

# 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):

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

*\*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:**

Robert Newman

**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.

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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:**

Northland Planning & Development 2020 Ltd

**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.

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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:**

JOSTL - Newman Trustee Limited, Michelle Dyan Newman and Robert Gregory Newman

Property address/  
location:

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## 8. Application site details

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

Name/s:

Site address/  
location:

  
  
  
 Postcode

Legal description:

Val 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.

## 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.

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

Subdividing land

Disturbing, removing or sampling soil

Changing the use of a piece of land

Removing or replacing a fuel storage system

## 13. Assessment of environmental effects:

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

Your AEE is attached to this application  Yes

## 14. 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.

## 15. 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)

Newman Family Trust

**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.

### 15. Billing details continued...

#### 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)

Robert Gregory Newman, Michelle Dyan Newman

**Signature:**

(signature of bill payer)

[Redacted Signature] Date 11/5/26.

MANDATORY

### 16. 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.fn/dc.govt.nz](http://www.fn/dc.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.

### 17. Declaration

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

**Name** (please write in full)

Robert Gregory Newman, Michelle Dyan Newman

**Signature**

[Redacted Signature] Date 11/5/26.

See overleaf for a checklist of your information...

## Checklist

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*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 for**  
**Robert Newman**  
**55 Opito Bay Road, Kerikeri**

Date: 14 May 2026

Please find attached:

- an application form for a land-use consent to construct an 162m<sup>2</sup> shed at 55 Opito Bay Road, Kerikeri and
- an Assessment of Environmental Effects indicating the potential and actual effects of the proposal on the environment.

The application has been assessed as a **Restricted Discretionary Activity** under the Far North Operative District Plan for visual amenity in the General Coastal Zone and a **Permitted Activity** under the Proposed District Plan rules that have immediate legal effect.

If you require further information, please do not hesitate to contact me.

Regards,



Alex Billot

Resource Planner

Reviewed by



Sheryl Hansford

Director/Senior Planner

**NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED**

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**Attachments:**

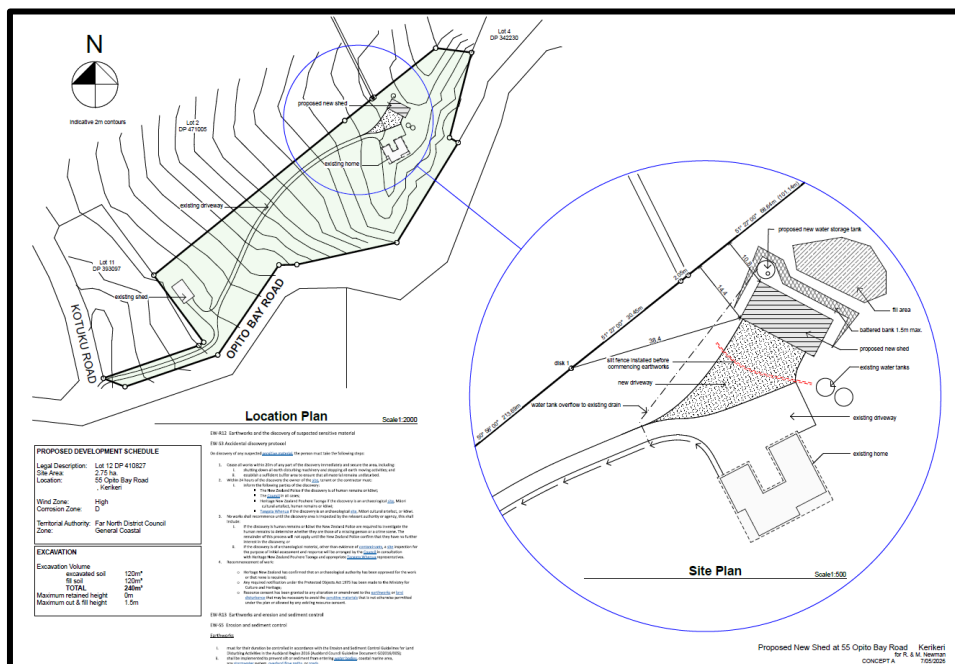
1. Far North District Council Application Form
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3. Consent Notice 8778559.2 – LINZ
4. Plan Set – Pryda NZ
5. Site Plan – CADL
6. RC 2040583 Landscape Plan - FNDC
7. Objectives and Policies



# Assessment of Environment Effects Report

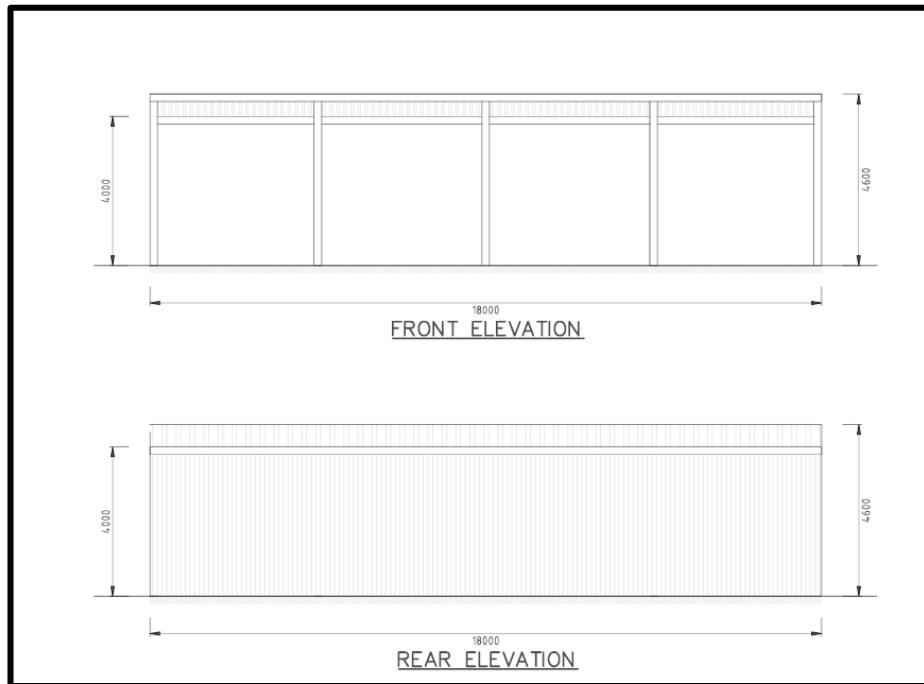
## 1. DESCRIPTION OF THE PROPOSED ACTIVITY

- 1.1. Robert Newman (“the Applicant”) is seeking a land use consent to construct a 162m<sup>2</sup> shed within his property at 55 Opito Bay Road, Kerikeri. The site already contains an existing dwelling, with the proposed shed being located slightly to the north of the existing dwelling.
- 1.2. The proposed shed will be a 4 bay implement shed. The shed is to be finished in NZ Coloursteel “Grey Friars” for the entire building (LRV 10%). The shed height is approximately 4.6m. The shed is located over 10 metres from the nearest boundary to the north and over 40 metres to all other boundaries, including the Opito Bay Road boundary to the south. A small extension of the existing driveway is proposed to enable access to the shed.
- 1.3. Approximately 240m<sup>3</sup> of excavation works are proposed with a cut face of no more than 1.5m, to construct the building platform, new portion of driveway as well as battering behind the shed (see *Figure 1* below). Roof water will be directed to a new water storage tank to the north of the shed, with overflow to the existing drain on site (refer to the site plan contained within **Appendix 5**).
- 1.4. The Pryda NZ plans dated 24 April 2026 that illustrate the proposed shed are attached at **Appendix 4**, with Site Plan also prepared by CADL attached within **Appendix 5**.



**Figure 1: Site Plan showing proposed shed location.**



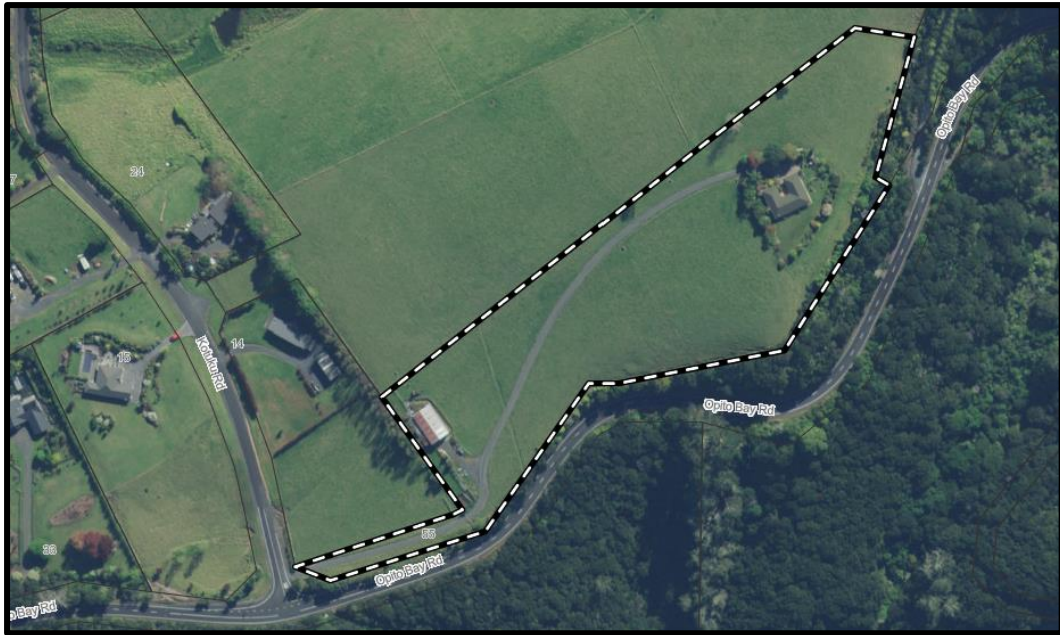


*Figure 2: Proposed 4 Bay Shed*

## 2. DESCRIPTION OF THE SITE AND SURROUNDS

- 2.1. The application site is located at 55 Opito Bay Road, Kerikeri. The site is legally described as Lot 12 DP 410827. As mentioned, the site currently contains an existing dwelling which is located within the northeastern portion of the site. Review of building consent history details that the dwelling was consented under BC1998-908 in 1998. There is also an existing shed which is located within the western portion of the site, which predates the existing dwelling. Access to the site is via an existing crossing from Kotuku Road, with an internal driveway leading to the dwelling location.
- 2.2. The site is bounded by Opito Bay Road along the southern/southeastern boundary and privately owned allotments on all other boundaries.
- 2.3. The site is predominantly open areas of grass, as can be seen in *Figure 3*. The shed is proposed to be located to the north of the existing dwelling, within the existing dwelling curtilage and will utilise the existing access.





*Figure 3: Subject site and surrounds.*



*Figure 4: View of proposed shed location looking north from the dwelling.*

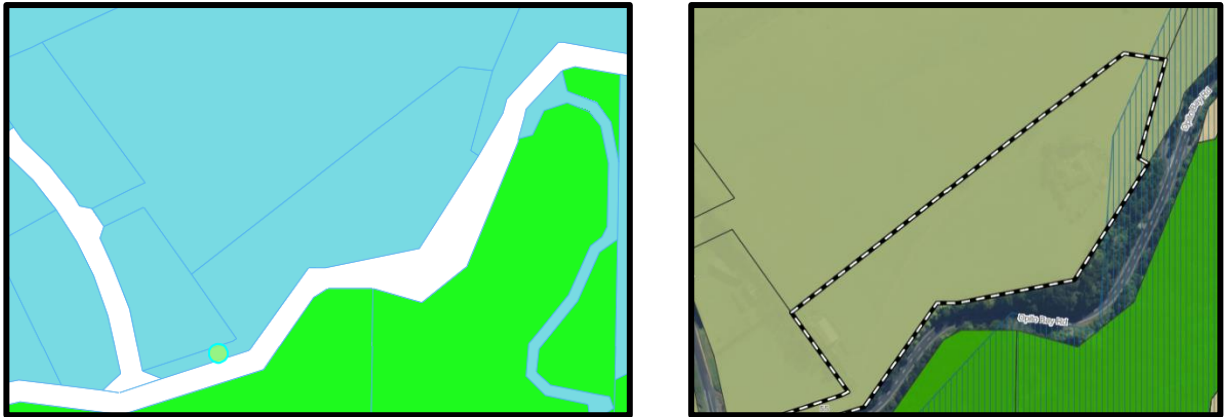


*Figure 5: View of the proposed shed location looking south.*

2.4. The site is within the General Coastal zone under the Operative District Plan (ODP) and within the Rural Production zone under the Proposed District Plan (PDP). A small area within the eastern portion of the site is noted as being within the coastal environment under the Regional Policy Statement for Northland (RPSN), however the existing dwelling and proposed shed location are outside of the coastal environment overlay.

