



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 checked="" 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?

FENZ

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:

Helen Cadogan

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:

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.*

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:

Esther Helen Cadogan and Paul Barry Cadogan

**Property Address/
Location:**

11B Heron Hill, Kerikeri

Postcode 0230

8. Application Site Details

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

Name/s:

Helen and Paul Cadogan

**Site Address/
Location:**

11B Heron Hill

Kerikeri

Postcode 0230

Legal Description:

Lot 4 DP523727 ✓

Val Number:

Certificate of title:

834032 ✓

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.

Please contact applicant 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.

Proposal to construct a garage which will be connected to the existing dwelling on the site. The proposal requires consent due to breach of Rule 12.4.6.1.2 Fire Risk to Residential Units. The proposal has been assessed as a Discretionary Activity under the ODP.

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

10. Would you like to request Public Notification?

☐ Yes ☒ No

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

(more than one circle can be ticked):

☒ **Building Consent** here (if known)

☐ **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

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)

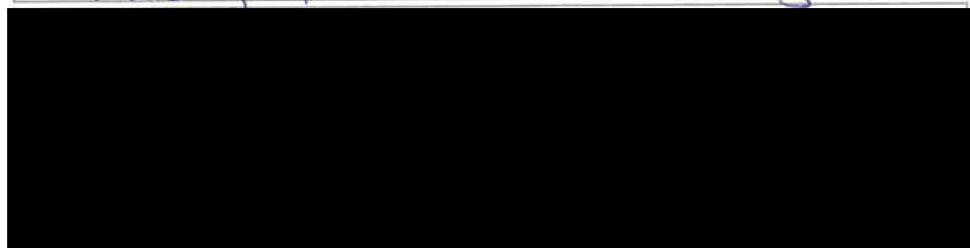
Paul Barry & Esther Helen Cadogan

Email:

Phone number:

Postal address:

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



Postcode 0230

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)

Esther Helen Cadogan

Signature:

(signature of bill payer)

Date 11/06/25

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)

Esther Helen Cadogan

Signature:

[Redacted Signature]

Date 11/06/25

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 Resource Consent Proposal

Helen Cadogan

11B Heron Hill, Kerikeri

Date 11 July 2024

Attention: Liz Searle / Whitney Peat (Team Leaders – Resource Consents)

Please find attached:

- an application form for a Land-use Resource Consent to construct an attached garage to an existing dwelling in the ***Coastal Residential Zone***; 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 **Discretionary Activity** under the Far North Operative District Plan and **Permitted** under the Proposed District Plan.

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

Regards,

Alex Billot



Resource Planner

Reviewed by:

Rochelle Jacobs



Director/Senior Planner

NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED

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Attachments:

- 1. Far North District Council Application**
- 2. Record of Title – LINZ**
- 3. Consent Notice 11250983.2 - LINZ**
- 4. Plan Set – Christiansen Building Services Ltd**
- 5. Form 4 – FNDC**
- 6. Approval – Fire and Emergency NZ**



Assessment of Environmental Effects

1. Description of the Proposed Activity

- 1.1. The proposal is to construct an attached garage to an existing dwelling at 11B Heron Hill, Kerikeri. A Building Consent Application for the works has been lodged under reference number EBC-2025-908/0 with a Form 4 Notice issued as there is a resource consent trigger.
- 1.2. As the proposed garage will be attached to the existing dwelling, the works form part of a residential unit. As the garage will be located within 20m of vegetation the works have been determined to trigger consent under Rule 12.4.6.1.2 Fire Risk to Residential Units. It is worth noting that the garage will be utilised for parking of vehicles and storage and is not intended to be utilised as a habitable room.
- 1.3. Given that the proposal has resulted in a technical infringement it is considered that a simple application rather than a comprehensive assessment in the AEE could be provided.
- 1.4. As such, this application will provide a simplified version of an AEE for the technical infringement as a result of the attached garage being within 20 metres of bush located within the adjoining site, which is a publicly available dog park.

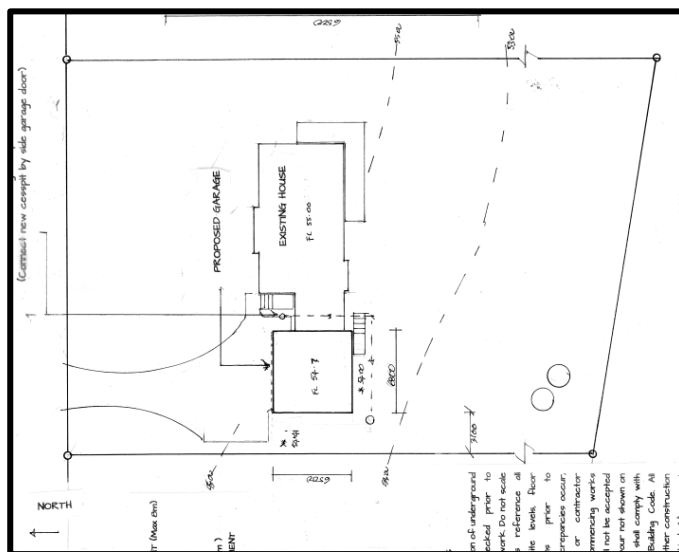


Figure 1 – Site Plan illustrating the position of the proposed garage.

Figure 2 – Aerial view of the site (Source: FNDC Maps)



2. The site and surrounding environment

- 2.1. The subject site is located at 11B Heron Hill, Kerikeri and is split zoned Coastal Residential and Rural Living. The western portion of the site where the existing dwelling and proposed attached garage are located, is zoned as Coastal Residential, with the eastern portion being Rural Living.
- 2.2. The site contains an existing dwelling which has been legally established as well as 2x 25,000L water tanks. The site slopes towards the east. Roland's Wood adjoins the site on the southern and eastern boundaries, which is a Dog Park. Heron Hill Road adjoins the western boundary of the site, with a privately owned allotment containing a residential dwelling adjoining the northern boundary of the site.
- 2.3. Access to the site is from Heron Hill Road, with an existing drive located within the southwestern corner of the site. It is proposed that the existing parking area to the south of the dwelling is enclosed by the proposed attached garage.
- 2.4. The surrounding environment consists of similar sized allotments utilised for residential use. The proposal will see the site improved both practically and aesthetically to ensure the functional use of the site as well as the existing structures on the site.



Figure 3 – Aerial view of the site and surroundings



Figure 4 - Location of future shed



Figure 5 - Photo taken from location of future shed looking towards the existing water tanks on site

3. Background

Title

- 3.1. The subject site is held within Certificate of Title 834032, with an area of 3034m². The site is legally described as Lot 4 DP 523727 with a title date of 28th February 2019. There is one existing consent notice registered on the title under Document 11250983.2, which is detailed below.
- 3.2. As mentioned, a Form 4 was issued on 19th May 2025, advising of the requirement for resource consent.

Site Features

- 3.3. As detailed earlier in this report, the western portion of the site is zoned as Coastal Residential with the Eastern portion zoned as Rural Living. The proposed development will occur entirely within the portion zoned as Coastal Residential.

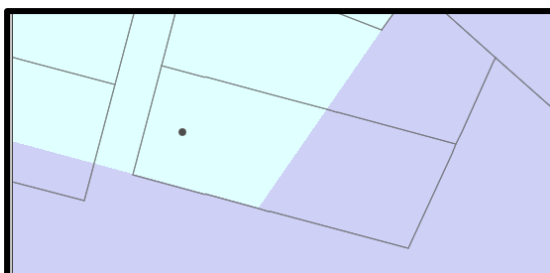


Figure 6 – Operative District Plan zoning of the site

- 3.4. Under the PDP, the site remains split zoned. The Western portion is zoned Settlement and the Eastern is zoned Rural Residential. Part of the site is also subject to Coastal Environment in blue hash.

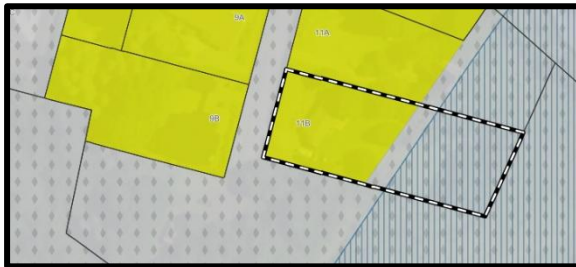


Figure 7 – Proposed District Plan zoning of the site

- 3.5. The site is not shown to be registered on the HAIL.
- 3.6. The subject site itself does not contain any historic sites registered on the NZAA. There is an archaeological site located within the Roland's Park Dog Park to the southwest of the site.
- 3.7. The site is not shown to be located in an area where Kiwi are present.
- 3.8. The NRC Hazard Maps do not indicate that the site is susceptible to natural hazards.
- 3.9. The RPS Maps show that the eastern portion of the site is located within the Coastal Environment. As indicated above, this is also shown within the PDP Maps in Figure 7 above. The proposed attached garage and existing dwelling are located outside of this area.
- 3.10. The site is not shown to be located within a Treaty Settlements Area nor within or in close proximity to a Statutory Acknowledgement Area.

4. Weighting of Plans

- 4.1. 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. It is apparent from the summary of submissions relating to the applicable zone that a large number relate to the application of these provisions. Based on the volume and comprehensive nature of these submissions, the Council has confirmed that no other rules will have legal effect until such time as a decision is made on those provisions.
- 4.2. District Plan hearings on submissions are currently underway and are scheduled to conclude in October 2025. No decision on the PDP has been issued. For this reason, little weight is given to the PDP provisions.



5. Activity Status of the proposal

Operative Plan – Coastal Residential zone

- 5.1. As discussed earlier in this report, the portion of the site where the proposed works will take place is within the Coastal Residential zone. The eastern portion of the site is zoned as Rural Living under the ODP, however there are no works proposed in this portion of the site. As such, it is considered that the relevant zone to the proposal is the Coastal Residential zone, and no assessment will be made in terms of the Rural Living zone.

Assessment of the permitted COASTAL RESIDENTIAL ZONE RULES:		
Plan Reference	Rule	Performance of Proposal
10.8.5.1.1	RELOCATED BUILDINGS	Not applicable. No relocated buildings are proposed as part of this application.
10.8.5.1.2	RESIDENTIAL INTENSITY	Permitted. There is only one residential unit on the site and the proposal will not alter this.
10.8.5.1.3	SCALE OF ACTIVITIES	Not applicable. The proposal involves activities in relation to the existing residential activity on the site.
10.8.5.1.4	BUILDING HEIGHT	Permitted. The maximum height of the proposed retaining wall is 4.2 metres. This complies with the permitted maximum height of 8 metres for the zone.
10.8.5.1.5	SUNLIGHT	Permitted. The proposed garage can comply with the permitted sunlight rules.
10.8.5.1.6	STORMWATER MANAGEMENT	Permitted. The permitted threshold for the Coastal Residential Zone is 50% or 1000m ² , whichever is the lesser. In this case it is 1000m ² . The proposed and existing impermeable surface coverage is considered to comply with this.
10.8.5.1.7	SETBACK FROM BOUNDARIES	Permitted. The minimum setback is 1.2m, except that no setback is required for a maximum total length of 10m along any one such boundary. The proposal can comply with this.
10.8.5.1.8	SCREENING FOR NEIGHBOURS – NON-RESIDENTIAL ACTIVITIES	Not applicable. The proposal is for a residential activity.
10.8.5.1.9	OUTDOOR ACTIVITIES	Not applicable. The proposal is for residential activities only.
10.8.5.1.10	TRANSPORTATION	Permitted. Traffic: The District Plan anticipates 10 traffic movements per a standard household. The first residential



