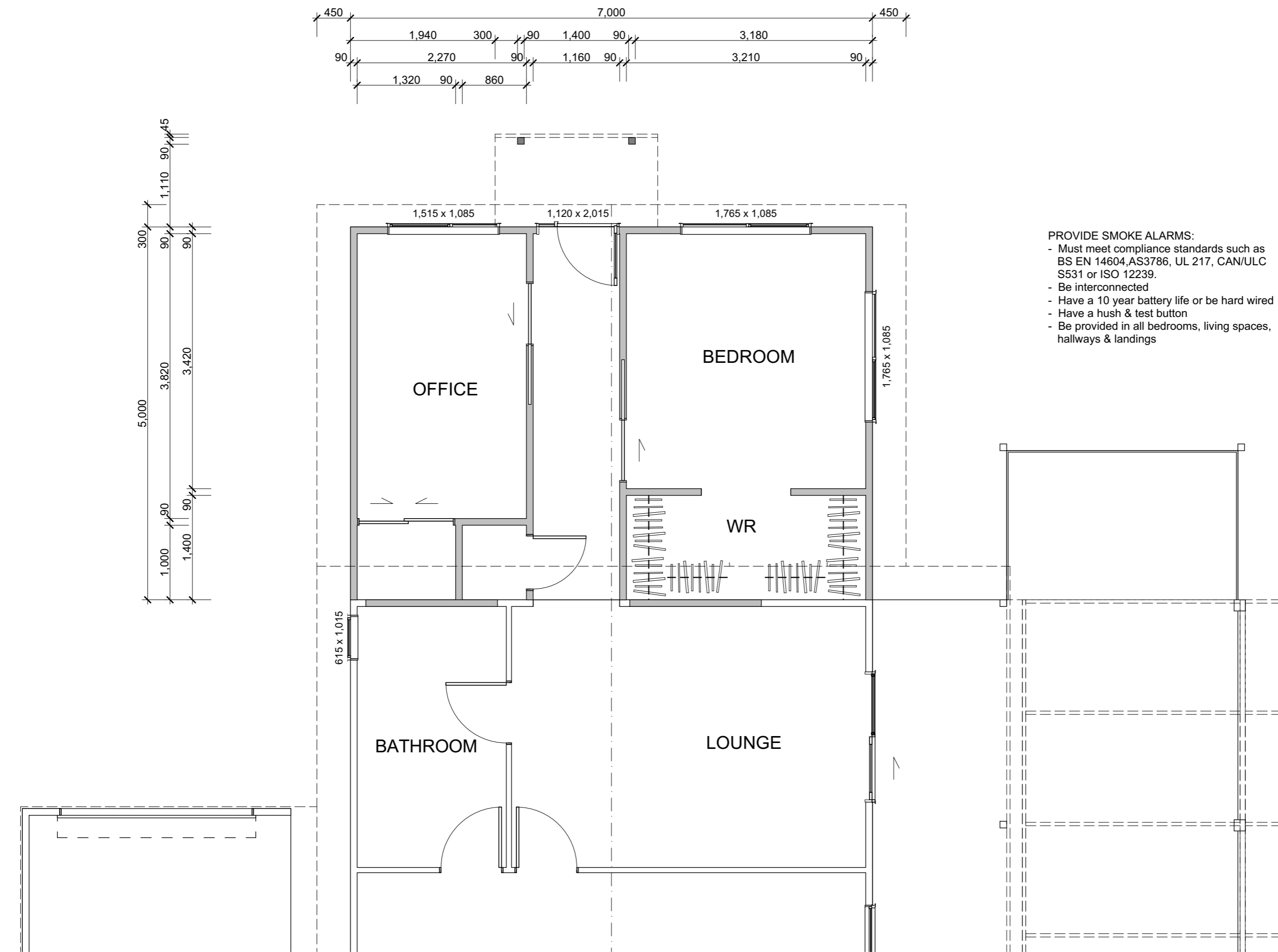
PROJECT ADDRESS:
155 Rangitane Road
Kerikeri