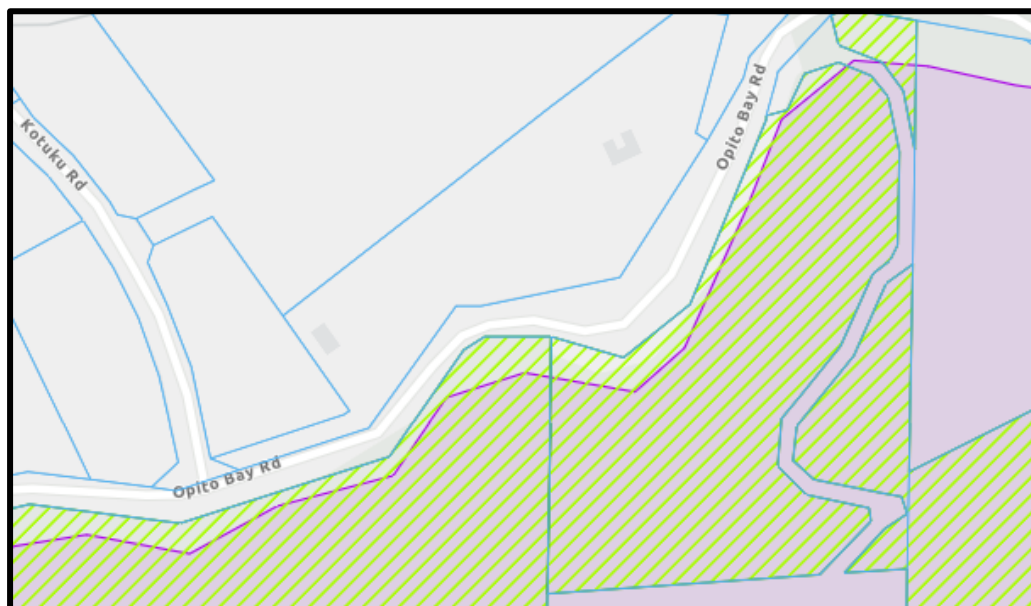
2.5.





*Figure 6: ODP zoning (left) and PDP zoning (right), with small area of coastal environment overlay.*

- 2.6. The site is not within an area which is serviced by Councils reticulated wastewater, water or stormwater networks and as such, these are managed onsite.
- 2.7. The site is not shown to contain any areas of PNA, Outstanding Landscapes or areas of High Natural Character. Blacksmith Bay Conservation Area is located on the opposite side of Opito Bay Road. The site and surrounding environment are within an area where kiwi are present in high densities.



*Figure 7: Blacksmith Bay Conservation Area on opposite side of Opito Bay Road.*

- 2.8. The site is not shown to be susceptible to coastal or river hazards and is within a 'safe' area for tsunamis.
- 2.9. There are no recorded archaeological sites within the subject site or adjoining allotments. It is considered appropriate that the proposal proceeds under the guidance of an ADP.



- 2.10. The soils within the site are classified as LUC 4e7 which are not considered to be highly versatile under the RPSN. The National Policy Statement for Highly Productive Land (NPS-HPL) is therefore not considered applicable to the proposal.

## Title

- 2.11. The site is legally described as Lot 12 DP 410827, with a land area of 2.75ha. The site is held within Record of Title 440378 which is dated 13 June 2011 (see **Appendix 2**). There is one existing consent notice document registered on the title, which will be detailed below. There are appurtenant easements which will remain unaffected.

### Consent Notice 8778559.2

- 2.12. This consent notice document is dated 2008. It contains two conditions which relate to the subject site. These conditions are shown below:

#### Stage 3 – Lots 12 & 14 DP 410827

- No occupier of the land shall keep or allow the introduction to the site of carnivorous or omnivorous animals (such as ferret, cats or dogs) which have the potential to be kiwi predators.
- Any dwelling on the lots shall be designed in accordance with the mitigation measures as outlined on the landscape enhancement plan prepared by Christine Hawthorne, Landscape Architects, dated revised September 2004. Any building consent application shall be accompanied by a report from a suitably qualified and experienced landscape architect demonstrating compliance with the mitigation measures. The mitigation measures require the preparation of a landscaping plan for each site. The plan shall be submitted in conjunction with any Building Consent application and such planting shall be completed within the first planting season following completion of the exterior of the dwelling. Such plantings shall be maintained for the duration of the consent.

- 2.13. The first condition is an advice condition. Compliance by the Applicant is provided on an ongoing basis and will not change as a result of the application.

- 2.14. The second condition requires any new dwelling to comply with the mitigation measures outlined in the landscape enhancement plan prepared as part of RC 2040583 (see **Appendix 6** and *Figure 8* below) as well as requiring a report confirming the design complies with the mitigation measures, as part of the BC. Given that the dwelling within the subject site pre-dates the landscape enhancement plan and subdivision within RC 2040583, there have been



no additional landscape plans or reports triggered for the site. The landscape enhancement plan within RC 2040583 identified that existing pittosporum and manuka vegetation along the road boundary as well as new hedge planting was to be provided at the gateway entrance to the site. Compliance with this landscape enhancement plan is provided on an ongoing basis by the Applicant by maintaining these areas. Given the proposal does not result in a dwelling, no additional reports have been sought.

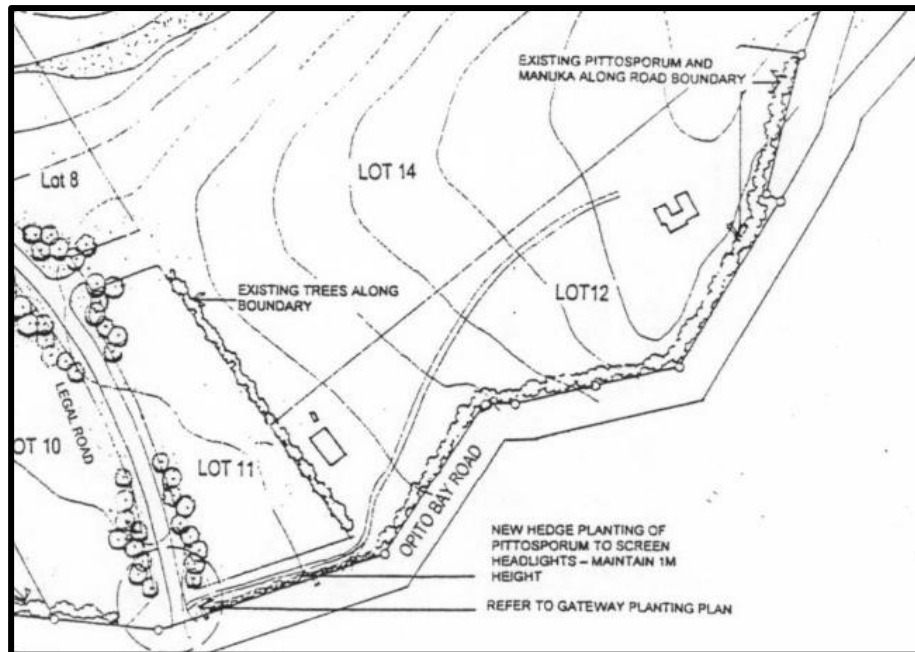


Figure 8: Landscape Enhancement Plan prepared in support of RC 2040583.

### 3. REASONS FOR CONSENT

#### Operative District Plan (ODP)

3.1. The application site is zoned General Coastal (GCZ) under the ODP.

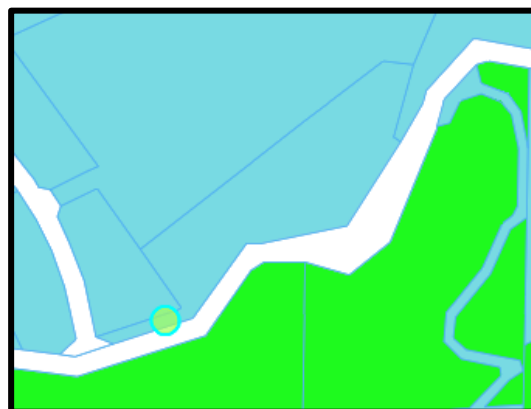


Figure 9: ODP Zoning of the site.



3.2. An assessment against the relevant District Plan rules is set out in Tables 1 & 2 below:

<b>Table 1 - Assessment of General Coastal Zone Rules</b>		
<b>Plan Reference</b>	<b>Rule</b>	<b>Performance of Proposal</b>
<b>10.6.5.1.1</b>	<b>Visual Amenity</b>	<p><b>Restricted Discretionary</b></p> <p>(a) The proposal is for a non-habitable shed, which has a gross floor area of 162m<sup>2</sup>, which infringes the permitted allowance of a 50m<sup>2</sup> non-habitable building.</p> <p>(b) Grey Friars (Friar Grey) is included within the Resene BS5252 colour range.</p> <p>(c) The proposed activity is not an addition or alteration to an existing building.</p> <p>(d) The proposed activity is not a building renovation.</p>
<b>10.6.5.1.2</b>	<b>Residential Intensity</b>	<b>Not applicable</b>
<b>10.6.5.1.3</b>	<b>Scale of Activities</b>	<b>Not applicable.</b>
<b>10.6.5.1.4</b>	<b>Building Height</b>	<p><b>Permitted.</b></p> <p>The height of the proposed shed is 4.6m which is within the permitted height of 8m.</p>
<b>10.6.5.1.5</b>	<b>Sunlight</b>	<p><b>Permitted.</b></p> <p>The shed is located in excess of 10 metres from all boundaries.</p>
<b>10.6.5.1.6</b>	<b>Stormwater Management</b>	<p><b>Permitted</b></p> <p>The impermeable surface coverage has been calculated as 2360m<sup>2</sup> or 8.5% of the total site area, which is within the permitted 10% allowance for the total site area.</p>
<b>10.6.5.1.7</b>	<b>Setback from Boundaries</b>	<p><b>Permitted</b></p> <p>The shed is located in excess of 10 metres from all boundaries.</p>



<b>10.6.5.1.8</b>	<b>Transportation</b>	<b>Permitted.</b>  <u>Traffic</u> – the proposal will not alter the existing TIF of the site.  <u>Parking</u> – Parking is not considered required for the proposed activity.  <u>Access</u> – access to the site will remain unchanged.
<b>10.6.5.1.9</b>	<b>Keeping of Animals</b>	<b>Not applicable.</b>
<b>10.6.5.1.10</b>	<b>Noise</b>	<b>Permitted.</b>
<b>10.6.5.1.11</b>	<b>Helicopter Landing Area</b>	<b>Not applicable</b>

**Table 2 - Assessment against District-Wide Natural & Physical Resources Rules**

<b>Plan Reference</b>	<b>Rule</b>	<b>Performance of Proposal</b>
<b>12.1</b>	<b>Landscape and Natural Features</b>	<b>Permitted</b>  The site is not within any mapped outstanding natural landscape or outstanding natural feature
<b>12.2.6.1.3</b>	<b>Indigenous Vegetation clearance in the General Coastal Zone</b>	<b>Permitted.</b>  No indigenous vegetation clearance is proposed.
<b>12.3.6.1.2</b>	<b>Excavation and/or Filling</b>	<b>Permitted</b>  The permitted volume of excavation and earthworks fill in the General Coastal Zone is 300m <sup>3</sup> . The maximum cut/fill face is 1.5m or combined cut and fill height of 3m.  Proposed excavation earthworks volumes are 240m <sup>3</sup> , which results from 120m <sup>3</sup> of cut and 120m <sup>3</sup> of fill. Combined cut / fill faces will not exceed the 1.5m high requirement.  The Applicant has advised that an Earthworks Permit has been lodged to FNDC for the proposed works.
<b>12.3.6.1.4</b>	<b>Nature of Filling Material in all zones</b>	<b>Permitted</b>



<b>12.4.6.1.2</b>	<b>Fire Risk to Residential Units</b>	<b>Not applicable</b>
<b>12.5</b>	<b>Heritage</b>	<b>Not Applicable.</b>
<b>12.7</b>	<b>Setback from Lakes, Rivers and the Coastal Marine Area</b>	<b>Permitted</b>
<b>12.8</b>	<b>Hazardous Substances</b>	<b>Not applicable</b>
<b>12.9</b>	<b>Renewable Energy</b>	<b>Not applicable.</b>

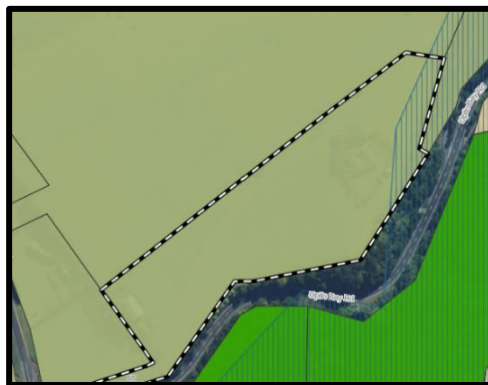
ODP Activity Status

3.3. The overall activity status under the ODP is Restricted Discretionary resulting from a breach to the permitted standards for Visual Amenity Rule 10.6.5.1.1.