		<p>dwelling on a site is exempt from this rule. The proposal will not increase the TIF of the site.</p> <p>Parking: Parking can be provided within the proposed attached garage as well as on the existing metalled areas within the site.</p> <p>Access: The access is existing. It is not anticipated any upgrades to the access or crossing place will be required due to the nature of the consent.</p> <p>No further assessment of Chapter 15 is considered necessary as part of this application.</p>
10.8.5.1.11	SITE INTENSITY – NON-RESIDENTIAL ACTIVITIES	<p>Not applicable.</p> <p>The proposal is for residential activities.</p>
10.8.5.1.12	HOURS OF OPERATION – NON-RESIDENTIAL ACTIVITIES	<p>Not applicable.</p>
10.8.5.1.13	KEEPING OF ANIMALS	<p>Not applicable.</p> <p>No keeping of animals is proposed.</p>
10.8.5.1.14	NOISE	<p>Permitted.</p> <p>The proposed activity is not anticipated to exceed the permitted threshold for noise given it is for residential activities.</p>
10.8.5.1.15	HELICOPTER LANDING AREA	<p>Not applicable.</p> <p>No helicopter landing areas are proposed.</p>
10.8.5.1.16	BUILDING COVERAGE	<p>Complies.</p> <p>The total building coverage of the site is considered to be well within the permitted threshold of 45%.</p>

District Wide Matters

Assessment of the permitted 12.1 Natural & Physical Resources		
Plan Reference	Rule	Performance of Proposal
12.1 Landscape and Natural Features – Not Applicable		
12.2 Indigenous Flora and Fauna – Not Applicable		
12.3 Soils & Minerals		
12.3.6.1.3	EXCAVATION AND/OR FILLING IN THE COASTAL RESIDENTIAL ZONE	<p>Permitted.</p> <p>Excavation is anticipated to be well within the permitted volume of 200m³.</p> <p>No cut /fill faces are anticipated which would trigger the requirement for consent.</p>
12.4 Natural Hazards		
12.4.6.1.2	FIRE RISK TO RESIDENTIAL UNITS	<p>Discretionary Activity</p> <p>The garage will be connected to the existing dwelling and as such, falls under the definition of a residential unit. The attached garage will be located within 20 metres of the bush on the adjoining site (Roland's Dog Park). FENZ have been contacted as part of the pre-application process,</p>



		with their written approval received. This will be discussed further in this application.
12.5 Heritage – Not Applicable		
12.6 Air – Not Applicable		
12.7 Lakes, Rivers, Wetlands and the Coastline – Not Applicable		
12.8 Hazardous Substances – Not Applicable		
12.9 Renewable Energy and Energy Efficiency – Not Applicable		

Operative District Plan Rule Infringements

- 5.2. The assessment above indicates a breach of Rule 12.4.6.1.2 Fire Risk to Residential Units, given the proximity of the garage to the bush within Roland's Wood Dog Park.
- 5.3. The proposal is a **Discretionary Activity** as per Section, *12.4.6.3 Discretionary Activities*. An assessment of Section 12.4.7 will be undertaken as part of this assessment.

Proposed District Plan

- 5.4. The proposal is also subject to the Proposed District Plan process. Within the Proposed District Plan, the site is split zoned Settlement and Rural Residential as well as a portion of the site being within the Coastal Environment Overlay. Assessment of the matters relating to the Proposed District Plan that have immediate legal effect, has been undertaken below:

Chapter	Rule Reference	Compliance of Proposal
Hazardous Substances	The following rules have immediate legal effect: Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility located within a scheduled site and area of significance to Māori, significant natural area or a scheduled heritage resource Rules HS-R5, HS-R6, HS-R9	Not applicable. The site does not contain any hazardous substances to which these rules would apply.
Heritage Area Overlays	All rules have immediate legal effect (HA-R1 to HA-R14) All standards have immediate legal effect (HA-S1 to HA-S3)	Not applicable. The site is not located within a Heritage Area.
Historic Heritage	All rules have immediate legal effect (HH-R1 to HH-R10) Schedule 2 has immediate legal effect	Not applicable. The site does not contain any areas of historic heritage.
Notable Trees	All rules have immediate legal effect (NT-R1 to NT-R9) All standards have legal effect (NT-S1 to NT-S2) Schedule 1 has immediate legal effect	Not applicable. The site does not contain any notable trees.



Sites and Areas of Significance to Maori	All rules have immediate legal effect (SASM-R1 to SASM-R7) Schedule 3 has immediate legal effect	Not applicable. The site does not contain any sites or areas of significance to Māori.
Ecosystems and Indigenous Biodiversity	All rules have immediate legal effect (IB-R1 to IB-R5)	Not applicable. The proposal will not result in any clearance of indigenous vegetation.
Subdivision	The following rules have immediate legal effect: SUB-R6, SUB-R13, SUB-R14, SUB-R15, SUB-R17	Not applicable. The proposal is not for subdivision.
Activities on the Surface of Water	All rules have immediate legal effect (ASW-R1 to ASW-R4)	Not applicable. The proposal does not involve activities on the surface of water.
Earthworks	The following rules have immediate legal effect: EW-R12, EW-R13 The following standards have immediate legal effect: EW-S3, EW-S5	Permitted. Earthworks as part of this proposal will proceed under the guidance of an ADP and will be in accordance with the Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016, in accordance with Rules EW-12, EW-R13, EW-S3 and EW-S5.
Signs	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	Not applicable. No signs are proposed as part of this application.
Orongo Bay Zone	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water	Not applicable. The site is not located in the Orongo Bay Zone.

Proposed District Plan Breaches

- 5.5. The assessment above indicates that the proposal is **Permitted** insofar as the Proposed District Plan.

Consent Notice – 11250983.2

- 5.6. Consent Notice Instrument 11250983.2 was registered on the title on 28th February 2019 as a result of RC 2180169. The Instrument 11250983.2 has 6 conditions, 3 of which are applicable to the subject site. The relevant conditions are detailed below, with compliance of the proposal stipulated for each.



Lots 2,3 & 4 DP 523727

- (i) The total impermeable surface coverage shall not exceed 375 m² for each respective lot. If the total impermeable surface exceeds 375 m² for each respective lot, the lot owner shall submit for the approval of Councils Consents Engineer or designate, and in conjunction with the building consent application, a specific design for stormwater management and proposed mitigation measures. The system shall be designed as such that the total stormwater discharged from the site, after development, is no greater than the 12.5% of impermeable surface flow from the site for rainfall events up to a 10% AEP plus allowance for climate change, prepared by a suitably qualified and experienced practitioner.

- 5.7. The impermeable surface coverage within the site will not be increasing as the area where the proposed garage is to be constructed is an existing metalled surface. As such, there will be no increase in impermeable surfaces because of this proposal.

Lots 1,2,3 & 4 DP 523727

- (i) In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for fire fighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509

- 5.8. The proposal results in an addition to an existing dwelling. Potable water supply for fire fighting purposes were addressed at the time of building consent for the dwelling on the site. As such the proposal complies.

- (ii) In conjunction with the construction of any building which includes a wastewater treatment and effluent disposal system the applicant shall submit for Council approval an onsite waste water report prepared by a Chartered Professional Engineer or a Council approved report writer. The report shall identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area plus a reserve disposal area and reference the 'Engineering report for proposed subdivision', produced by Haigh Workman Ltd, ref 16 154a, dated May 2017.

- 5.9. The proposal does not include a wastewater treatment and effluent disposal system. This is existing for the dwelling on the site.

National Environmental Standards

National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011

- 5.10. A site visit, review of aerials and discussions with the landowner did not indicate that the site contained or has contained, any activities listed on the HAIL. The application has been considered Permitted in terms of this regulation.
- 5.11. No other National Environmental Standards are considered applicable to this development. The activity is considered permitted in terms of these above-mentioned documents.



Control of Earthworks Bylaw

- 5.12. As per the assessment above, no District or Regional consents are required for earthworks, and as such an assessment under the control of earthworks bylaw is considered necessary.
- 5.13. The earthworks required for this application generally meet the exemptions under the definition of excavation being:
(f) excavation for building foundations and stripping of topsoil to form a building footprint
- 5.14. For completeness the earthworks triggers have been assessed below.

ASSESSMENT OF THE APPLICABLE CONTROL OF EARTHWORKS RULES:		
<u>PERFORMANCE STANDARDS</u>		
Bylaw Reference	Rule	Performance of Proposal
7.1	(a)	Complies No works are anticipated within 3m of the boundaries, however, if the excavation works do encroach closer than 3m to the boundary, it is considered that these works meet the exemptions within the definition of excavation in the bylaw.
	(b)	Complies As above - the works are determined to meet the exemptions within the definition of excavation in the bylaw.
	(c)	Complies The site is not located within the Rural Production Zone.
	(d)	Complies The site is outside of any resource features.
	(e)	Complies Stormwater runoff will not adversely impact upon any adjoining properties.

- 5.15. As per the assessment above, no earthworks permit is required.



6. Statutory Assessment

Section 104B of the Act

- 6.1. Section 104B governs the determination of applications for Discretionary Activities. With respect to Discretionary Activities, a consent authority may grant or refuse an application, and impose conditions under section 108.

Section 104(1) of the Act

- 6.2. 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.”*

- 6.3. Actual and potential effects arising from a development as described in 104(1)(a) can be both positive and adverse (As described in section 3 of the act). Positive effects arising from this proposal are that an enclosed garage will be provided for onsite to enhance the practical and functional use of the site as well as providing security for the owner’s vehicles and other items. Adverse effects relate to the potential increase in fire risk given the attached garage will be within 20m of bushland.

- 6.4. Section 104(1)(ab) requires that the consent authority consider ‘any measure proposed or agreed to by the applicant for the purposes of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity’. In this case the proposal is not of a scale or nature that would require specific offsetting or environmental compensation measures to ensure positive effects on the environment.

- 6.5. Section 104(1)(b) requires the consent authority to consider the relevant provisions of the above listed documents. An assessment of the relevant statutory documents that corresponds



with the scale and significance of the effects that the activity may have on the environment has been provided below.

7. Environmental Effects Assessment

- 7.1. Having reviewed the relevant plan provisions and taking into account the matters that must be addressed by an assessment of environmental effects as outlined in Clause 7 of Schedule 4 of the Act, the following environmental effects warrant consideration as part of this application.
- 7.2. The proposal is to be assessed as a Discretionary Activity as per Rule 12.4.6.3 Discretionary Activities. The Council may approve or refuse an application for a Discretionary Activity, and it may impose conditions on any consent. In assessing an application for a discretionary activity, the Council have full discretion. An assessment of the relevant section of 12.4.7 has been undertaken below.

Fire Risk to Residential Units

- 7.3. The attached garage will be located within 20m of bush/trees located on the adjoining Roland's Dog Park. As the garage will be connected to the existing dwelling, the works fall under the definition of a residential unit and therefore consent under this rule is triggered.

- 7.4. An assessment of the relevant criteria within Section 12.4.7 has been undertaken below.

(j) in respect of fire risk to residential units:

(i) the degree of fire risk to dwellings arising from the proximity of the woodlot or forest and vice versa; and

(ii) any mitigation measures proposed to reduce the fire risk; and

(iii) the adequacy of the water supply; and

(iv) the accessibility of the water supply to fire service vehicles.

- 7.5. As shown within the plan set provided with this application, the attached garage will be located a minimum of 3.1m from the southern boundary, where the fire risk infringement occurs. This area will provide a physical barrier between the bush/scrub on the adjoining allotment and the proposed attached garage, which will mitigate fire risk.
- 7.6. There are 2x 25,000L water tanks on site which service the existing dwelling, with rainwater collected from the roof of the dwelling which then provides potable water to the dwelling. The Applicant has agreed to have at least 10,000L of water within one of the tanks at all times for the purpose of fire fighting use. FENZ were contacted as part of the pre-application process and provided their written approval which is attached within **Appendix 6** of this application.
- 7.7. Given the above, it is considered that the proposal will not exacerbate or increase the risk of natural hazards occurring on the site.