DRAWING:
Site Plan

Drawn: BH	Date: 27/08/2025
SCALE: 1:1000, 1:100	DRAWING No: 1 of 8
PROJECT No: 1812	



National Bank Building
90 Kerikeri road,
P.O.Box 575
KERIKERI 0245
Tel. (09) 407 7049
Mobile. (021) 241 9879
E-mail. brian@totaldesign.co.nz



- PROVIDE SMOKE ALARMS:
- Must meet compliance standards such as BS EN 14604, AS3786, UL 217, CAN/ULC S531 or ISO 12239.
 - Be interconnected
 - Have a 10 year battery life or be hard wired
 - Have a hush & test button
 - Be provided in all bedrooms, living spaces, hallways & landings



Always Check the LBP Register to ensure your building practitioner is licensed

This drawing and the design it covers are copyright of Total Design Limited and is not to be reproduced without written permission

No.	Date	Revision	Detail
-----	------	----------	--------

Check all dimensions on site before construction.
Use figured dimensions in preference to scaling.
All construction to comply with NZS 3604: 2011 and/or NZBC

PROJECT:
Proposed Additions & Alterations to House
K M Gibson

PROJECT ADDRESS:
155 Rangitane Road
Kerikeri

DRAWING:
Proposed Floor Plan

Drawn: BH	Date: 27/08/2025
SCALE: 1:50	DRAWING No: 2 of 8
PROJECT No: 1812	

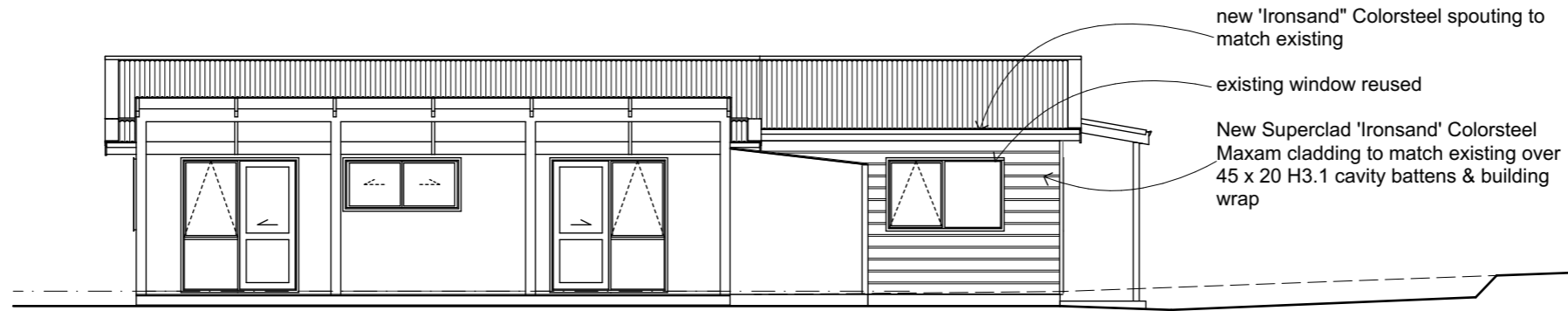


National Bank Building
90 Kerikeri road,
P.O.Box 575
KERIKERI 0245

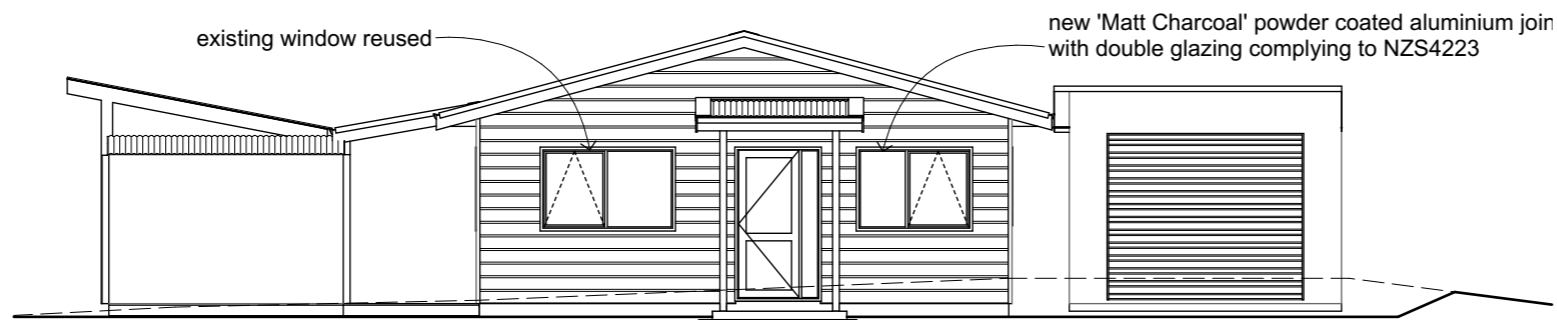
Tel. (09) 407 7049
Mobile. (021) 241 9879
E-mail. brian@totaldesign.co.nz