**Proposed District Plan**

3.4. The Council notified its’ PDP on 27 July 2022. The period for public submissions closed on the 21 October 2022. A summary of submissions was notified on the 4 August 2023. The further submission period closed on the 5 September 2023. District Plan hearings on submissions concluded at the end of 2025. Until such time as Council decisions on submissions are made, limited weight is being given to the PDP provisions. A Council decision on submissions is expected in June 2026.

3.5. The subject site zone is Rural Production under the PDP, with a small area of the site being subject to the coastal environment overlay. The proposed shed is located outside of the coastal environment overlay area.



*Figure 10: PDP Zoning of the site.*



3.6. Rules that have current legal effect are set out below in **Table 3**.

Table 3 - Proposed Far North District Plan Rules – (with current legal effect)		
Chapter	Rule Reference	Compliance of Proposal
<b>Hazardous Substances</b>	<p>The following rules have immediate legal effect:</p> <p>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.</p> <p>Rules HS-R5, HS-R6, HS-R9</p>	<p><b>Not applicable.</b></p> <p>The site does not contain any hazardous substances to which these rules would apply.</p>
<b>Heritage Area Overlays</b>	<p>All rules have immediate legal effect (HA-R1 to HA-R14)</p> <p>All standards have immediate legal effect (HA-S1 to HA-S3)</p>	<p><b>Not applicable.</b></p> <p>The site is not located within a Heritage Area Overlay.</p>
<b>Historic Heritage</b>	<p>All rules have immediate legal effect (HH-R1 to HH-R10).</p> <p>Schedule 2 has immediate legal effect.</p>	<p><b>Not applicable.</b></p> <p>The site does not contain any scheduled areas of historic heritage.</p>
<b>Notable Trees</b>	<p>All rules have immediate legal effect (NT-R1 to NT-R9)</p> <p>All standards have legal effect (NT-S1 to NT-S2)</p> <p>Schedule 1 has immediate legal effect</p>	<p><b>Not applicable.</b></p> <p>The site does not contain any scheduled notable trees.</p>
<b>Sites and Areas of Significance to Māori</b>	<p>All rules have immediate legal effect (SASM-R1 to SASM-R7)</p> <p>Schedule 3 has immediate legal effect</p>	<p><b>Not applicable.</b></p> <p>The site does not contain any mapped or scheduled sites or areas of significance to Māori.</p>



<b>Ecosystems and Indigenous Biodiversity</b>	All rules have immediate legal effect (IB-R1 to IB-R5)	<b>Not applicable.</b>
<b>Subdivision</b>	The following rules have immediate legal effect: SUB-R6, SUB-R13, SUB-R14, SUB-R15, SUB-R17	<b>Not applicable.</b> The proposal is not for subdivision.
<b>Activities on the Surface of Water</b>	All rules have immediate legal effect (ASW-R1 to ASW-R4)	<b>Not applicable.</b> The proposal does not involve activities on the surface of water.
<b>Earthworks</b>	The following rules have immediate legal effect: EW-R12, EW-R13  The following standards have immediate legal effect: EW-S3, EW-S5	<b>Permitted.</b> Earthworks as part of this proposal will proceed under the guidance of ADP and will be in accordance with the Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016 (GD-005), in accordance with Rules EW-12, EW-R13, EW-S3 and EW-S5.
<b>Signs</b>	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	<b>Not applicable.</b> No signs are proposed as part of this application.
<b>Orongo Bay Zone</b>	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water	<b>Not applicable.</b> The site is not located in the Orongo Bay Zone.

### PDP Activity Status

3.7. The overall activity status under the PDP is a Permitted Activity.



## National Environmental Standards

### National Environment Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011

- 3.8. The site is not identified as HAIL on the Council database of HAIL sites. A review of historic aerials indicates that there are no known HAIL activities that have previously occurred or are currently occurring within the development areas. For this reason, the proposed activities are not subject to NESCS (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health).

### Other National Environmental Standards

- 3.9. There are no other National Environmental Standards that apply to this development.

## 4. STATUTORY ASSESSMENT UNDER THE RESOURCE MANAGEMENT ACT 1991 (RMA)

### Section 104C of the RMA

- 4.1. Section 104C governs decisions on Restricted Discretionary Activities. A consent authority may grant or refuse an application, but only for those matters over which discretion is restricted in a Plan or Proposed plan, or any national environmental standard, wastewater or stormwater environmental performance standard, infrastructure design solutions, or other regulations.
- 4.2. ODP Rule 10.6.5.3.1 states that when assessing an application, the Council has limited its discretion to the following matters. These are commented on as follows:
- (i) *the location of the building;*
- 4.2.1. The proposed shed location is within an existing open area of the site and will be within the dwelling curtilage. The shed has been positioned behind the existing dwelling, which will obscure views as seen from the CMA. Given this and the separation distance from the CMA being over 340 metres, it is considered potential adverse landscape effects arising from the location of the building will be less than minor. The shed location is over 10 metres from the northern boundary which adjoins an 8 hectare farming lot and over 40 metres from all other boundaries.





*Figure 11: View north from the existing dwelling to the proposed shed location.*



*Figure 12: View south from the proposed shed location.*

(ii) *the size, bulk, and height of the building in relation to ridgelines and natural features;*

4.2.2. The proposed shed is to be located behind the existing dwelling, such that the dwelling will obscure the shed from view from the south. The height of the shed is consistent with sheds of similar use in the surrounding environment and is not considered to be obtrusive. Proportionately, the size of the proposed building relative to the surrounding landform, and built development will be small and relatively indiscernible.

4.2.3. As shown in Figures 11 & 12 above, the building will be obscured by existing landform and built development and given the large separation distances from boundaries, the proposed shed is not anticipated to be prominent in the landscape.

(iii) *the colour and reflectivity of the building;*

4.2.4. The proposed shed has been designed with a natural and recessive colour scheme that integrates with the surrounding environment. The shed is proposed to utilise NZ Coloursteel “Grey Friars” for the entire building (LRV 10%).

(iv) *the extent to which planting can mitigate visual effects;*

4.2.5. The use of dark colours avoids the need for any additional vegetation to assist with integrating the new building within the landscape. The existing vegetation along the road boundary will be maintained as per the Landscape Enhancement Plan as part of RC 2040583. Similarly, the location of the shed in a rural farming landscape



is consistent with the character of the existing environment where buildings are scattered along the coastline.

- (v) *any earthworks and/or vegetation clearance associated with the building;*
- 4.2.6. Proposed earthworks volumes are minor, with 240m<sup>3</sup> of excavation required. The excavated areas will be covered by the shed building and driveway area. Any additional earthworks will return to grassed areas once construction is complete. No vegetation clearance is required.
- (vi) *the location and design of associated vehicle access, manoeuvring and parking areas;*
- 4.2.7. Vehicle access is existing to the existing dwelling, and the proposed shed will utilise the same access. Parking and manoeuvring on site will be increased due to the new driveway area to the shed.
- (vii) *the extent to which the building and any associated overhead utility lines will be visually obtrusive;*
- 4.2.8. Given the large separation distance of the shed from the boundaries and the CMA, combined with the shed being located within the existing dwelling's curtilage area and the use of a natural and recessive colour scheme, the proposed shed is not considered to be visually obtrusive. The existing dwelling and proposed shed location are not anticipated to be visible from Opito Bay Road given the existing landform and dense vegetation as shown in *Figure 13* below.





*Figure 13: Glimpse of the existing dwelling and proposed shed location from Opito Bay Road. Heavily screened by landform and vegetation.*

- (viii) *the cumulative visual effects of all the buildings on the site;*
- 4.2.9. Having a shed located in close proximity to an existing dwelling on a site is not uncommon in this rural environment. The shed is not considered to be visually obtrusive and will be consistent with other built development in the area. Cumulative visual effects are considered to be less than minor.
- (ix) *the degree to which the landscape will retain the qualities that give it its naturalness, visual and amenity values;*
- 4.2.10. The landscape is considered to be rural in nature, which is reflected within the new PDP zoning of 'Rural Production' and the area where the shed is to be located is not identified as being within the Coastal Environment under the RPSN. Buildings of this type are not uncommon in the rural environment and as such, it is considered that the proposal will enable the landscape to retain visual and amenity values of the site and surrounding environment.
- (x) *the extent to which private open space can be provided for future uses;*
- 4.2.11. There is more than adequate area on this 2.7 hectare property to provide for private open space.

- (xi) *the extent to which the siting, setback and design of building(s) avoid visual dominance on landscapes, adjacent sites and the surrounding environment;*
- 4.2.12. The proposed shed will appear as a rural building and is consistent with the surrounding pastoral farming character of the area. The shed is setback 10 metres from the southern boundary and in excess of 40 metres from all other boundaries, which is a significant distance. The shed is not considered to be located on a ridgeline or prominent area of the site, such that visual dominance is considered to be less than minor. The proposed shed will be largely indiscernible as viewed from the surrounding environment.
- (xii) *the extent to which non-compliance affects the privacy, outlook and enjoyment of private open spaces on adjacent sites.*
- 4.2.13. The proposed building will not affect the privacy, outlook or enjoyment or private open spaces on adjacent sites.
- 4.3. Overall adverse effects on the visual amenity of the existing environment are assessed to be no more than minor. Changes to landscape character are consistent with the intent of the General Coastal zone which anticipates buildings that are well integrated and subservient to the natural features including landform, indigenous vegetation and the coastal environment. Furthermore, the site is proposed to be zoned as Rural Production under the PDP and the shed location is outside of the coastal environment, such that consent would not be triggered for visual amenity effects with the proposed strategic direction FNDC is leading.

### **Section 104(1) of the RMA**

- 4.4. While the application proposal remains generally subject to the matters for consideration listed below in Section 104, these are limited by the directives set out in Section 104C above. No further assessment of this proposal under the ODP is required and no assessment of wider potential adverse effects on the environment is provided. The proposed activity is permitted under the PDP rules that have immediate legal effect.
- 4.5. Section 104(1) of the Act states that when considering an application for resource consent –

*“the consent authority must, subject to Part II, 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 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.”*

- 4.6. Actual and potential effects arising from the development as described in 104(1)(a) can be both positive and adverse (as described in Section 3 of the Act). The proposed shed will provide all weather storage for the Applicant, enhancing the site.
- 4.7. Section 104(1)(b) requires that the consent authority consider the relevant provisions of the above listed documents. There are no national standards, regulations or national policy statements that are directly relevant to the proposed activity and / or that are not adequately managed within the planning framework of the ODP.
- 4.8. Section 104(1)(c) states that consideration must be given to ‘any other matters that the consent authority considers relevant and reasonable, necessary to determine the application.’ There are no other matters that are relevant to the assessment of this application.
- 4.9. In accordance with Section 104(6), adequate information is provided to determine this application. This includes associated activities that are assessed to be permitted by the ODP and PDP.