8. Policy Documents

- 8.1. In accordance with Section 104(1)(b) of the Act, the following documents could be considered relevant to this application:

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
- 8.2. An assessment of the relevant statutory documents that corresponds with the scale and significance of the effects that activity may have on the environment has been provided below.

National Environmental Standards

- 8.3. As mentioned earlier in this report, there have been no previous or current activities listed on the HAIL, undertaken on the site. The proposal is therefore considered permitted in terms of the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011.
- 8.4. No other National Environmental Standards are considered applicable to this development. The proposal is permitted in terms of the above-mentioned documents.

National Policy Statements

- 8.5. There are currently eight National Policy Statements in place. These are as follows:
- National Policy Statement on Urban Development
 - National Policy Statement for Freshwater Management
 - National Policy Statement for Renewable Electricity Generation
 - National Policy on Electricity Transmission
 - National Policy Statement for Highly Productive Land
 - New Zealand Coastal Policy Statement
 - National Policy Statement for Indigenous Biodiversity.
 - National Policy Statement for Greenhouse Gass Emissions from Industrial Process Heat
- 8.6. Given that the proposed works will occur entirely outside of the portion of site which is shown to be within the Coastal Environment, the NZCPS is not considered applicable to the proposal. Furthermore, the proposal does not result in any infringements for the applicable zone and is therefore considered to be consistent with development anticipated in the zone and surrounding environment.



- 8.7. No other NPS are considered applicable to the proposal.

Regional Policy Statement

- 8.8. The relevant policy statement applicable to the application is the Operative Regional Policy Statement for Northland (RPS). Given the nature of the proposal and the fact that there are no infringements of the permitted rules for the underlying zone, the proposal is considered to be consistent with the objectives and policies of the RPS.

Far North Operative District Plan

Relevant objectives and policies

- 8.9. The relevant objectives and policies of the Plan are those related to the Coastal Environment and Coastal Residential Zone as well as the Natural Hazards section.
- 8.10. Consent has been triggered due to the proposed attached garage being within 20m of bush/scrub on an adjoining site. In terms of the objectives and policies of Chapter 12.4 Natural Hazards, the threat of fire hazard has been reduced by ensuring that there is tank storage onsite for use in case of a fire emergency. The area around the garage will be kept clear of vegetation. As a result, it is considered that the proposal does not exacerbate the effects of natural hazards. Public awareness has been improved via this process. Fire risk is considered to be mitigated to a less than minor degree which is evident with the approval from FENZ. The dwelling location is not known to be affected by significant natural hazard risk. No protection of natural features is proposed nor considered necessary. No protection works are proposed. The site is not considered to be affected by sea level rise given the site does not adjoin the coast. Information on the fire risk was made available during this process and FENZ have provided their written approval to the proposal. The site is not shown to be susceptible to coastal hazards. The adjoining sites contain vegetation which will be managed within each of the sites. The proposal has considered and assessed fire risk for the garage with measures proposed which will mitigate effects to a less than minor degree. The proposal is not a new coastal subdivision, use or development. The site does not adjoin any riparian margins.
- 8.11. In terms of the objectives and policies for the Coastal Environment and Coastal Residential zone, the proposal does not result in infringements of the permitted rules for the underlying zone and is therefore anticipated by the plan and consistent with development in the area and zone in general. The proposal will not alter the character or amenity of the site or surrounding environment and the proposed activity is considered to be minor in nature and required for the functionality of the site.
- 8.12. As such, it is considered that the proposal is consistent with the relevant objectives and policies of the ODP.

Proposed District Plan

- 8.13. The portion of the site affected by the proposal is located within the Settlement Zone under the PDP.



- 8.14. The proposal has been determined to be a Permitted activity under the PDP and as such, is considered to be consistent with the relevant objective and policies of the PDP. As detailed above, the proposal is considered to consist of normal residential activities, with no adverse effects created on the surrounding environment. The proposal is considered to create less than minor adverse effects on the surrounding environment and is consistent with the intent of the surrounding environment and the zone. The proposal is considered to be consistent with the relevant objectives and policies of the Proposed District Plan.

Summary

- 8.15. The above assessment demonstrates that the proposal will be consistent with the relevant objectives and policies and assessment criteria of the relevant statutory documents.

9. Notification Assessment – Sections 95A to 95G of The Act

Public Notification Assessment

- 9.1. 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.

- 9.1.1. 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]

- 9.1.2. The application is not subject to a rule or NES that precludes public notification. The application is not for a controlled activity. The proposal includes activities which are not boundary activities. Therefore Step 3 must be considered.

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.

- 9.1.3. 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.

- 9.1.4. There are no special circumstances that exist to justify public notification of the application because the proposal is to construct a garage which will be connected to the existing dwelling. The site is residential in nature and contains an existing residential dwelling.

Public Notification Summary

- 9.1.5. 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

- 9.2. 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.

11.2.1 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).

- 9.2.1. There are no protected customary rights groups or customary marine title groups that are relevant to this application. The site does not adjoin a Statutory Acknowledgement Area.

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).

- 9.2.2. There is no rule in the plan or national environmental standard that precludes notification. The application is not for a controlled activity. 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.

- 9.2.3. The proposal does not involve 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 Schedule 11.

- 9.2.4. 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. In regard to this, FENZ have been contacted as part of the pre-application process, with their approval obtained and attached with this application.



9.2.5. 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 7 of this report, which found that the potential adverse effects on the environment will be no more than minor. In regard to effects on persons, the assessment in Sections 6, 7 & 8 are also relied on, and the following comments made:

- The proposal will enable residential activities to continue whilst providing a safe enclosed area for parking of vehicles and storage.
- FENZ have provided their approval to the proposal.
- The proposal is consistent with other development in the area and does not result in any infringements of the permitted standards for the underlying zone.
- The proposal is not considered to be contrary to the objectives and policies under the Operative & Proposed District Plans, Regional Policy Statement, Coastal Policy Statement and Regional Plan.
- All other persons are sufficiently separated from the proposed development and works, such that there will be no effects on these people.

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

9.2.7. 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),

9.2.8. It is considered that no special circumstances exist in relation to the application.

Limited Notification Assessment Summary

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

Notification Assessment Conclusion

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

10. Part 2 Assessment

10.1. The application must be considered 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.

10.2. 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 as the



proposal is considered to retain the coastal residential character of the site and surrounding environment.

- 10.3. Section 6 of the Act sets out a number of matters of national importance. The proposal will result in the preservation of the natural character of the coastal environment as the existing residential use of the site will remain unchanged. Public access is not considered relevant to this proposal. Historic Heritage will not be affected by the proposal as the site is not known to contain any archaeological sites and development will occur in already developed areas of the site. The proposal is not considered to exacerbate natural hazards. As such, the proposal is considered to have recognised and provide for the matters of national importance listed within Section 6 of the Act.
- 10.4. Section 7 identifies a number of “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 maintains amenity values in the area as the proposal is in keeping with the existing character of the surrounding environment.
- 10.5. 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 is not considered to be contrary to the principals of the Treaty of Waitangi.
- 10.6. Overall, the application is considered to be 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 Sections 5-8 of the Act.

11. Conclusion

- 11.1. Consent is sought based on a technicality, due to the proposed garage being connected to the existing dwelling on the site and being within 20m of existing bush / shrub on the adjoining site to the south. The development will result in no more than minor adverse effects on the residential environment, and no more than minor effects on any person or party.
- 11.2. Due to the existing pattern of development in the area it is not considered that there are any adverse cumulative effects, and that the proposal does not result in degradation of the character of the surrounding environment.
- 11.3. In terms of section 104(1)(b) of the Act, the actual and potential effects of the proposal will be less than minor.
- 11.4. 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.
- 11.5. As a Discretionary Activity, the proposal has been assessed against the relevant objectives, policies and assessment criteria contained within the Operative District Plan. It is considered



that the proposed activity would not be contrary to those provisions and that any potential adverse effects can be avoided or mitigated. It is considered appropriate for consent to be granted on a non-notified basis.

12. LIMITATIONS

- 12.1. 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.
- 12.2. 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.
- 12.3. 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.
- 12.4. 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

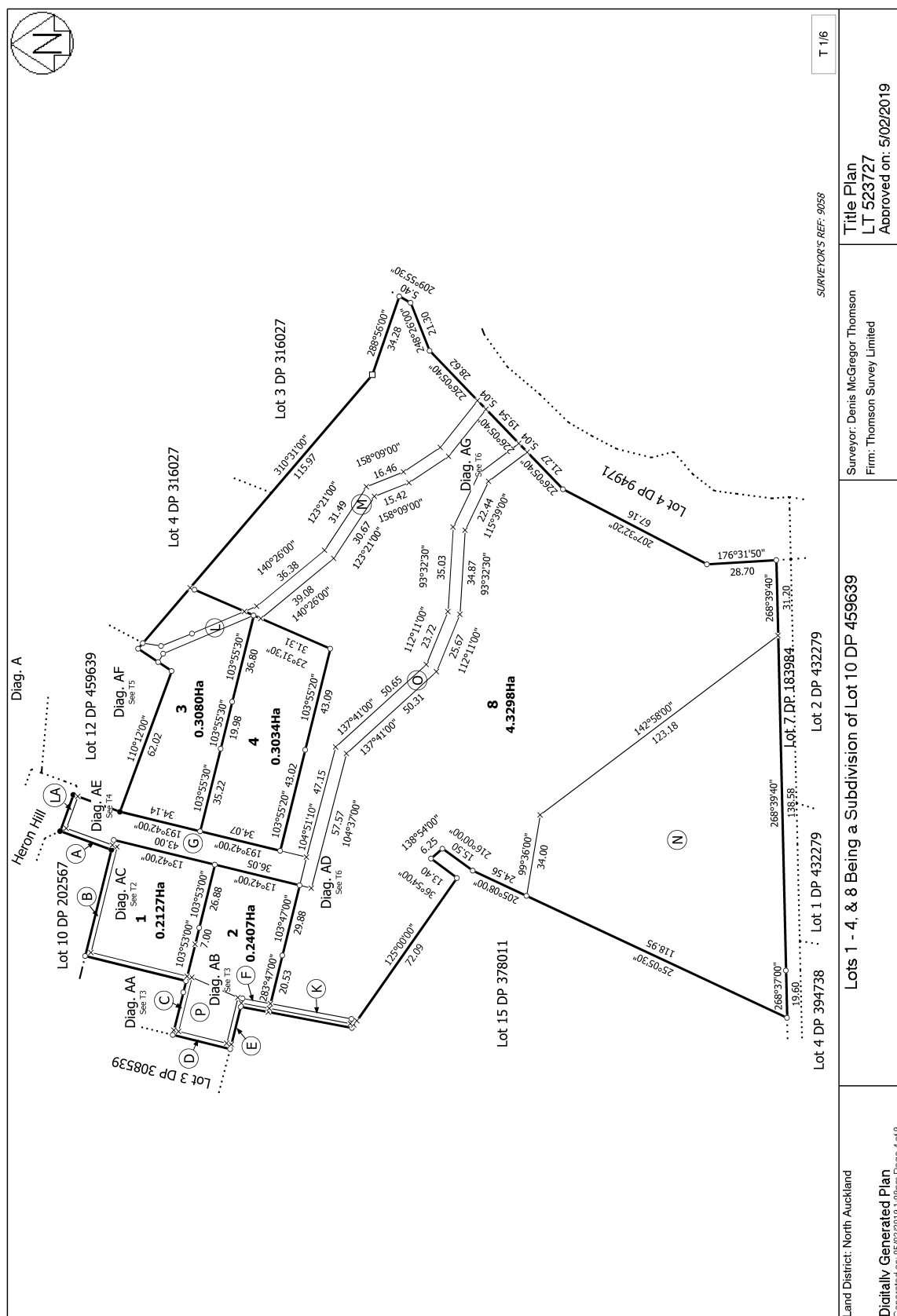
Identifier **834032**
Land Registration District **North Auckland**
Date Issued 28 February 2019