1. Proposed Floor Plan

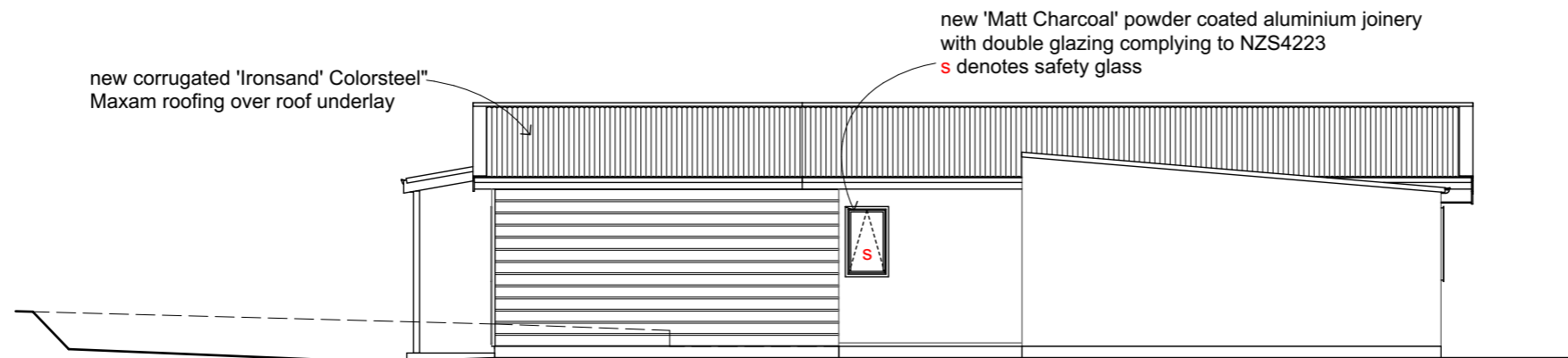
1:50



E-03 North East Elevation 1:100



E-02 North West Elevation 1:100



E-01 South West Elevation 1:100



Always Check the LBP Register to ensure your building practitioner is licensed

This drawing and the design it covers are copyright of Total Design Limited and is not to be reproduced without written permission

No.	Date	Revision	Detail
-----	------	----------	--------

Check all dimensions on site before construction.
Use figured dimensions in preference to scaling.
All construction to comply with NZS 3604: 2011 and/or NZBC

PROJECT:

Proposed Additions & Alterations to House

K M Gibson

PROJECT ADDRESS:

**155 Rangitane Road
Kerikeri**

DRAWING:
Elevations

Drawn: BH	Date: 27/08/2025
SCALE: 1:100	DRAWING No: 3 of 8
PROJECT No: 1812	



National Bank Building
90 Kerikeri road,
P.O.Box 575
KERIKERI 0245
Tel. (09) 407 7049
Mobile. (021) 241 9879
E-mail. brian@totaldesign.co.nz

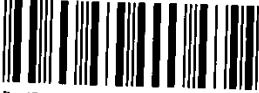


FAR NORTH DISTRICT COUNCIL

THE RESOURCE MANAGEMENT ACT 1991

CONO 5778864.3 Consen

Cpy - 01/01.Pgs - 001.28/10/03,09:21



DocID: 311121338

SECTION 221 : CONSENT NOTICE

REGARDING RC 2030245

The subdivision of
Lots 1 & 2 DP 206357
North Auckland Registry.