### **Section 104(1)(b) – Relevant Provisions of Any Statutory Planning Document**

- 4.10. In accordance with Section 104(1)(b) of the Act, the following statutory policy statements and plans are relevant to this application.



### National Policy Statements (section 104(1)(b)(iii))

- 4.10.1. There are currently 10 operative National Policy Statements. These are as follows:
- New Zealand Coastal Policy Statement (NZCPS)
  - National Policy Statement on Urban Development (NPS UD)
  - National Policy Statement for Freshwater Management (NPS FM)
  - National Policy Statement for Renewable Electricity Generation (NPS RE)
  - National Policy Statement on Electricity Networks
  - National Policy Statement for Highly Productive Land (NPS HPL)
  - National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat (NPS-GG)
  - National Policy Statement for Indigenous Biodiversity (NPS-IB)
  - National Policy Statement for Infrastructure
  - National Policy Statement for Natural Hazards
- 4.10.2. There are no NPS relevant to this application, including the NZCPS as the proposed shed location is not located within the coastal environment under the RPSN.

### Regional Policy Statement for Northland (RPSN) 2016

- 4.10.3. The role of the RPSN is to promote sustainable management of Northland's natural and physical resources. The RPSN gives effect to the NZCPS in the Northland context.
- 4.10.4. The RPSN provides an overview of the regions' resource management issues and sets out policies and methods to achieve integrated management of Northlands natural and physical resources. The proposed shed location is not located within an Outstanding Landscape or High Natural Feature nor the coastal environment. The proposed shed is not considered to result in adverse effects which would see inconsistency with the RPSN.
- 4.10.5. The proposal is therefore considered to be consistent with the relevant objectives and policies of the RPSN.

### Operative District Plan

- 4.10.6. The proposed activity results in a Restricted Discretionary Activity under the ODP, given the site is located within the General Coastal zone and the proposal includes a 162m<sup>2</sup> shed.



The relevant objectives and policies are within the Coastal Environment and General Coastal zone. Given that the shed location is not located within the Coastal Environment under the RPSN and will result in a shed which is located over 340m from the CMA, it is considered that effects of the shed on the Coastal Environment and GCZ will be less than minor. Given the proposal results in a Restricted Discretionary Activity, it is considered that activities similar to proposed are anticipated by the Plan and as such, the proposal is considered to be consistent with the relevant objectives and policies which are stated within **Appendix 7**.

### Proposed District Plan

4.10.7. Under the PDP, the site is located within the Rural Production zone and would be assessed as a Permitted Activity insofar as the current proposed rules. Effects of visual amenity would not be applied given that the proposed shed location is outside of the coastal environment. The proposed shed is considered consistent with the rural landscape. The proposal is considered consistent with the relevant objectives and policies of the PDP which are set out in **Appendix 7**.

## **5. Notification Assessment – Sections 95A to 95G of The Act**

### **Public Notification Assessment**

5.1. Section 95A requires a council to follow specific steps to determine whether to publicly notify an application. The following is an assessment of the application against these steps:

#### **Step 1 Mandatory public notification in certain circumstances**

*(2) Determine whether the application meets any of the criteria set out in subsection (3) and,—*

*(a) if the answer is yes, publicly notify the application; and*

*(b) if the answer is no, go to step 2.*

*(3) The criteria for step 1 are as follows:*

*(a) the applicant has requested that the application be publicly notified:*

*(b) public notification is required under section 95C:*

*(c) the application is made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.*



- 5.1.1. It is not requested the application be publicly notified and the application is not made jointly with an application to exchange reserve land. Therefore Step 1 does not apply and Step 2 must be considered.

**Step 2: Public Notification precluded in certain circumstances.**

*(4) Determine whether the application meets either of the criteria set out in subsection (5) and,—*

*(a) if the answer is yes, go to step 4 (step 3 does not apply); and*

*(b) if the answer is no, go to step 3.*

*(5) The criteria for step 2 are as follows:*

*(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 public notification:*

*(b) the application is for a resource consent for 1 or more of the following, but no other, activities:*

*(i) a controlled activity:*

*(ii) [Repealed]*

*(iii) a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity.*

*(iv) [Repealed]*

*(6) [Repealed]*

- 5.1.2. The application is for a Restricted Discretionary activity but not a boundary activity. No preclusions apply in this instance. Therefore, Step 3 must be assessed.

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

*(7) Determine whether the application meets either of the criteria set out in subsection (8) and,—*

*(a) if the answer is yes, publicly notify the application; and*

*(b) if the answer is no, go to step 4.*

*(8) The criteria for step 3 are as follows:*

*(a) the application is for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification:*

*(b) 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.*

- 5.1.3. No applicable rules require public notification of the application. The proposal is not considered to have a more than minor effect on the environment as detailed in the sections above.



**Step 4; Public notification in special circumstances**

*(9) Determine whether special circumstances exist in relation to the application that warrant the application being publicly notified and,—*

*(a) if the answer is yes, publicly notify the application; and*

*(b) if the answer is no, do not publicly notify the application, but determine whether to give limited notification of the application under section 95B.*

- 5.1.4. There are no special circumstances that exist to justify public notification of the application because the proposal is to construct a private shed on the site which is consistent with allotments in the surrounding environment, which is considered as neither exceptional nor unusual.

**Public Notification Summary**

- 5.1.5. From the assessment above it is considered that the application does not need to be publicly notified, but assessment of limited notification is required.

**Limited Notification Assessment**

- 5.2. If the application is not publicly notified, a consent authority must follow the steps of section 95B to determine whether to give limited notification of an application.

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

*(2) Determine whether there are any—*

*(a) affected protected customary rights groups; or*

*(b) affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity).*

*(3) Determine—*

*(a) whether the proposed activity is on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11; and*

*(b) whether the person to whom the statutory acknowledgement is made is an affected person under section 95E.*

*(4) Notify the application to each affected group identified under subsection (2) and each affected person identified under subsection (3).*

- 5.2.1. There are no protected customary rights groups or customary marine title groups or statutory acknowledgement areas that are known to be relevant to this application.



**Step 2: Limited notification precluded in certain circumstances.**

*(5) Determine whether the application meets either of the criteria set out in subsection (6) and,—*

*(a) if the answer is yes, go to step 4 (step 3 does not apply); and*

*(b) if the answer is no, go to step 3.*

*(6) The criteria for step 2 are as follows:*

*(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:*

*(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).*

- 5.2.2. There is no rule in the plan or National Environmental Standard that precludes notification. Therefore Step 2 does not apply and Step 3 must be considered.

**Step 3: Certain other affected persons must be notified**

*(7) In the case of a boundary activity, determine in accordance with section 95E whether an owner of an allotment with an infringed boundary is an affected person.*

*(8) In the case of any other activity, determine whether a person is an affected person in accordance with section 95E.*

*(9) Notify each affected person identified under subsections (7) and (8) of the application. The proposal is not for a boundary activity nor is it a prescribed activity.*

- 5.2.3. The proposal is not for a boundary activity.

In deciding who is an affected person under section 95E, a council under section 95E(2):

*(2) The consent authority, in assessing an activity's adverse effects on a person for the purpose of this section,—*

*(a) may disregard an adverse effect of the activity on the person if a rule or a national environmental standard permits an activity with that effect; and*

*(b) must, if the activity is a controlled activity or a restricted discretionary activity, disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and*

*(c) must have regard to every relevant statutory acknowledgement made in accordance with an Act specified in.*

- 5.2.4. A Council must not consider that a person is affected if they have given their written approval or it is unreasonable in the circumstances to seek that person's approval.



5.2.5. With respect to section 95B(8) and section 95E, the permitted baseline was considered as part of the assessment of environmental effects undertaken in Section 4 of this report, which found that the potential adverse effects on the environment will be minor. In regard to effects on persons, the assessment in Section 4 is also relied on, and the following comments made:

- The proposed shed is consistent with the character of the allotments in the locality. Therefore, the proposal is not objectionable with the surrounding environment.
- The proposed shed will utilise a natural and recessive colour scheme which will further mitigate visual effects.
- Existing identified areas of vegetation and landscaping within the Landscape Enhancement Plan as part of RC 2040583, will be maintained.
- The proposal has been assessed as a Restricted Discretionary Activity and is therefore considered to be anticipated by the plan.
- The development is not considered to be contrary to the objectives and policies under the Operative District Plan or Proposed District Plan.
- All other persons are sufficiently separated from the proposed development and works, such that there will be no effects on these people.

5.2.6. Therefore, no persons will be affected to a minor or more than minor degree.

5.2.7. Overall, the adverse effects on any persons are considered to be less than minor. Therefore Step 3 does not apply and Step 4 must be considered.

**Step 4: Further notification in special circumstances**

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

5.2.8. The proposal is to construct a shed on the site. No reverse sensitivity effects or incompatible land use activities are anticipated. It is considered that no special circumstances exist in relation to the application.



### Limited Notification Assessment Summary

- 5.2.9. Overall, from the assessment undertaken Steps 1 to 4 do not apply and there are no affected persons.

### Notification Assessment Conclusion

- 5.3. Pursuant to sections 95A to 95G it is recommended that the Council determine the application be non-notified for the above-mentioned reasons.

## 5. PART 2 ASSESSMENT

- 5.1. For completeness, the application is assessed in relation to the purpose and principles of the Resource Management Act 1991 which are contained in Section 5 to 8 of the Act inclusive.
- 5.2. The proposal will meet Section 5 of the RMA as the proposal will sustain the potential of natural and physical resources whilst meeting the foreseeable needs of future generations. In addition, the proposal will avoid adverse effects on the environment and will preserve the landscape character of the site and surrounding environment.
- 5.3. Section 6 of the Act includes matters of national importance. The proposed shed location is not located within the coastal environment. The development will remain consistent with the size and scale of adjacent buildings and be integrated in terms of the adopted natural and recessive colours. The site is not known to contain archaeological sites nor be subject to natural hazards.
- 5.4. Section 7 identifies several “other matters” to be given particular regard by a Council in the consideration of any assessment for resource consent, including the maintenance and enhancement of amenity values. The proposal is considered to be consistent with the amenity and character of the site and surrounding environment.
- 5.5. Section 8 requires Council to ‘take into account’ the principals of the Treaty of Waitangi. It is considered that the proposal raises no Treaty issues. The proposal has taken into account the principals of the Treaty of Waitangi and is not considered to be contrary to these principals.



- 5.6. Overall, the application is consistent with the relevant provisions of Part 2 of the Act, as expressed through the objectives, policies and rules reviewed in earlier sections of this application. Given that consistency, we conclude that the proposal achieves the purposes of sustainable management set out by section 5 of the Act.

## 6. CONCLUSION

- 6.1. The Applicant seeks resource consent to construct a 162m<sup>2</sup> 4-bay implement shed to the within his site located at 55 Opito Bay Road, Kerikeri. A restricted discretionary resource consent is required for new built development for non-habitable purposes exceeding 50m<sup>2</sup> in the General Coastal Zone.
- 6.2. The proposal is not considered to result in the degradation of the character of the surrounding rural environment and is consistent with other development in this rural landscape.
- 6.3. In terms of section 104(1)(b) of the Act, the actual and potential effects of the proposal will be less than minor. It is also considered that the proposal will have less than minor adverse effects on the wider environment; no persons will be adversely affected by the proposal and there are no special circumstances.
- 6.4. As a Restricted Discretionary Activity, the proposal has been assessed against the specific matters and limitations imposed by the District Plan, in accordance with Sections 104, 104C, 105 and 106 of the Act in relation to Restricted Discretionary Activities, it is considered appropriate for consent to be granted on a non-notified basis.

## 7. LIMITATIONS

- 7.1. This report has been commissioned solely for the benefit of our client, in relation to the project as described above, and to the limits of our engagement, with the exception that the Far North District Council or Northland Regional Council may rely on it to the extent of its appropriateness, conditions and limitations, when issuing their subject consent.



- 7.2. Copyright of Intellectual Property remains with Northland Planning and Development 2020 Limited, and this report may NOT be used by any other entity, or for any other proposals, without our written consent. Therefore, no liability is accepted by this firm or any of its directors, servants or agents, in respect of any information contained within this report.
  
- 7.3. Where other parties may wish to rely on it, whether for the same or different proposals, this permission may be extended, subject to our satisfactory review of their interpretation of the report.
  