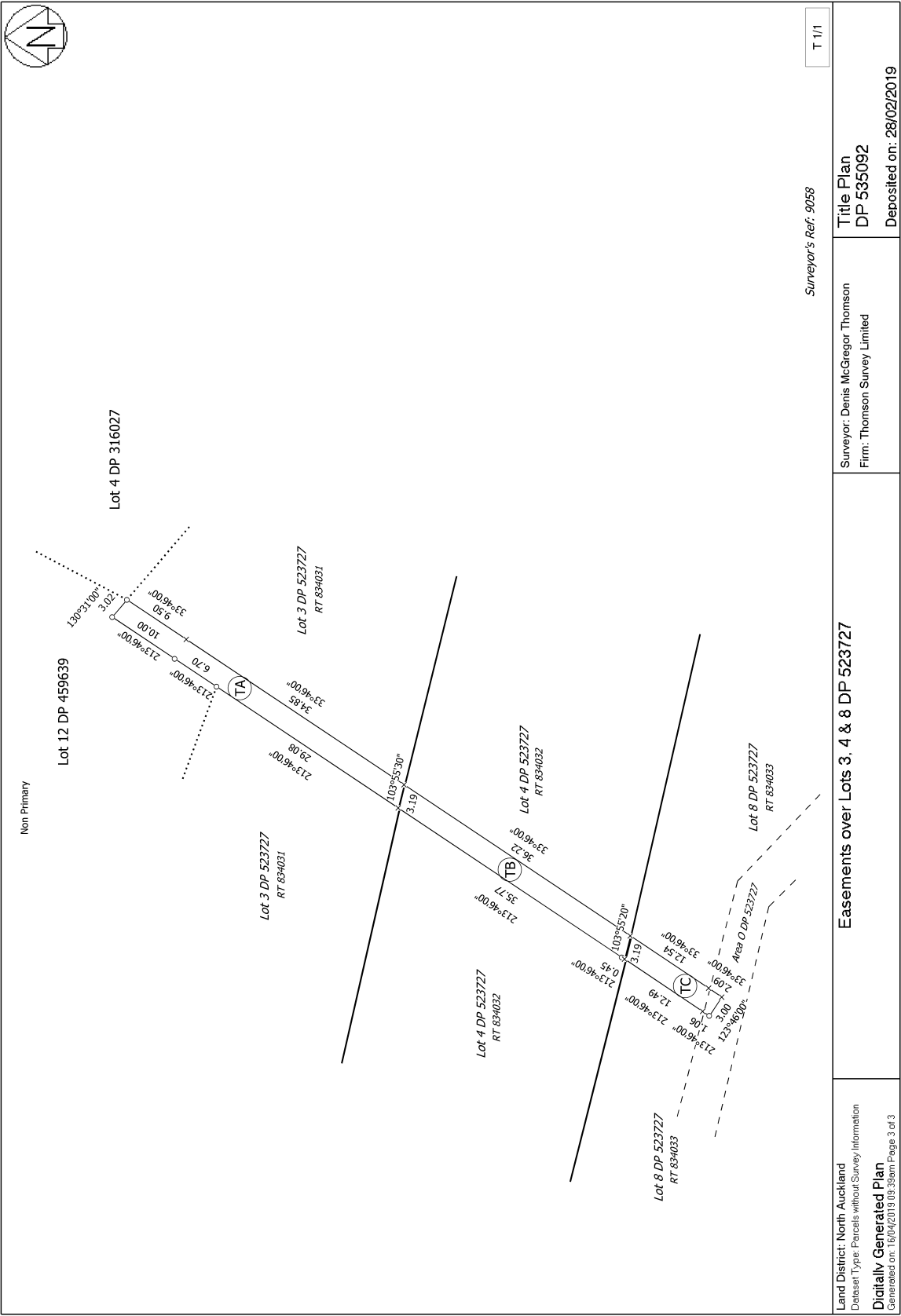
Prior References
655612

Estate Fee Simple
Area 3034 square metres more or less
Legal Description Lot 4 Deposited Plan 523727
Registered Owners
Paul Barry Cadogan and Esther Helen Cadogan

Interests

Land Covenant in Easement Instrument 7959505.3 - 8.10.2008 at 9:00 am
11250983.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 28.2.2019 at 9:04 am
Appurtenant hereto is a right of way, right to convey electricity, telecommunications, water and a right to drain water and sewage created by Easement Instrument 11250983.6 - 28.2.2019 at 9:04 am
The easements created by Easement Instrument 11250983.6 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Covenant Instrument 11250983.7 - 28.2.2019 at 9:04 am
11418530.1 Variation of Land Covenant 11250983.7 - 17.4.2019 at 3:06 pm





View Instrument Details



Instrument No 11418530.1
Status Registered
Date & Time Lodged 17 April 2019 15:06
Lodged By Fryer, Louise
Instrument Type Variation of Land Covenant under s116(3) Land Transfer Act 2017



Affected Records of Title	Land District
834029	North Auckland
834030	North Auckland
834031	North Auckland
834032	North Auckland
834033	North Auckland

Affected Instrument Land Covenant under s116(1)(a) or (b) Land Transfer Act 2017 11250983.7

Annexure Schedule: Contains 1 Page.

Covenantor Certifications

- I certify that I have the authority to act for the Covenantor and that the party has the legal capacity to authorise me to lodge this instrument ✓
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ✓
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ✓
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ✓

Signature

Signed by Richard Adrian Ayton as Covenantor Representative on 17/04/2019 03:04 PM

Covenantee Certifications

- I certify that I have the authority to act for the Covenantee and that the party has the legal capacity to authorise me to lodge this instrument ✓
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ✓
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ✓
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ✓

Signature

Signed by Richard Adrian Ayton as Covenantee Representative on 17/04/2019 03:04 PM

*** End of Report ***

COVENANT INSTRUMENT TO VARY LAND COVENANT
Section 116(3) Land Transfer Act 2017

Covenantor

Surname(s) must be underlined or in CAPITALS

The Friends of Roland’s Wood Charitable Trust Board

Covenantee

Surname(s) must be underlined or in CAPITALS

The Friends of Roland’s Wood Charitable Trust Board

Variation of Covenant

The terms, covenants or conditions contained in the covenant(s) set out in Schedule A **are hereby affected or modified** as set out in Schedule B.

Schedule A

Continue in additional Annexure Schedule, if required

Purpose of covenant	Creating Instrument number	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Land Covenants	11250983.7	Lot 1 DP 523727 (RT 834029), Lot 2 DP 523727 (RT 834030), Lot 3 DP 523727 (RT 834031), Lot 4 DP 523727 (RT 834032) Lot 8 DP 523727 (RT 834033)	Lot 1 DP 523727 (RT 834029), Lot 2 DP 523727 (RT 834030), Lot 3 DP 523727 (RT 834031), Lot 4 DP 523727 (RT 834032) Lot 8 DP 523727 (RT 834033)

Schedule B

Continue in additional Annexure Schedule, if required

The Land Covenants contained in Land Covenant Instrument 11250983.7 (“the Land Covenant”) are varied as follows:

1. The words “bring on” shall be deleted from Clause 10 of the Land Covenants.

View Instrument Details



Instrument No 11250983.7
Status Registered
Date & Time Lodged 28 February 2019 09:04
Lodged By Fryer, Louise
Instrument Type Land Covenant under s116(1)(a) or (b) Land Transfer Act 2017



Affected Records of Title	Land District
834029	North Auckland
834030	North Auckland
834031	North Auckland
834032	North Auckland
834033	North Auckland

Annexure Schedule: Contains 3 Pages.

Covenantor Certifications

I certify that I have the authority to act for the Covenantor and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Simon David Dominick as Covenantor Representative on 28/02/2019 09:00 AM

Covenantee Certifications

I certify that I have the authority to act for the Covenantee and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Simon David Dominick as Covenantee Representative on 28/02/2019 09:00 AM

*** End of Report ***

COVENANT INSTRUMENT TO NOTE LAND COVENANT
Sections 116(1)(a) & (b) Land Transfer Act 2017

Covenantor

Surname(s) must be underlined or in CAPITALS

The Friends of Roland’s Wood Charitable Trust Board

Covenantee

Surname(s) must be underlined or in CAPITALS

The Friends of Roland’s Wood Charitable Trust Board

Grant of Covenant

The **Covenantor**, being the registered owner of the burdened land(s) set out in Schedule A, **grants to the Covenantee** (and if so stated, in gross) the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Schedule A

Continue in additional Annexure Schedule, if required

Purpose of covenant	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Land Covenants	523727	Lot 1 DP 523727 (RT 834029), Lot 2 DP 523727 (RT 834030), Lot 3 DP 523727 (RT 834031), Lot 4 DP 523727 (RT 834032) Lot 8 DP 523727 (RT 834033)	Lot 1 DP 523727 (RT 834029), Lot 2 DP 523727 (RT 834030), Lot 3 DP 523727 (RT 834031), Lot 4 DP 523727 (RT 834032) Lot 8 DP 523727 (RT 834033)

Covenant rights and powers (including terms, covenants and conditions)

Delete phrases in [] and insert memorandum number as required; continue in additional Annexure Schedule, if required

The provisions applying to the specified covenants are those set out in:

[Memorandum number _____, registered under section 209 of the Land Transfer Act 2017.]

Annexure Schedule 1.

Insert instrument type

Covenant Instrument

Continue in additional Annexure Schedule, if required

<p>BACKGROUND</p> <p>The Friends of Roland’s Wood Charitable Trust Board (“the Trust Board”) are the registered owners of the property at 10 Heron Hill, Kerikeri currently described as Lot 10 DP 459639 contained in Record of Title 655612 (“Roland’s Wood”).</p> <p>The Trust Board are undertaking a subdivision of Roland’s Wood to create 5 new lots; 1, 2, 3, 4 & 8 on Deposited Plan 523727 (“the Subdivision”). The Trust Board will retain Lot 8 of the Subdivision (“Lot 8”).</p> <p>LAND COVENANTS</p> <p>It is the Covenantors intention to create for the benefit of the Benefited Land in Schedule A the Land Covenants set out in Schedule B over the Burdened Land in Schedule A to the intent that the Burdened Land shall be bound by the stipulations and restrictions set out in Schedule B hereto and the owners and occupiers for the time being of the Benefited Land may enforce the observance of such stipulations against the owners for the time being of the Burdened Land.</p> <p>And the Covenantees do hereby covenant and agree in the manner set out in Schedule B hereto so that the Covenants run with the Burdened Land for the benefit of the respective Benefited Land as described in Schedule A.</p> <p>Schedule B</p> <p>The registered owner of Lots 1, 2, 3, 4 & 8 DP 523727 must comply with the land covenants set out below:</p> <ol style="list-style-type: none">1. Not to erect any buildings other than new residential homes and shall not permit or allow the removal onto and erection of any pre-built transportable or re-locatable house or existing house which has been previously lived in, without written consent of the Trust Board. The consent of the Trust Board shall not be unreasonably or arbitrarily withheld.2. Not to use or permit or suffer to be used in any building on the Burdened Land any second hand materials nor for the outer wall sheathing of any such building any flat fibrolite or flat asbestos cement.3. Not use any metal clad roof that has not been factory pre-painted.4. Not construct any garage, carport or other out-building in other than those materials prescribed by these covenants and of a design so as to be architecturally in keeping with the main dwelling.5. Not leave any building uncompleted for a period of more than 12 months after laying down the foundation for such building and shall not for more than 18 months after laying down the foundations leave uncomplete any ancillary work such as fencing and landscaping shown to be completed.6. Ensure that the buildings are fully complete within the time period specified in clause 5 above in a tradesman like manner with an exterior and interior of high quality.