PURSUANT to Section 221 for the purposes of Section 224 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 is to be registered on the appropriate titles of DP 322069.

SCHEDULE


To be registered on Lot 1 only

1. The landowners shall maintain the trees within the area of Land Covenant 'A' and shall not without the prior written consent of the Council and then only in strict compliance with any conditions imposed by the Council, cut down, damage or destroy any mature trees. The landowners shall not be deemed to be in breach of this prohibition if any such vegetation shall die from natural causes not attributable to any act or default by or on behalf of the landowners or for which the landowner is responsible.
2. The keeping of domestic cats, dogs and mustelids shall be prohibited, however the landowners may keep one working dog on the property.

To be registered on Lot 2 only

1. The keeping of domestic cats, dogs and mustelids shall be prohibited with one exception that the landowners may retain their existing dog for the rest of it's life.

SIGNED:


by the FAR NORTH DISTRICT COUNCIL
under delegated authority:
RESOURCE CONSENTS MANAGER

DATED at **KAIKOHE** this 20th day of May 2003.

RC 2030245
SRM\CERT\3gibson221



Far North
District Council

CONO 6580571.1 Cons

Cpy - 01/04, Pgs - 002, 21/09/05, 07:42



DocID: 312123352

Private Bag 752, Memorial Ave

Kaikohe 0400, New Zealand

Freephone: 0800 920 029

Phone: (09) 405 2750

Fax: (09) 401 2137

Email: ask.us@fndc.govt.nz

Website: www.fndc.govt.nz

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

REGARDING RC 2050264
the Subdivision of Lot 1 DP 322069
North Auckland Registry

PURSUANT to Section 221 for the purpose of Section 224 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 is to be registered on the title of the affected allotments.

SCHEDULE

1. The landowners of Lot 1 shall maintain the trees within the area of land covenant "A" and shall not without the prior written consent of the Council and then in strict compliance with any conditions imposed by the Council, cut down, damage or destroy any matured trees. The landowners shall not be deemed to be in breach of this prohibition if any such vegetation shall die from natural causes not attributable to any act or default by or on behalf of the landowners or for which the landowner is responsible.
2. The keeping of domestic cats, dogs and mustelids shall be prohibited on Lots 1-3.

SIGNED:

Mr Pat Killalea

By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
RESOURCE CONSENTS MANAGER

DATED at **KAIKOHE** this *8th* day of *August* 2005

Landonline User ID: stdaviesau

HEREWITH

Dealing / SUD Number:
(LINZ Use only)

LODGING FIRM: S T DAVIES (AUCK) LTD

Survey Plan (#)

Address: DX DP94507 TITIRANGI

Title Plan (#)

PO BOX 15 1161 NEW LYNN

Traverse Sheets (#)

AUCKLAND

Field Notes (#)

Uplifting Box Number:

76 20/09/05

Calc Sheets (#)

ASSOCIATED FIRM:

PAMACKERIKERI

Survey Report

Client Code / Ref: (AT) AC:23473

Other (State)

Rejected Dealing Number:

Priority Barcode/Date Stamp
(LINZ use only)

CONO 6580571.1 Cons
Copy - 02/04, Pgs - 002, 21/09/06, 07-42
Copies
(Inc. original)
DocID: 812128862

Priority Order	CT Ref	Type of Instrument	Names of Parties	DOCUMENT OR SURVEY FEES	MULTI-TITLE FEES	NOTICES	ADVERTISING	NEW TITLES	OTHER	RE-SUBMISSION & PRIORITY FEE	FEES \$ GST INCLUSIVE
1		C221	FAR NORTH DISTRICT COUNCIL	50.00							\$50.00
2	236221, 236222 & 236223	OCT	GIBSON: DR & KJ	318.00							\$318.00
3											
4											
5											
6											
Land Information New Zealand Lodgement Form				Annotations (LINZ use only)							
Fees Receipt and Tax Invoice GST Registered Number 17-022-695 LINZ Form P005				Original Signatures? _____							