- 7.4. Although this report may be submitted to a local authority in connection with an application for a consent, permission, approval, or pursuant to any other requirement of law, this disclaimer shall still apply and require all other parties to use due diligence where necessary.





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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** 440378  
**Land Registration District** North Auckland  
**Date Issued** 13 June 2011

**Prior References**  
372943

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**Estate** Fee Simple  
**Area** 2.7500 hectares more or less  
**Legal Description** Lot 12 Deposited Plan 410827

**Registered Owners**

Robert Gregory Newman, Michelle Dyan Newman and JOSTL - Newman Trustee Limited

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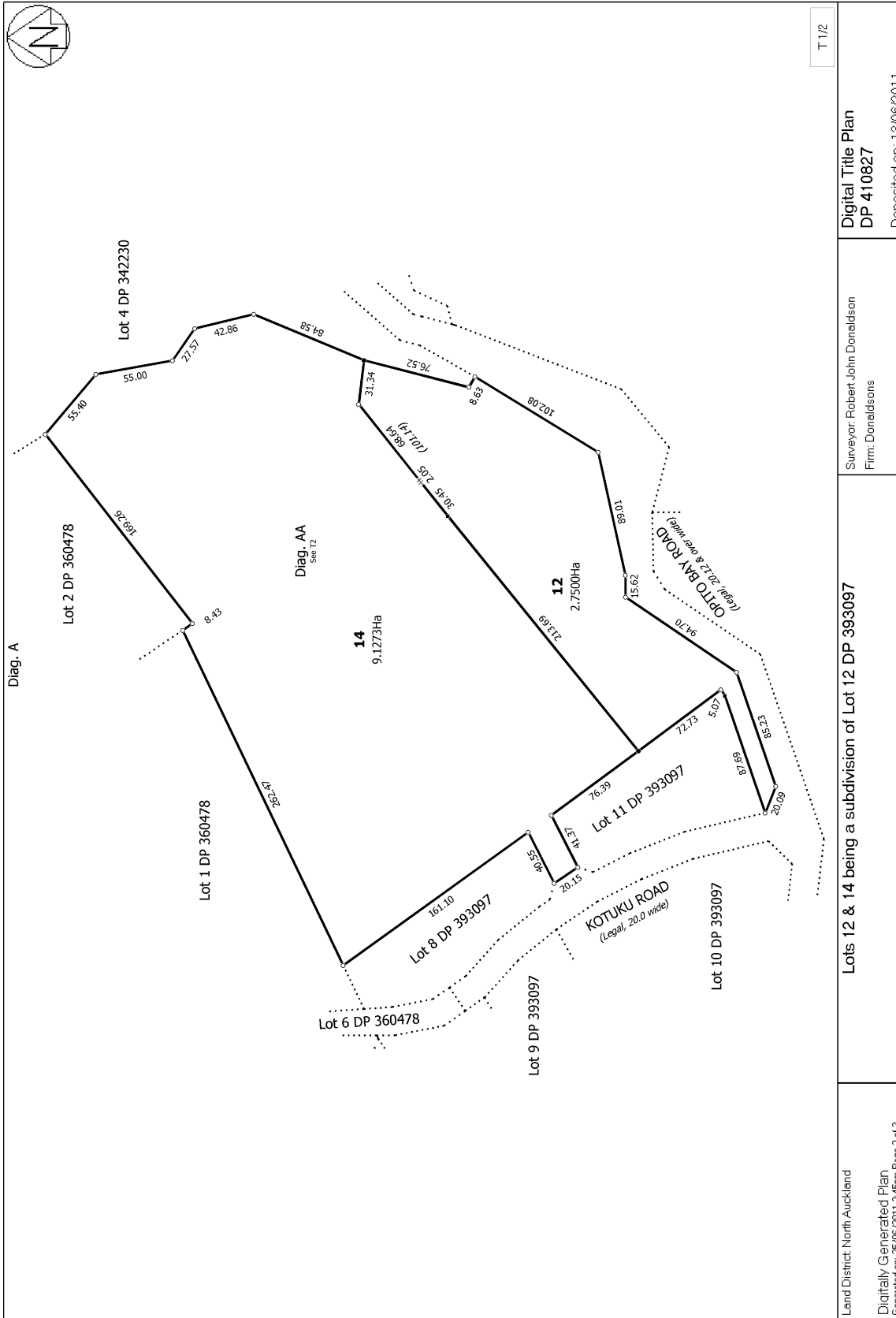
**Interests**

Subject to Section 59 Land Act 1948

8778559.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 13.6.2011 at 3:07 pm

Appurtenant hereto is a right to convey electricity and water created by Easement Instrument 9715143.5 - 2.10.2014 at 2:39 pm

Fencing Covenant in Transfer 13396641.1 - 2.10.2025 at 12:51 pm

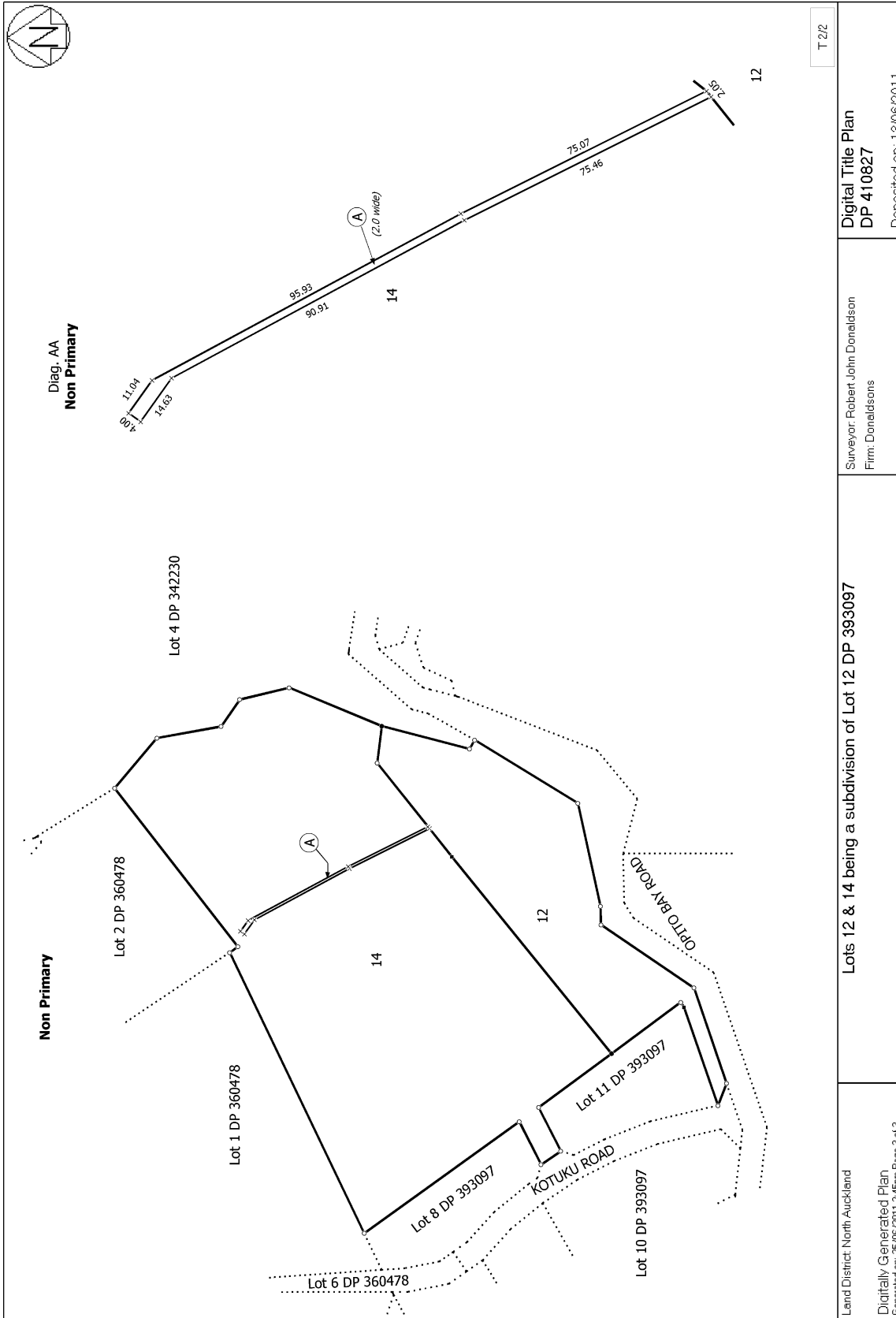


Land District: North Auckland  
Digitally Generated Plan  
Generated on: 25/06/2011 2:46pm Page 2 of 3

Surveyor: Robert John Donaldson  
Firm: Donaldsons

Lots 12 & 14 being a subdivision of Lot 12 DP 393097

Digital Title Plan  
DP 410827  
Deposited on: 13/06/2011



# View Instrument Details



**Instrument No** 8778559.2  
**Status** Registered  
**Date & Time Lodged** 13 June 2011 15:07  
**Lodged By** Laing, Alison Margaret  
**Instrument Type** Consent Notice under s221(4)(a) Resource Management Act 1991



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Affected Computer Registers	Land District
440378	North Auckland
440379	North Auckland

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**Annexure Schedule:** Contains 1 Page.

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## Signature

Signed by Richard Adrian Ayton as Territorial Authority Representative on 08/06/2011 11:32 AM

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



**Far North  
District Council**

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Kaikohe 0400, New Zealand  
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Website: www.fndc.govt.nz

**THE RESOURCE MANAGEMENT ACT 1991**

**SECTION 221 : CONSENT NOTICE**

**REGARDING RC 2040583**  
the Subdivision of Lot 2 DP 180930  
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 under each condition below.

**SCHEDULE**

**Stage 3 – Lots 12 & 14 DP 410827**

- No occupier of the land shall keep or allow the introduction to the site of carnivorous or omnivorous animals (such as ferret, cats or dogs) which have the potential to be kiwi predators.
- Any dwelling on the lots shall be designed in accordance with the mitigation measures as outlines on the landscape enhancement plan prepared by Christine Hawthorne, Landscape Architects, dated revised September 2004. Any building consent application shall be accompanied by a report from a suitably qualified and experienced landscape architect demonstrating compliance with the mitigation measures. The mitigation measures require the preparation of a landscaping plan for each site. The plan shall be submitted in conjunction with any Building Consent application and such planting shall be completed within the first planting season following completion of the exterior of the dwelling. Such plantings shall be maintained for the duration of the consent.

SIGNED:

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

DATED at Kerikeri this 27<sup>th</sup> day of November 2008

Exposure Zone	Concrete Strength (Mpa)	Fixings (Durability)
A	17.5	Sheltered-Hot Dip Galv Exposed - SS304
B	17.5	Sheltered-Hot Dip Galv Exposed - SS304
C	20	Sheltered-Hot Dip Galv Exposed - SS304
D	25	Minimum SS304

\*based on NZS 3604:2011 Section 4

**NOTE:**  
ALL TIMBER SHALL BE H3.2 TREATED EXCEPT POLES TO BE H5 TREATED.  
LVL SHALL BE COVERED FROM EXPOSURE.

ALL POLES TO BE H5 TREATED.  
POLES: Ø200mm SED H5 POLES  
POLE FOUNDATION: Ø 600mm CONCRETE (MINIMUM 20 MPA) FOUNDATION 1.4m DEEP.





**DESIGN LOADS**

Dead loads for Light Roof - 0.25kPa (includes weight of purlins, associated framing and galvanized iron roof).  
Live loads - 1.1kN concentrated load, 0.25kPa uniform Load.

The enclosed documentation has been designed for a Building Importance Level 1, with 50 years working life.

Refer to AS/NZS 1170.0:2002.  
Wind loads - building designed for a modified Wind Zone as stated on the PS.  
Snow Loads - building designed for Sg as stated on the PS  
Seismic Zone - 1 (Annual Probability of Exceedance - 1/100)

**LEGEND:**

-  - ROOF BRACING
-  - SED POLE
-  - POST
-  - CLADDING

**LOAD DETAILS**

These drawings have been prepared using the above design loads.  
It is the responsibility of the user to ensure that the design data and loads are still correct at the time of construction.