Insert instrument type

Covenant Instrument

Continue in additional Annexure Schedule, if required

LAND COVENANTS cont.

7.

Not bring on or allow to remain on the land or any internal road of the Subdivision any temporary dwelling, caravan, trade vehicle or other equipment or material or machinery unless garaged or screened so as to preserve the amenities of the neighbourhood and to prevent noise likely to cause offence to the residents in the Subdivision. No recreational or commercial vehicle or trailers are to be regularly located on the street or footpath nor in front of the building line of the dwelling on the land. Provided that during the specific construction period in clause 5 this clause shall not apply.

8.

Not display more than one advertisement, sign or hoarding of a commercial nature on any part of the land or building, such advertisement, sign or hoarding being first approved in writing the Trust Board, and complying with any local authority ordinances.

9.

Not allow the road frontages of the Burdened Land, whether council owned or not, or any plantings thereon to become untidy or neglected either directly or indirectly by the Covenantor's agents or invitees.

10.

Not bring on, to raise, breed or keep any animals or livestock on the land or building except to keep a maximum of two dogs and two cats per dwelling.

11.

Not carry out any construction or development work on the land without being liable to reinstate (or to be responsible for all costs arising from reinstatement) of any damage or replace any landscape, roading, footpaths, kerbs, concrete or other structure in the Subdivision arising from the Covenantor's use of the land directly.

12.

The Covenantor and all future owners of the Burdened Land acknowledge and accept they relinquish their right to object to any future development and plans of the Trust Board in relation to Roland's Wood or Lot 8.

View Instrument Details



Instrument No 11250983.2
Status Registered
Date & Time Lodged 28 February 2019 09:04
Lodged By Fryer, Louise
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



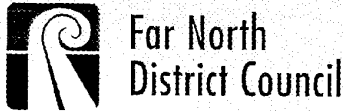
Affected Records of Title	Land District
834031	North Auckland
834032	North Auckland
834029	North Auckland
834030	North Auckland
834033	North Auckland

Annexure Schedule: Contains 2 Pages.

Signature

Signed by Simon David Dominick as Territorial Authority Representative on 28/02/2019 08:59 AM

*** End of Report ***



Private Bag 752, Manawatu Ave
Takaka (440), New Zealand
Freephone: 0800 920 029
Phone: (09) 401 5200
Fax: (09) 401 2137
Email: ost.us@fndc.govt.nz
Website: www.fndc.govt.nz

Te Kaunihera o Tai Tokerau Ki Te Raki

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC 2180169

Being the Subdivision of Lot 10 DP 459639
North Auckland Registry

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

SCHEDULE

Lots 2,3 & 4 DP 523727

- (i) The total impermeable surface coverage shall not exceed 375 m² for each respective lot. If the total impermeable surface exceeds 375 m² for each respective lot, the lot owner shall submit for the approval of Councils Consents Engineer or designate, and in conjunction with the building consent application, a specific design for stormwater management and proposed mitigation measures. The system shall be designed as such that the total stormwater discharged from the site, after development, is no greater than the 12.5% of impermeable surface flow from the site for rainfall events up to a 10% AEP plus allowance for climate change, prepared by a suitably qualified and experienced practitioner.

Lots 1,2,3 & 4 DP 523727

- (i) In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for fire fighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509





**Far North
District Council**

Private Bag 752, Akaroa Ave
Kaitiaki 6440, New Zealand
Freephone: 0800 920 029
Phone: (09) 401 5200
Fax: (09) 401 2137
Email: ask.un@fncc.govt.nz
Website: www.fncc.govt.nz

Te Kaitiaki o Tai Tokerau Ki Te Raki

- (ii) In conjunction with the construction of any building which includes a wastewater treatment and effluent disposal system the applicant shall submit for Council approval an onsite waste water report prepared by a Chartered Professional Engineer or a Council approved report writer. The report shall identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area plus a reserve disposal area and reference the 'Engineering report for proposed subdivision', produced by Haigh Workman Ltd, ref 16 154a, dated May 2017.

Lot 1 DP 523727

- (i) At the time of lodging a building consent application as indicated on the approved subdivision plan, provide a specific design for stormwater management, prepared by a suitably qualified and experienced practitioner, which addresses stormwater management and mitigation measures. The system shall be designed as such that the total stormwater discharged from the site, after development, is no greater than the pre development impermeable surface flow from the site for rainfall events up to a 10% AEP plus allowance for climate change.

Lot 2 DP 523727

- (ii) The owner shall preserve the established Blue Cyprus within the allotment [as indicated on the survey plan to be protected by way of covenant] 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 of such trees or bush. The owner shall be deemed to be not in breach of this prohibition if any of such trees or bush shall die from natural causes not attributable to any act or default by or on behalf of the owner or for which the owner is responsible.

LOT 8 DP 523727

- (i) Given the existing registered features within close proximity of the site, an archaeological assessment is required prior to commencement of any works involving soil disturbance on the lower reaches (towards Okura River Estuary) of Lot 8

SIGNED:

Mr Patrick John Killalea - Authorised Officer
By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
PRINCIPAL PLANNER – RESOURCE MANAGEMENT

DATED at KERIKERI this 22nd day of January 2019



Agents engagement email



h.cado@icloud.com

to me ▼

Hi Mark

Could you make the application on our behalf please.

Would prefer to use your expertise re Council questions.

Much appreciated

Thanks Helen

Sent from my iPhone

On 13 May 2025, at 11:18 AM, Mark Christiansen <cbsnorthland@gmail.com> wrote:



For Council use

Received:

Application for Certificate of Title

Note: This service is only available when applied for in conjunction with a PIM, Building Consent or Resource Consent.

Applicant

Name of applicant: HELEN HELEN

Mailing address: 11^B HERON HILL

KEMILLEN

Phone numbers: Landline _____ Mobile 021 407806

Title Details

I request that the Council issue a Certificate of Title (and applicable notices listed on the title) for my Building Consent / Resource Consent application – details as follows:

I hereby certify that, to the best of my knowledge, the information given in this application is true, complete and correct. I undertake to pay all actual and reasonable application costs incurred by the Far North District Council.

Name of Owner/s: HELEN

Address of Property: 11^B HERON HILL

Legal Description: LOT 4 D.P. 45969

CT No (if known): _____

Signature: _____ Date: 13.5.2025

A fee is required for obtaining this information on your behalf from Landonline NZ. This application must be signed and the fee paid upon application. The fee is listed in the Fees and Charges Schedule available either on request from Service Centres, or the web site.

View Instrument Details



Instrument No 11250983.2
Status Registered
Date & Time Lodged 28 February 2019 09:04
Lodged By Fryer, Louise
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



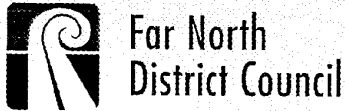
Affected Records of Title	Land District
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834032	North Auckland
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834030	North Auckland
834033	North Auckland

Annexure Schedule: Contains 2 Pages.

Signature

Signed by Simon David Dominick as Territorial Authority Representative on 28/02/2019 08:59 AM

*** End of Report ***



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Freephone: 0800 920 029
Phone: 4099 401 5200
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Te Kaunihera o Tai Tokerau Ki Te Raki

THE RESOURCE MANAGEMENT ACT 1991

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Lots 1,2,3 & 4 DP 523727

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Te Kaitiaki o Tai Tokerau Ki Te Raki

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SIGNED:

Mr Patrick John Killalea - Authorised Officer
By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
PRINCIPAL PLANNER – RESOURCE MANAGEMENT

DATED at KERIKERI this 22nd day of January 2019



Existing Drive thus only minor additional site cover of 6m2

Existing cesspit
(Connect new cesspit by side garage door)

11 B HERON HILL

11B HERON HILL, KERIKERI
LOT 4 DP 45969
COASTAL RES ZONE

MAXIMUM BUILDING HEIGHT (Max 8m)
Actual = 4.2m
SUNLIGHT
45 degree and max 2m
SET BACK
3m (Nearest boundary 3.1m)
STORMWATER MANAGEMENT
50%

CONSTRUCTION NOTES

All dimensions and location of underground services to be checked prior to commencement of all work. Do not scale off drawings. Cross reference all drawings. Confirm site levels, floor heights & restrictions prior to earthworks. If any discrepancies occur, ask the designer or contractor immediately before commencing works or ordering. Liability will not be accepted for any materials & labour not shown on the drawings. All work shall comply with NZS 3604 and the Building Code. All claddings/Roofing and other construction materials chosen for this building are at the owner request and no liability will be accepted by the designer for product installation or durability. Contractor to confirm ground has adequate bearing to comply with NZS 3604: 2011. locate all service connections points on site prior to commencement of works. Check invert levels or pipes and manholes. confirm plumbing route and fixture positions on site prior to commencement of works. locate all electrical and water services on site. confirm on site all boundary bearings, lengths & peg locations on site prior to commencement of works, to ensure house position is correct.

SEDIMENT/RUNOFF CONTROL

Sediment and runoff control shall be designed and installed by the licensed building practitioner prior to or during the earthworks for the project. The sediments controls shall be installed in accordance with the requirements of the Council's Engineer Standards Contractor to install galvanised chainlink netting or hoarding barrier, 2.0m min ht to site to comply with F5 Construction & Demolition Hazards, prior to commencing construction.

Corrosion Zone A

Wind Zone VH

DISTRICT PLAN (EARTHWORKS)

The intension is to comply with the Earthworks and the Discovery of suspected sensitive materials rule EW-R12 and Earthworks, Erosion and Sediment Control rule EW-R13.

WALL BRACING

(Note: dragon tie bracing as detailed 2.5 from corners)

a	6.8	1	.6	2.7	BL1-H
		2	1.2	2.7	BL1-H
b	6.8	3	1.2	2.7	BL1-H
		4	1.1	2.7	BL1-H
m	6.5	5	1.2	2.7	BL1-H
		6	1.2	2.7	BL1-H
n	6.5	7	1.6	2.7	BL1-H
		8	1.5	2.7	BL1-H

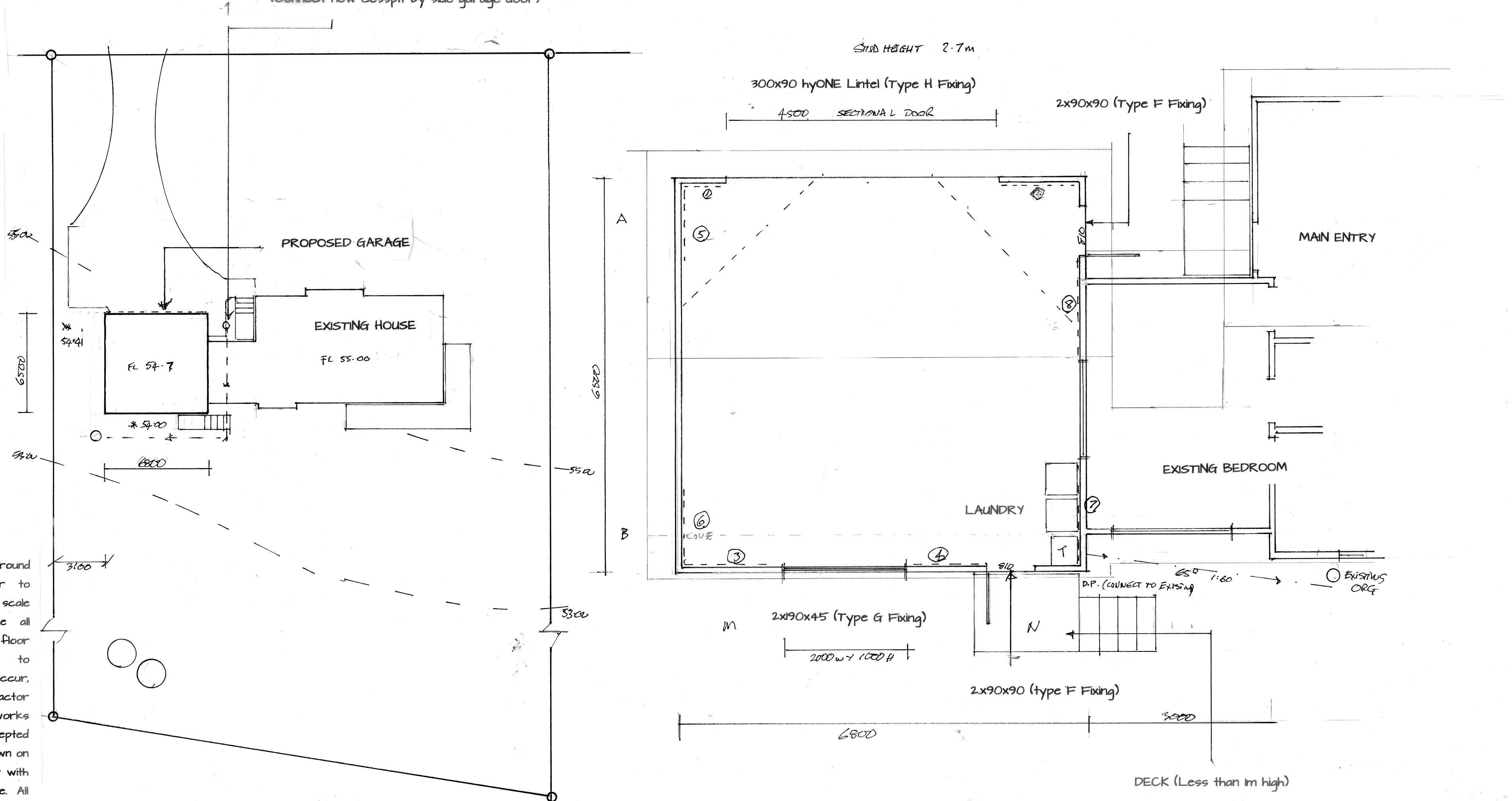
DOWNPIPE SIZING

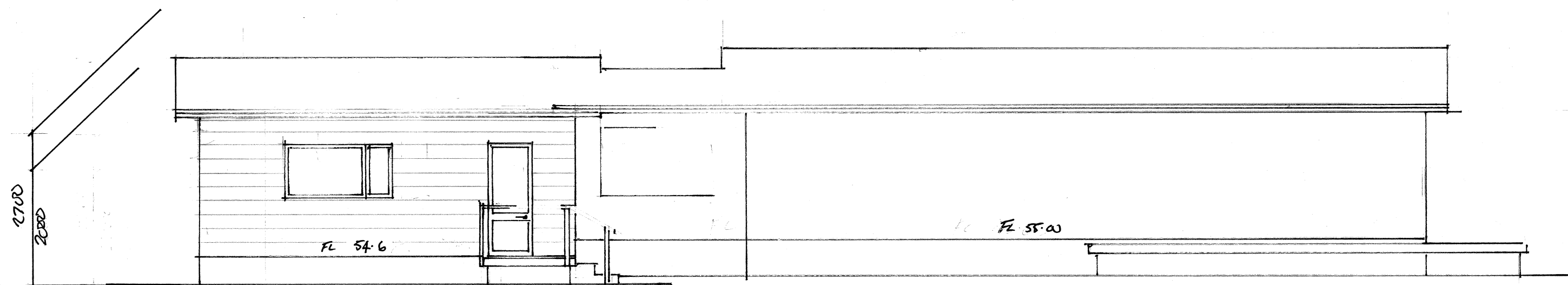
(Refer E1/AS1 Table 5)
75mm internal diameter (80mm)
Roof Pitch 0-25° 85m2
Roof Pitch 25-35° 70m2
Roof Pitch 35-45° 60m2

SITE/FLOOR

APRIL 2025 Scale 1:200 1:50 A2
CHRISTIANSEN BUILDING SERVICES LTD
ARCHITECTURAL DESIGN & BUILDING
CONSULTANTS
cbsnorthland@gmail.com
021407806 (Licensed Design/Carpentry/Site
2) www.christiansenbuildingservices.co.nz

SHEET 1





EAST ELEVATION

E2 Weather Tightness Risk Assessment

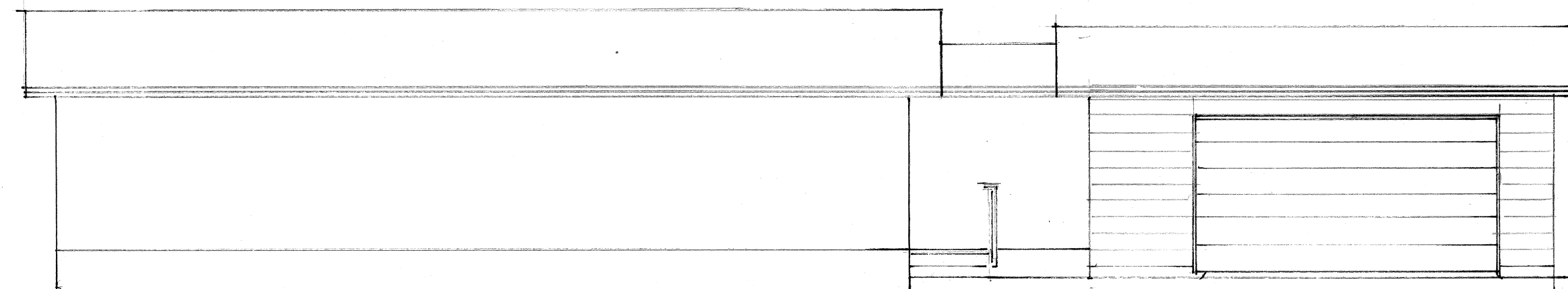
Wind Zone = VHigh Wind Score 2
 Number of Storeys = Low Score 0
 Roof/Wall Junctions = Low Score 0
 Eave Width = Med Score 3
 Envelope Complexity = Low Score 0
 Decks = Low Score 0
 Total = 5
 Fibre cement weatherboards direct
 fixed to match existing house

CLADDING:

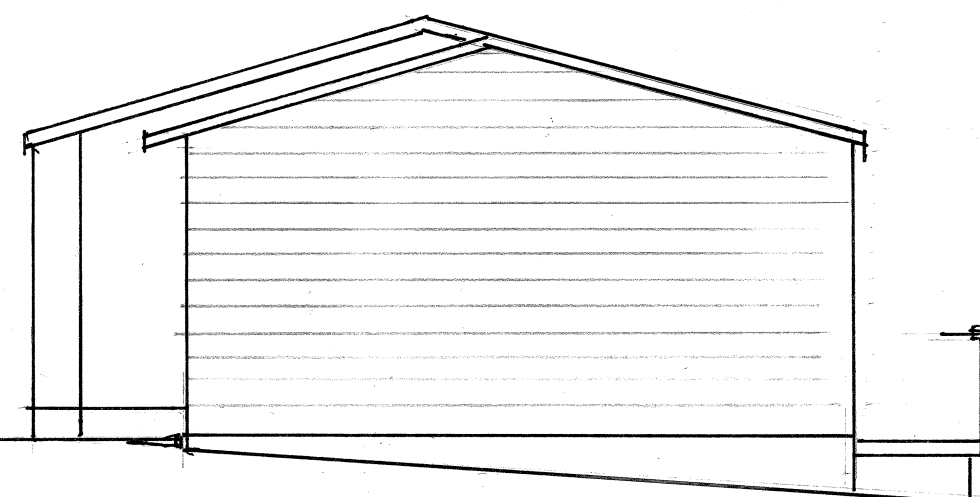
Fibre cement weatherboards to match
 existing house direct fixed to wall framing
 (Studs 2 x 90x45 @ 600mm centres)
 installed on breather type building wrap
 and direct fixed to wall framing. Sill
 flashings and window/door sill support
 bars as required by Building Code Clause
 E2/AS1

ROOF:

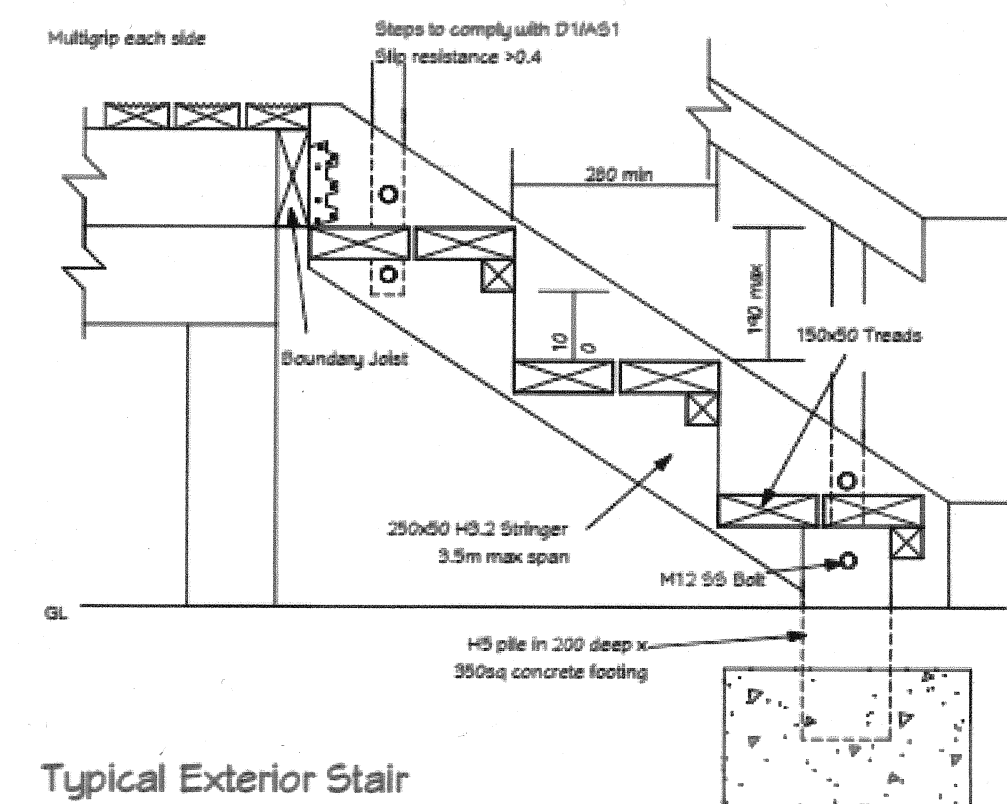
Colour Steel Maxam corrugated profile
 15 degree roof pitch supported on
 Thermakraft 215 heavy weight self-
 supporting roof underlay
 450mm wide 4.5mm fibre cement
 sheeting soffit linings installed as per
 manufacturer requirements. Boxed SI
 spouting to match existing (80mm back
 upstand and 125mm base width) with
 80mm downpipes and clips @ 1m centres