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Rev	Date	Comments	Drawn
0	24/04/26	ISSUED FOR CONSTRUCTION	EAE

**General Notes :**

All foundations to be into natural undisturbed ground with a minimum ultimate bearing capacity of 300 kPa and minimum Undrained shear strength of 70 kPa is expected.  
Foundations on ground that has the potential for subsidence, lateral spread and soil instability are outside the scope of this design.  
Effects of liquefaction have not been considered as part of this design.

Any Concrete Floor shown is indicative only and not required as part of the structural integrity of the building. All proprietary products are used meeting their performance specification requirements as per data sheets available on Pryda website.

N.B. This design does not include any design or detail for flashing and/or drainage requirements.

PS as specified covers: Purlins, Rafters, Girts, Poles, Columns, Beams, Trusses if applicable (including fixings as specified), Roof Bracing and Pole embedment only.

**NOTE:** ANY SUBSTITUTION OR OMISSION OF ANY PRYDA PRODUCTS SPECIFIED ON THESE PLANS WILL INVALIDATE PRYDA'S PS1 FOR THE ENTIRE PROJECT. U.N.O.

**TIMBER AND GRADES**

Poles: Poles, Outer Zone Density Normal 350 kg/m<sup>3</sup> fb= 38 MPa,  
Pole taper 6mm per 1.0m length  
Purlins: Radiata Pine or Douglas Fir - SG8, LVL if specified  
Girts: Radiata Pine or Douglas Fir - SG8, LVL if specified  
Rafters, Beams, Columns: Radiata Pine or Douglas Fir - SG8, LVL if specified. Moisture content can be green. Our recommendation is 20% or less at time of installation.

**BUILDING ERECTION**

Proper bracing must be installed to hold the components true and plumb and in a safe condition until permanent bracing is fixed. All permanent bracing & fixings must be installed before applying any loads.

IF IN DOUBT ABOUT ANYTHING WITHIN THIS DOCUMENT OR IF ALTERNATE CONDITIONS ARE DISCOVERED ON SITE, IT IS THE CONTRACTOR'S DUTY TO CONTACT THIS OFFICE AND OBTAIN A VARIATION CHECK PRIOR TO PROCEEDING WITH ANY WORKS.

**Project Details :**

Buildlink Kawakawa  
Newman Farms Ltd  
55 Doves Bay Road, Kerikeri,  
Northland, 0294, NZL

**Pryda Fabricator / Client :**



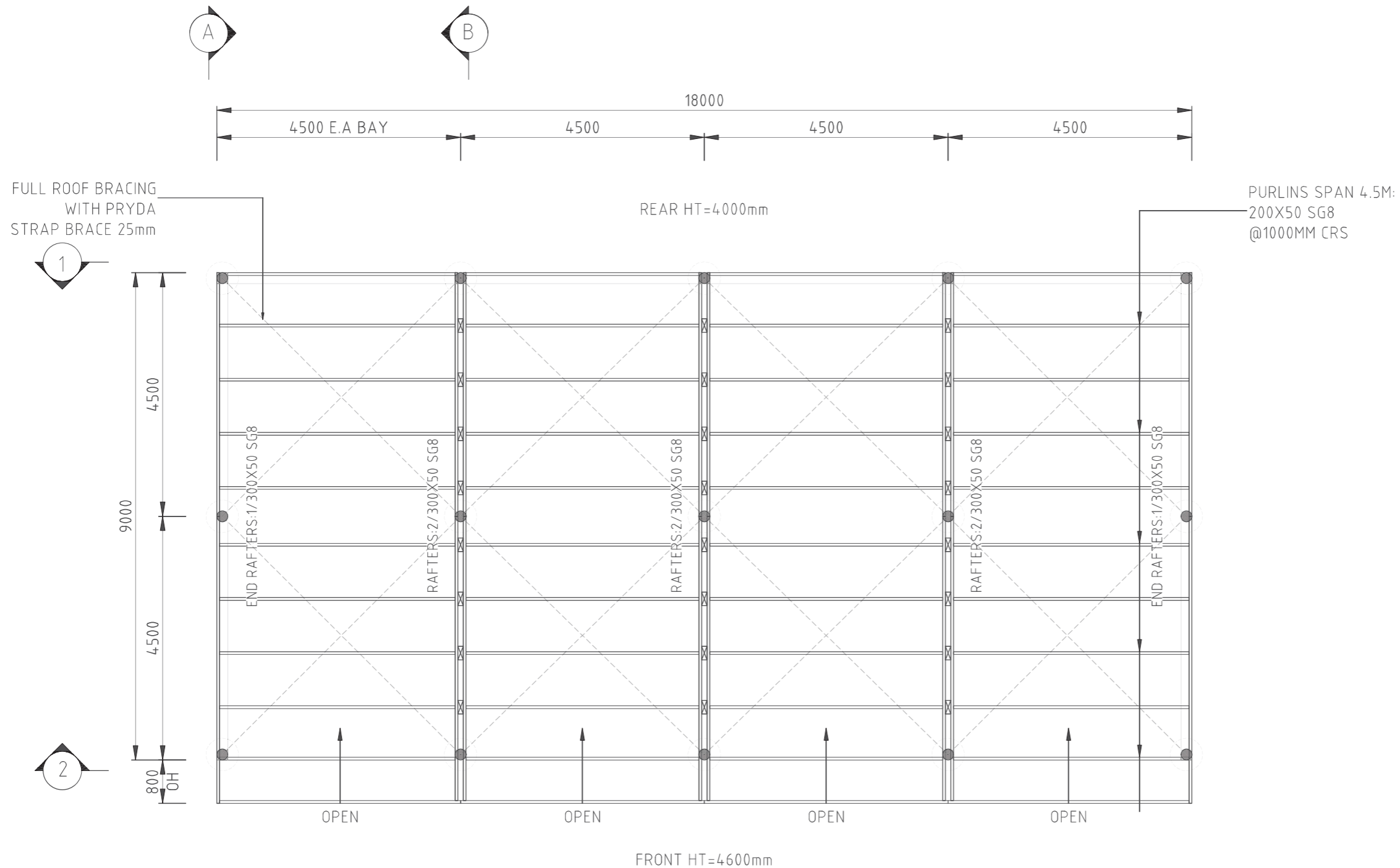
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**PRYDA NZ**

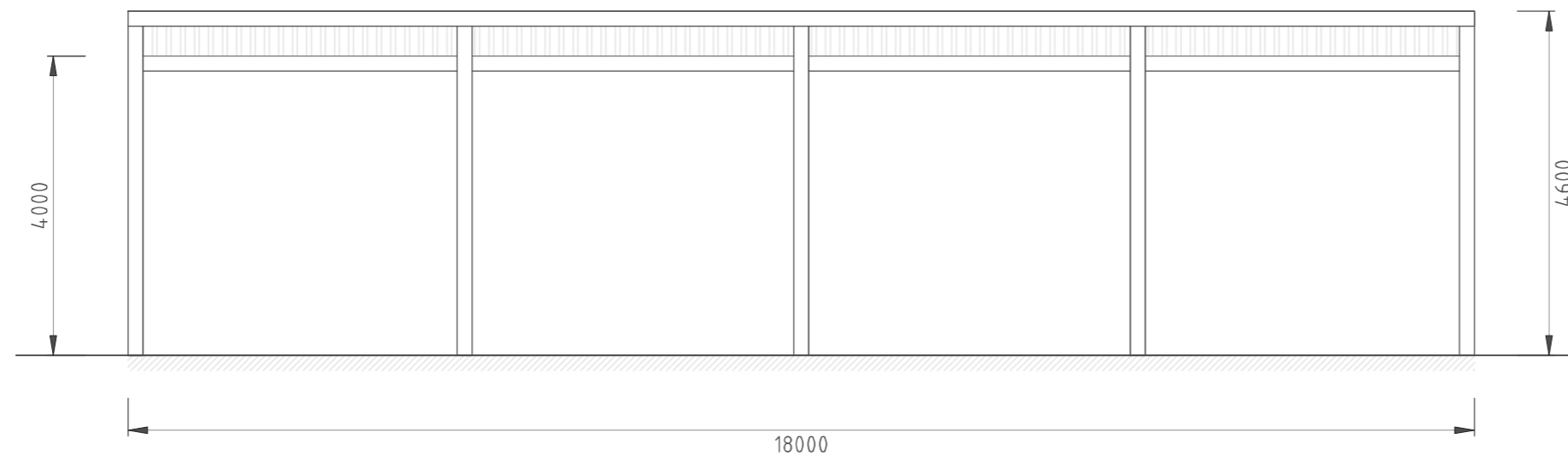
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Tel 0800 88 22 44  
Web www.pryda.co.nz

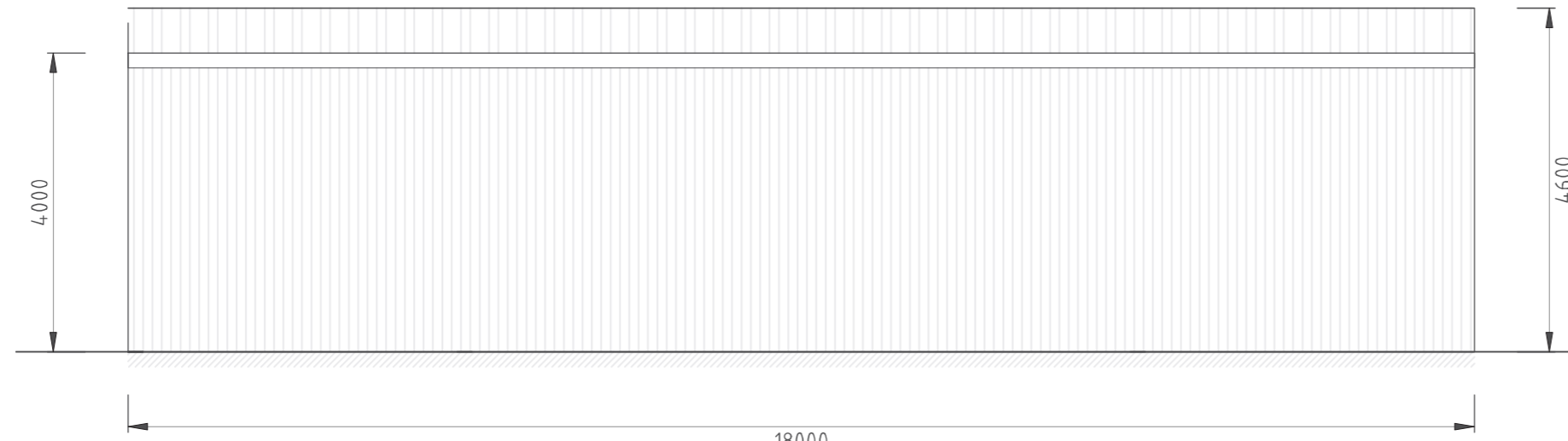
Drawn:	EAE	Engineer:	S.V
Date:	24/04/26	Scale:	Var. on A3
Project Reference:	29004	Sheet No.:	01
		Rev.	0



**PLAN**



FRONT ELEVATION



REAR ELEVATION

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Pryda Fabricator / Client :