WEST ELEVATION



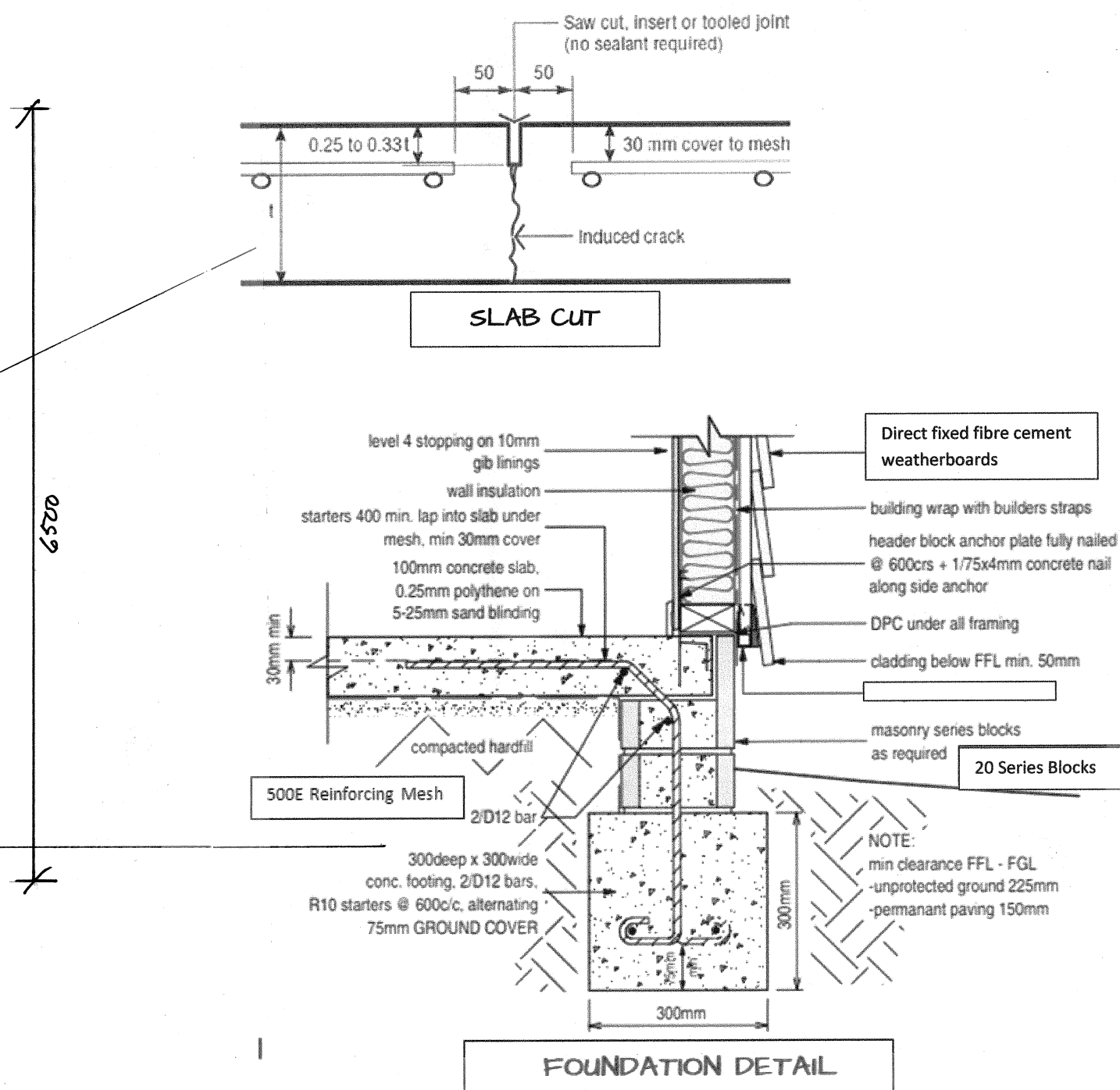
SOUTH ELEVATION



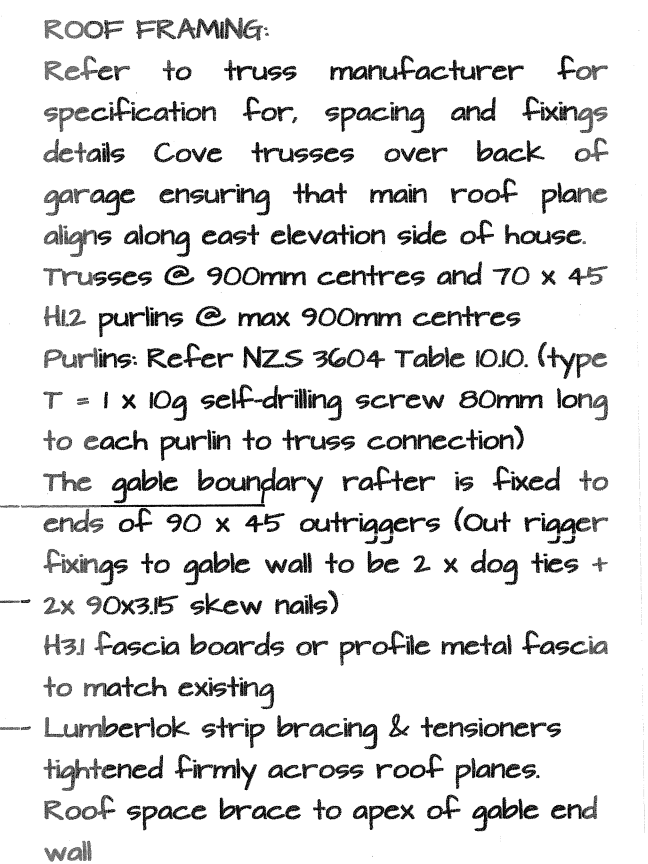
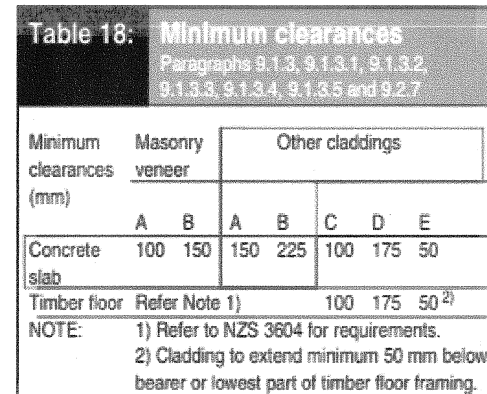
Typical Exterior Stair

ELEVATIONS

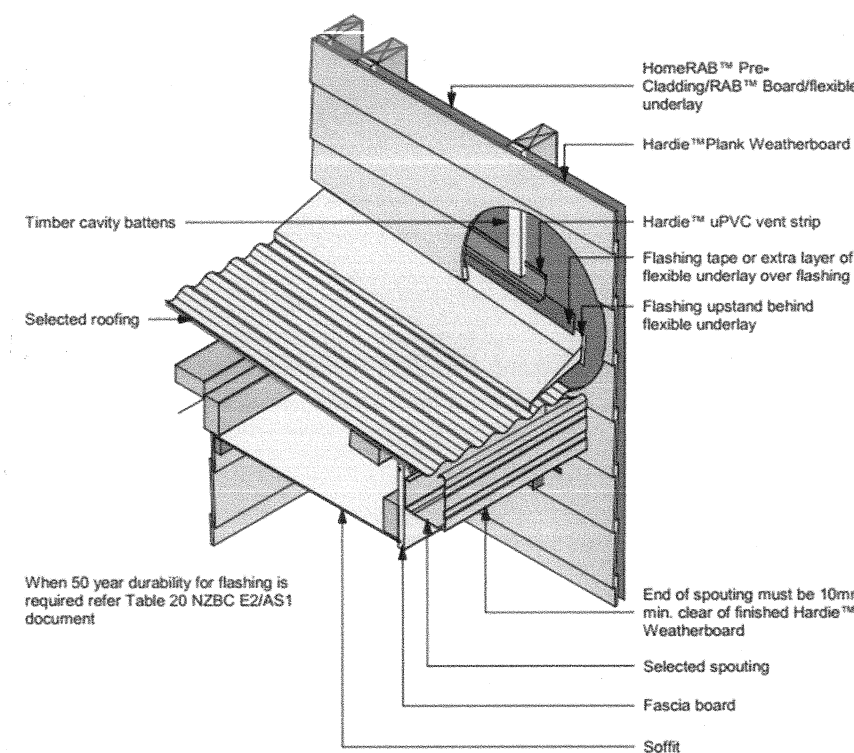
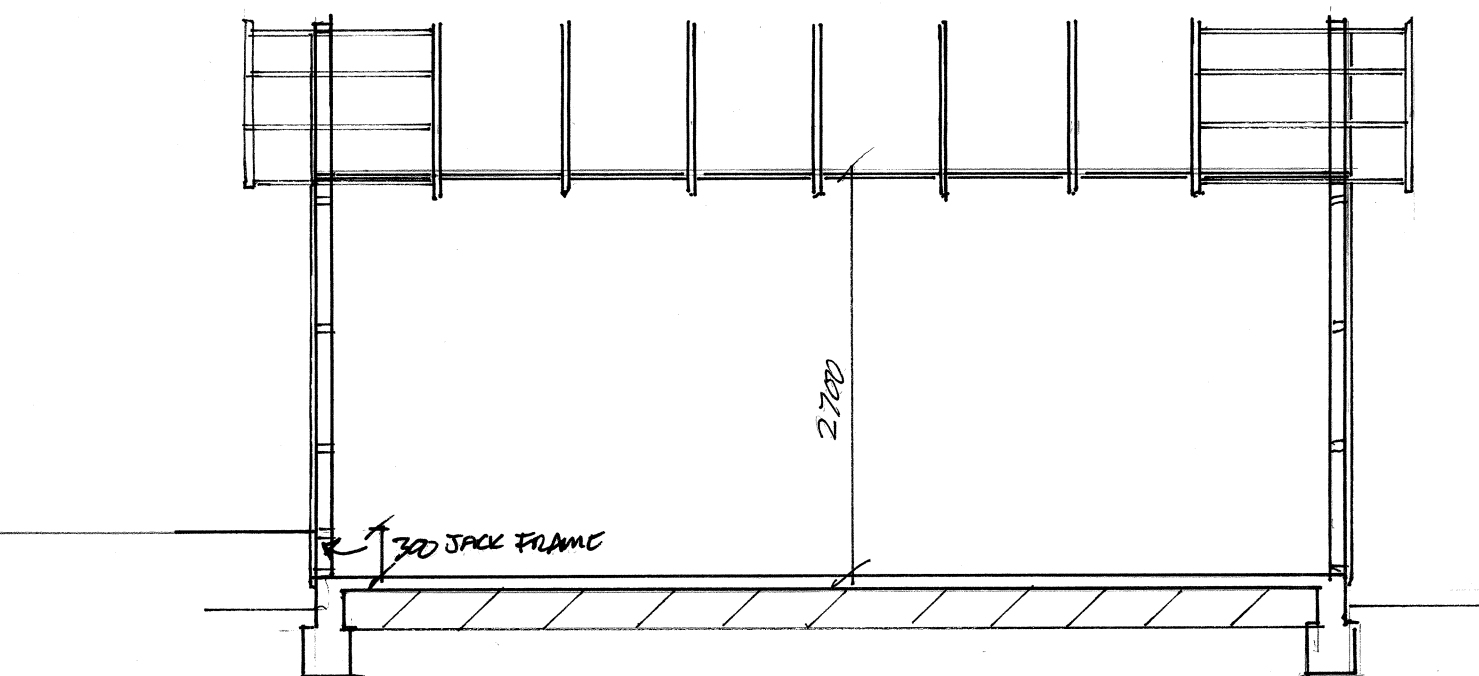
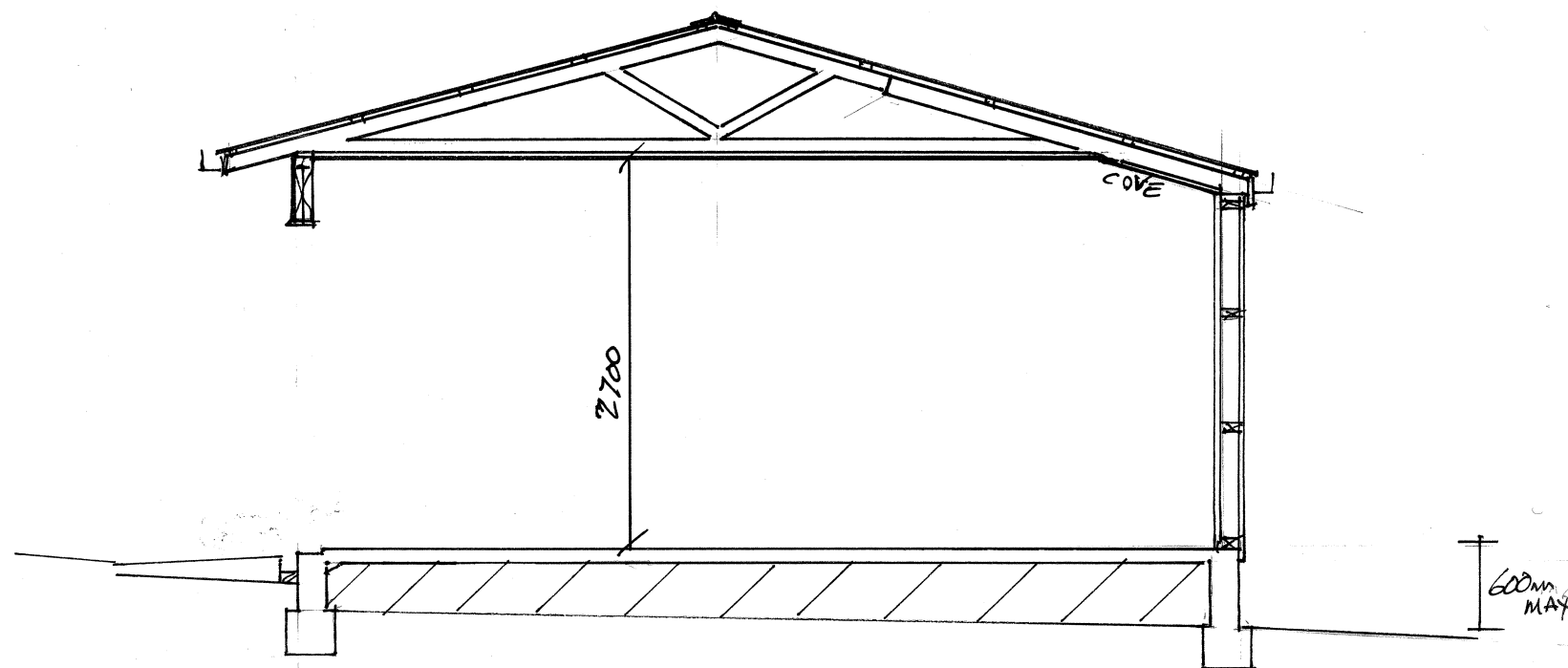
APRIL 2025 Scale 1:75 A2
 CHRISTIANSEN BUILDING SERVICES LTD
 ARCHITECTURAL DESIGN & BUILDING
 CONSULTANTS
 cbsnorthland@gmail.com
 0214-07806 (Licensed Design/Carpentry/Site
 2) www.christiansenbuildingservices.co.nz