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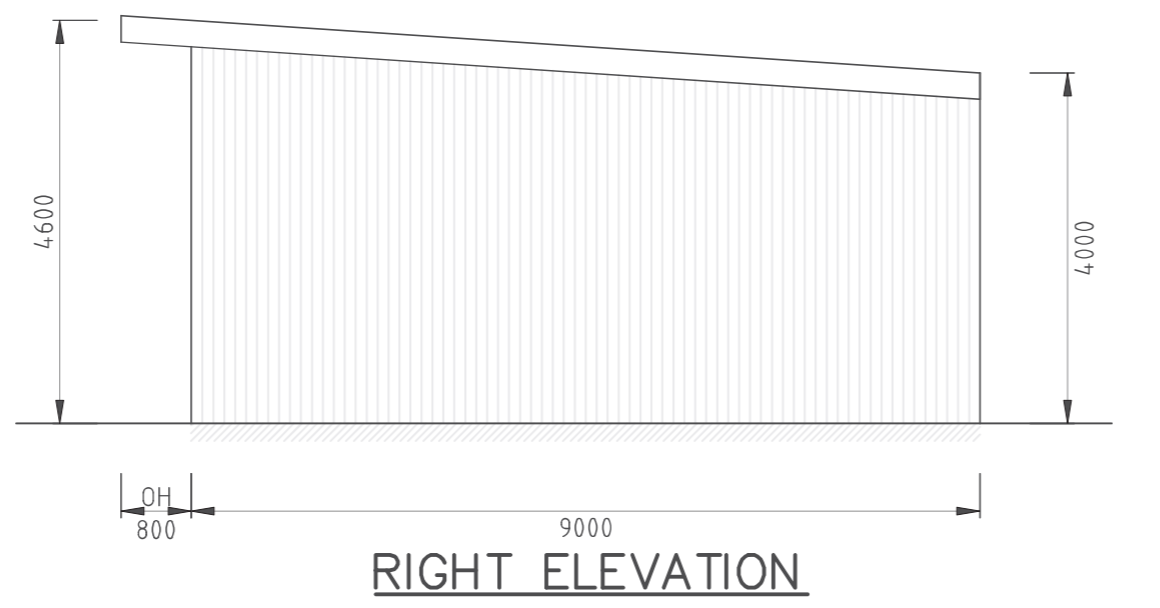
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Tel 0800 88 22 44  
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Drawn:	EAE	Engineer:	S.V
Date:	24/04/26	Scale:	Var. on A3
Project Reference:	29004	Sheet No.:	02
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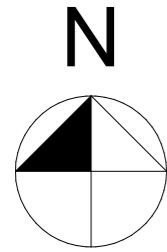
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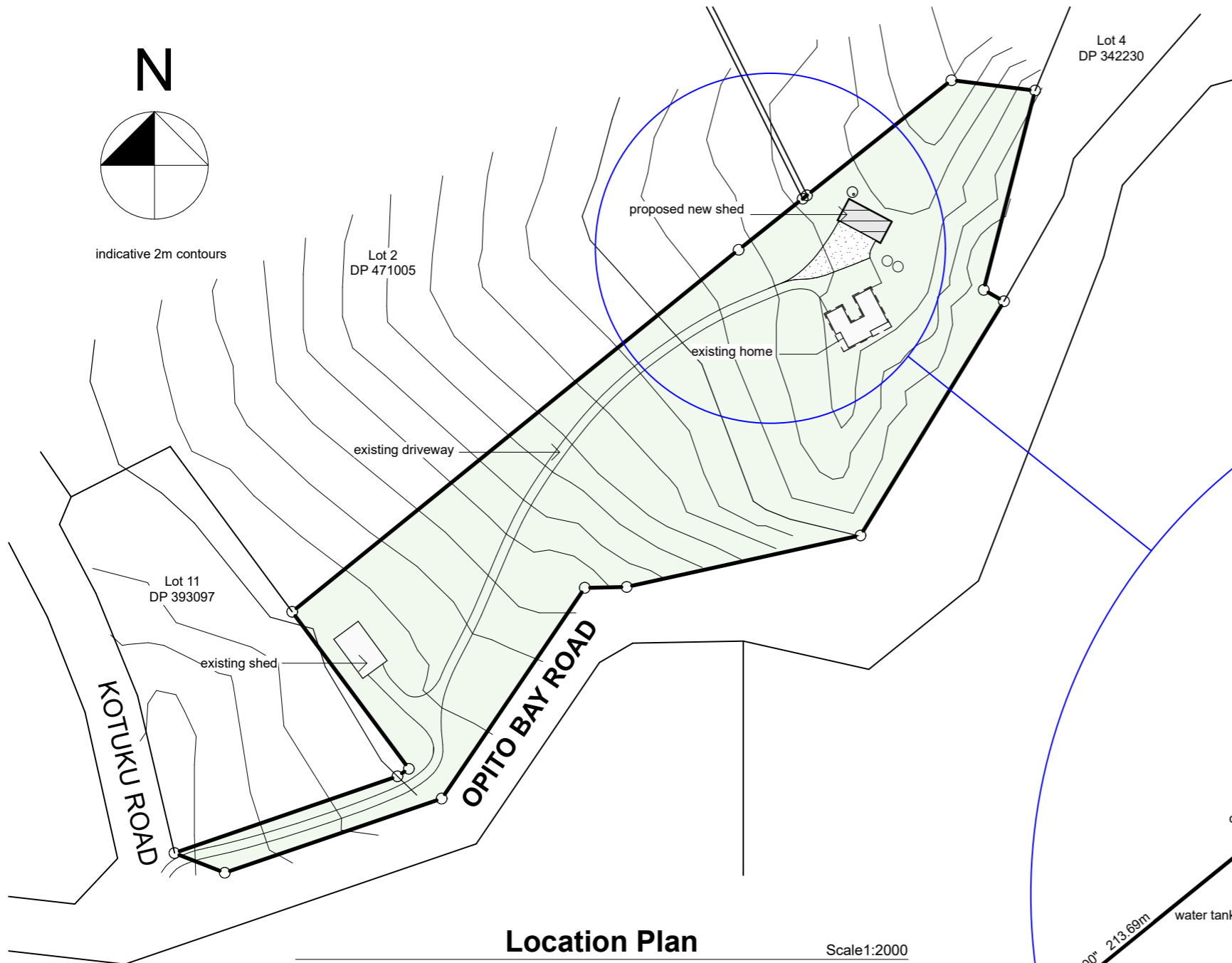
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<b>Date:</b>	24/04/26	<b>Scale:</b>	Var. on A3
<b>Project Reference:</b>	29004	<b>Sheet No.:</b>	03
		<b>Rev.</b>	0



indicative 2m contours



**Location Plan**

Scale 1:2000

EW-R12 Earthworks and the discovery of suspected sensitive material

EW-S3 Accidental discovery protocol

On discovery of any suspected sensitive material, the person must take the following steps:

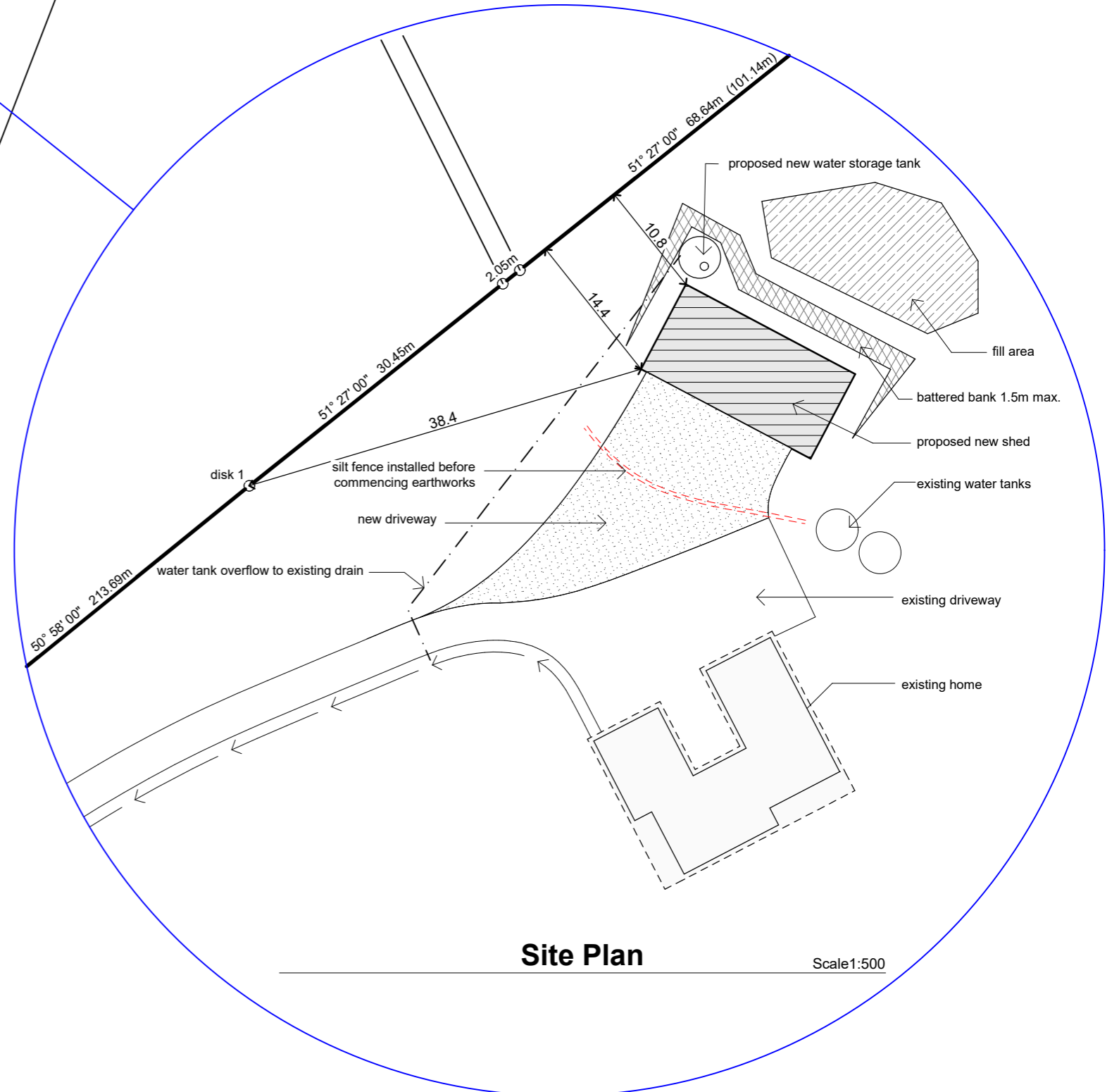
1. Cease all works within 20m of any part of the discovery immediately and secure the area, including:
  - i. shutting down all earth disturbing machinery and stopping all earth moving activities; and
  - ii. establish a sufficient buffer area to ensure that all material remains undisturbed.
2. Within 24 hours of the discovery the owner of the site, tenant or the contractor must:
  - i. inform the following parties of the discovery:
    - The New Zealand Police if the discovery is of human remains or kōiwi;
    - The Council in all cases;
    - Heritage New Zealand Pouhere Taonga if the discovery is an archaeological site, Māori cultural artefact, human remains or kōiwi;
    - Tangata Whenua if the discovery is an archaeological site, Māori cultural artefact, or kōiwi.
  - ii. If the discovery is of archaeological material, other than evidence of contaminants, a site inspection for the purpose of initial assessment and response will be arranged by the Council in consultation with Heritage New Zealand Pouhere Taonga and appropriate Tangata Whenua representatives.
3. No works shall recommence until the discovery area is inspected by the relevant authority or agency, this shall include:
  - i. If the discovery is human remains or kōiwi the New Zealand Police are required to investigate the human remains to determine whether they are those of a missing person or a crime scene. The remainder of this process will not apply until the New Zealand Police confirm that they have no further interest in the discovery; or
  - ii. If the discovery is of archaeological material, a site inspection for the purpose of initial assessment and response will be arranged by the Council in consultation with Heritage New Zealand Pouhere Taonga and appropriate Tangata Whenua representatives.
4. Resumption of work:
  - Heritage New Zealand has confirmed that an archaeological authority has been approved for the work or that none is required;
  - Any required notification under the Protected Objects Act 1975 has been made to the Ministry for Culture and Heritage;
  - Resource consent has been granted to any alteration or amendment to the earthworks or land disturbance that may be necessary to avoid the sensitive materials that is not otherwise permitted under the plan or allowed by any existing resource consent.

EW-R13 Earthworks and erosion and sediment control

EW-S5 Erosion and sediment control

Earthworks

- i. must for their duration be controlled in accordance with the Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016 (Auckland Council Guideline Document GD2016/005);
- ii. shall be implemented to prevent silt or sediment from entering water bodies, coastal marine area, any stormwater system, overland flow paths, or roads.



**Site Plan**

Scale 1:500

PROPOSED DEVELOPMENT SCHEDULE	
Legal Description:	Lot 12 DP 410827
Site Area:	2.75 ha.
Location:	55 Opito Bay Road, Kerikeri
Wind Zone:	High
Corrosion Zone:	D
Territorial Authority:	Far North District Council
Zone:	General Coastal
EXCAVATION	
Excavation Volume	
excavated soil	120m <sup>3</sup>
fill soil	120m <sup>3</sup>
<b>TOTAL</b>	<b>240m<sup>3</sup></b>
Maximum retained height	0m
Maximum cut & fill height	1.5m



Property, and proposed lot boundary lines

Contours in 5 metre

Existing barn.

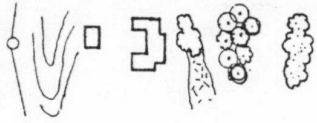
Existing House and shed on proposed Lot 12

Existing gullies with some existing trees such as gum and poplars.

Entrance gateway, and amenity tree plantings. Refer to Mitigation Planting Schedule.

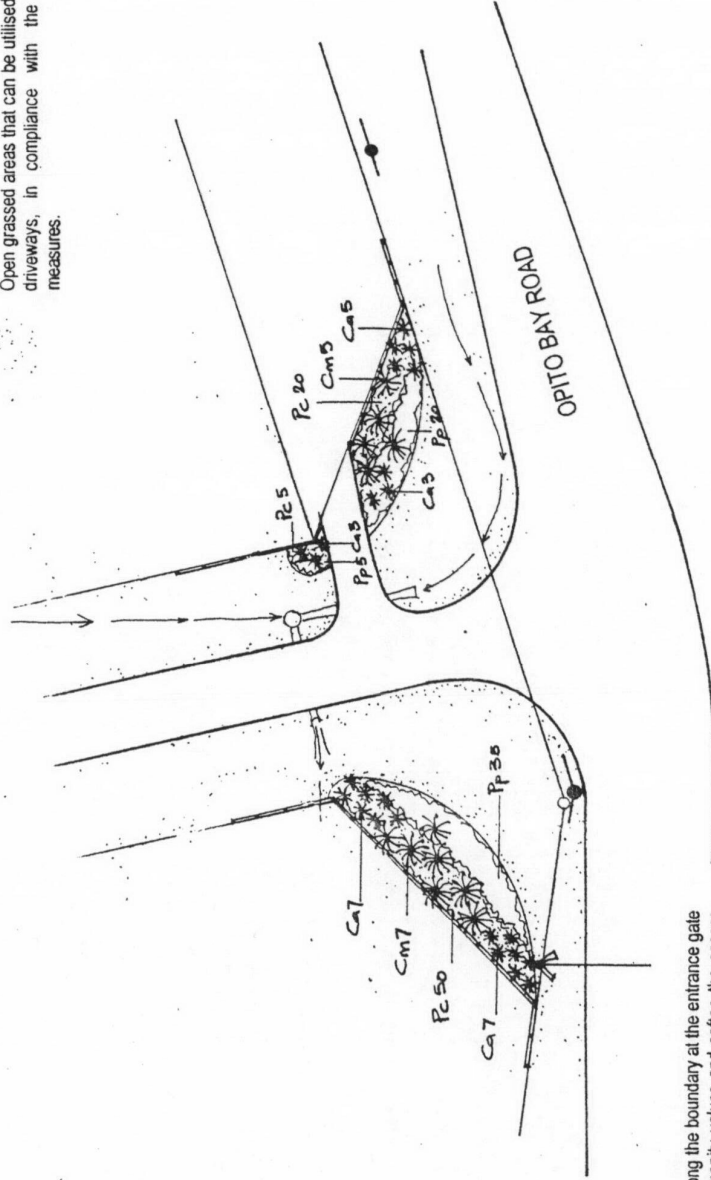
Revegetation planting on cut batter. Refer to Mitigation Planting Schedule.

Open grassed areas that can be utilised for building envelopes and driveways, in compliance with the recommended mitigation measures.



### GATEWAY PLANTING PLAN

SCALE: 1:400



Landscaping along the boundary at the entrance gate will enhance amenity values and soften the access off Optito Bay Road. Topsoil may be needed to build the ground level up where the planting is positioned. The use of green and black flax, pungas and cabbage trees will provide an interesting combination of plants that will be easily maintained.



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## Operative Far North District Plan (ODP)

### **Coastal Environment: Objectives**

- 10.3.1 *To manage coastal areas in a manner that avoids adverse effects from subdivision, use and development. Where it is not practicable to avoid adverse effects from subdivision use or development, but it is appropriate for the development to proceed, adverse effects of subdivision use or development should be remedied or mitigated.*
- 10.3.2 *To preserve and, where appropriate in relation to other objectives, to restore, rehabilitate protect, or enhance:*
- (a) the natural character of the coastline and coastal environment;*
  - (b) areas of significant indigenous vegetation and significant habitats of indigenous fauna;*
  - (c) outstanding landscapes and natural features;*
  - (d) the open space and amenity values of the coastal environment;*
  - (e) water quality and soil conservation (insofar as it is within the jurisdiction of the Council).*
- 10.3.3 *To engage effectively with Maori to ensure that their relationship with their culture and traditions and taonga is identified, recognised, and provided for.*
- 10.3.4 *To maintain and enhance public access to and along the coast whilst ensuring that such access does not adversely affect the natural and physical resources of the coastal environment, including Maori cultural values, and public health and safety.*
- 10.3.5 *To secure future public access to and along the coast, lakes and rivers (including access for Maori) through the development process and specifically in accordance with the Esplanade Priority Areas mapped in the District Plan.*
- 10.3.6 *To minimise adverse effects from activities in the coastal environment that cross the coastal marine area boundary.*
- 10.3.7 *To avoid, remedy or mitigate adverse effects on the environment through the provision of adequate land-based services for mooring areas, boat ramps and other marine facilities.*
- 10.3.8 *To ensure provision of sufficient water storage to meet the needs of coastal communities all year round.*
- 10.3.9 *To facilitate the sustainable management of natural and physical resources in an integrated way to achieve superior outcomes to more traditional forms of subdivision, use and development through management plans and integrated development.*

### **Coastal Environment: Policies**

- 10.4.1 *That the Council only allows appropriate subdivision, use and development in the coastal environment. Appropriate subdivision, use and development is that where the activity generally:*
- (a) recognises and provides for those features and elements that contribute to the natural character of an area that may require preservation, restoration or enhancement; and*

- (b) *is in a location and of a scale and design that minimises adverse effects on the natural character of the coastal environment; and*
- (c) *has adequate services provided in a manner that minimises adverse effects on the coastal environment and does not adversely affect the safety and efficiency of the roading network; and*
- (d) *avoids, as far as is practicable, adverse effects which are more than minor on heritage features, outstanding landscapes, cultural values, significant indigenous vegetation and significant habitats of indigenous fauna, amenity values of public land and waters and the natural functions and systems of the coastal environment; and*
- (e) *promotes the protection, and where appropriate restoration and enhancement, of areas of significant indigenous vegetation and significant habitats of indigenous fauna; and*
- (f) *recognises and provides for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga; and*
- (g) *where appropriate, provides for and, where possible, enhances public access to and along the coastal marine area; and*
- (h) *gives effect to the New Zealand Coastal Policy Statement and the Regional Policy Statement for Northland.*

10.4.2 *That sprawling or sporadic subdivision and development in the coastal environment be avoided through the consolidation of subdivision and development as far as practicable, within or adjoining built up areas, to the extent that this is consistent with the other objectives and policies of the Plan.*

10.4.3 *That the ecological values of significant coastal indigenous vegetation and significant habitats are maintained in any subdivision, use or development in the coastal environment.*

10.4.4 *That public access to and along the coast be provided, where it is compatible with the preservation of the natural character and amenity, cultural, heritage and spiritual values of the coastal environment, and avoids adverse effects in erosion prone areas.*

10.4.5 *That access by tangata whenua to ancestral lands, sites of significance to Maori, maahinga mataitai, taiapure and kaimoana areas in the coastal marine area be provided for in the development and ongoing management of subdivision and land use proposals and in the development and administration of the rules of the Plan and by non-regulatory methods. Refer Chapter 2, and in particular Section 2.5, and Council's "Tangata Whenua Values and Perspectives (2004)".*

10.4.6 *That activities and innovative development including subdivision, which provide superior outcomes and which permanently protect, rehabilitate and/or enhance the natural character of the coastal environment, particularly through the establishment and ongoing management of indigenous coastal vegetation and habitats, will be encouraged by the Council.*

- 10.4.7 *To ensure the adverse effects of land-based activities associated with maritime facilities including mooring areas and boat ramps are avoided, remedied or mitigated through the provision of adequate services, including where appropriate:*
- (a) parking;*
  - (b) rubbish disposal;*
  - (c) waste disposal;*
  - (d) dinghy racks.*
- 10.4.8 *That development avoids, remedies or mitigates adverse effects on the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.*
- 10.4.9 *That development avoids, where practicable, areas where natural hazards could adversely affect that development and/or could pose a risk to the health and safety of people.*
- 10.4.10 *To take into account the need for a year-round water supply, whether this involves reticulation or on-site storage, when considering applications for subdivision, use and development.*
- 10.4.11 *To promote land use practices that minimise erosion and sediment run-off, and storm water and waste water from catchments that have the potential to enter the coastal marine area.*
- 10.4.12 *That the adverse effects of development on the natural character and amenity values of the coastal environment will be minimised through:*
- (a) the siting of buildings relative to the skyline, ridges, headlands and natural features;*
  - b) the number of buildings and intensity of development;*
  - (c) the colour and reflectivity of buildings;*
  - (d) the landscaping (including planting) of the site;*
  - (e) the location and design of vehicle access, manoeuvring and parking areas.*

**General Coastal Zone: Objectives**

*10.6.3.1 To provide for appropriate subdivision, use and development consistent with the need to preserve its natural character.*

*10.6.3.2 To preserve the natural character of the coastal environment and protect it from inappropriate subdivision, use and development.*

*10.6.3.3 To manage the use of natural and physical resources (excluding minerals) in the general coastal area to meet the reasonably foreseeable needs of future generations;*

**General Coastal Zone: Policies**

*10.6.4.1 That a wide range of activities be permitted in the General Coastal Zone, where their effects are compatible with the preservation of the natural character of the coastal environment.*

*10.6.4.2 That the visual and landscape qualities of the coastal environment be protected from inappropriate subdivision, use and development.*

*10.6.4.3 Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the zone in regards to s6 matters, and shall avoid adverse effects as far as practicable by using techniques including:*

*(a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;*

*(b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;*

*(c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas;*

*(d) through siting of buildings and development, design of subdivisions and provision of access, that recognise and provide for the relationship of Maori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Maori culture makes to the character of the District. (Refer Chapter 2 and in particular Section 2.5 and Council's "Tangata Whenua Values and Perspectives (2004)");*

*(e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests;*

*(f) protecting historic heritage through the siting of buildings and development and design of subdivisions.*

*10.6.4.4 That controls be imposed to ensure that the potentially adverse effects of activities are avoided, remedied or mitigated as far as practicable.*

*10.6.4.5 Maori are significant land owners in the General Coastal Zone and therefore activities in the zone should recognise and provide for the relationship of Maori and their culture and traditions, with their ancestral lands, water, sites, waahi tapu and other taonga and shall take into account the principles of the Treaty of Waitangi.*

*10.6.4.6 The design, form, location and siting of earthworks shall have regard to the natural character of the landscape including terrain, landforms and indigenous vegetation and shall avoid, remedy or mitigate adverse effects on those features.*

## Proposed District Plan (PDP)

### **Rural Production: Objectives**

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

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

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

*(a) protects highly productive land from sterilisation and enables it to be used for more productive forms of primary production;*

*(b) protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation;*

*(c) does not compromise the use of land for farming activities, particularly on highly productive land;*

*(d) does not exacerbate any natural hazards; and*

*(e) is able to be serviced by on-site infrastructure.*

*RPROZ-O4 - The rural character and amenity associated with a rural working environment is maintained.*

### **Rural Production: Policies**

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

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

*(a) enabling primary production activities as the predominant land use;*

*(b) enabling a range of compatible activities that support primary production activities, including ancillary activities, rural produce manufacturing, rural produce retail, visitor accommodation and home businesses.*

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

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

*(a) a predominance of primary production activities;*

*(b) low density development with generally low site coverage of buildings or structures;*

- (c) typical adverse effects such as odour, noise and dust associated with a rural working environment; and*
- (d) a diverse range of rural environments, rural character and amenity values throughout the District.*

*RPROZ-P5 - Avoid land use that:*

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

*RPROZ-P6 - Avoid subdivision that:*

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

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

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