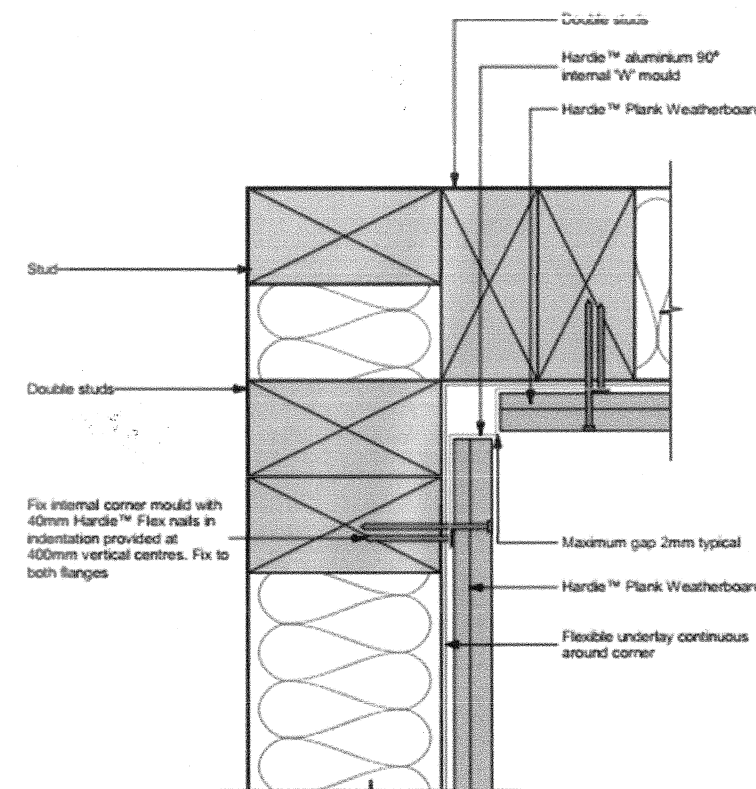
FOUNDATIONS:
300mmx300mm footing supporting 20 series concrete blocks. 20mpa concrete
2 x D12 in footing D12 at 600mm centres
horizontally D12 starters at 600mm
centre tied 500mm back into floor slab
1 x D12 in slab edge as per figure 7.14 NZS
3604



SHEET 3



APRON FLASHING FOR ROOF OFF SET (omit Cavity Batten)



INTERNAL CORNER

CONSTRUCTION NOTES- Windows/Doors
Glazing in accordance with NZS 4223:32016 plus amendments sg = Safety glass, joinery manufacturer to confirm
All glazing clear float, Double glazing to all window and door joinery
Aluminium joinery head heights to be 2.0m
Joinery schedule & sizes/glazing to be confirmed on site PRIOR to manufacture
Aluminium joinery installed to comply with NZBC: E2/AS1 Pre-primed jambs, 40mm architraves. Approved window sealing tape to all openings (see detail). Flashing tape over flashing fixings. Do not fix cladding through flashings. Glazing to comply with NZS:4223 & 2008 amendments. (Note requirement for sill recess in frame for direct fixed joinery units)

Any windows above 1m of finished exterior ground/paved level require safety stays fitted

WALL FRAMING (VHigh Wind Zone)

All framing to be H12 SGB sized and spaced in compliance with NZS3604 (Tables 8.2 & 8.4)

2.7m Stud Height 2 x 90x45 @600mm centres to exterior walls

Nog/blocking at maximum 800mm centres or as required.

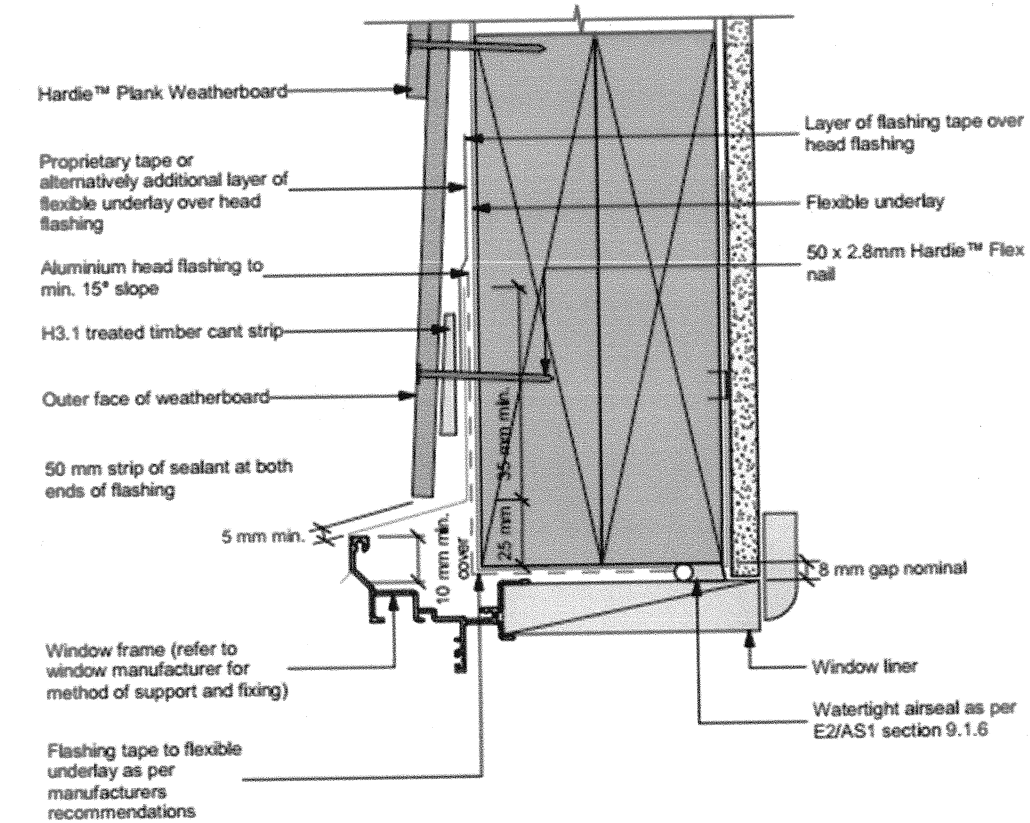
Plate Fixings (Refer NZS 3604 Figure 8.16)

Lintel Fixings (Refer Lumberlok Details supplied on plan sheet 1 and in specs)

Door openings given at panel size allow jambs and clearance as required.

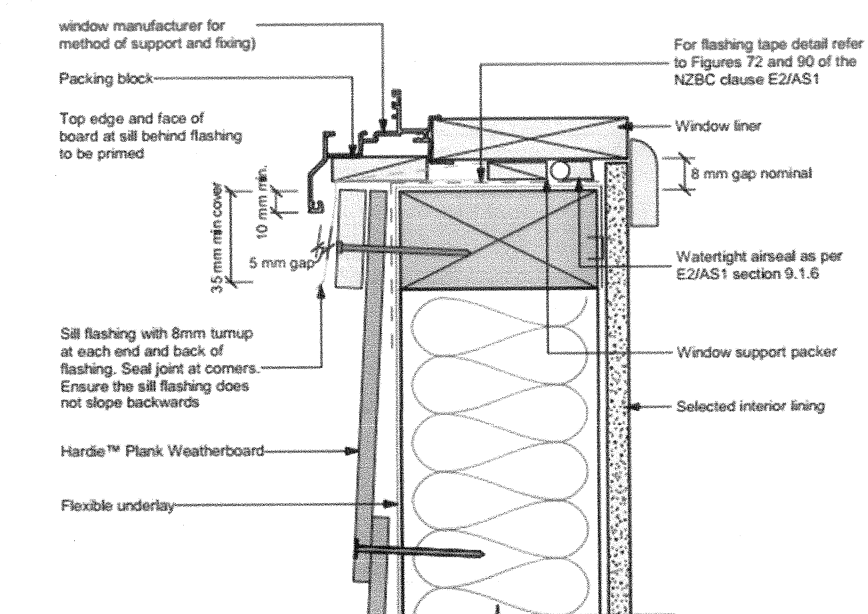
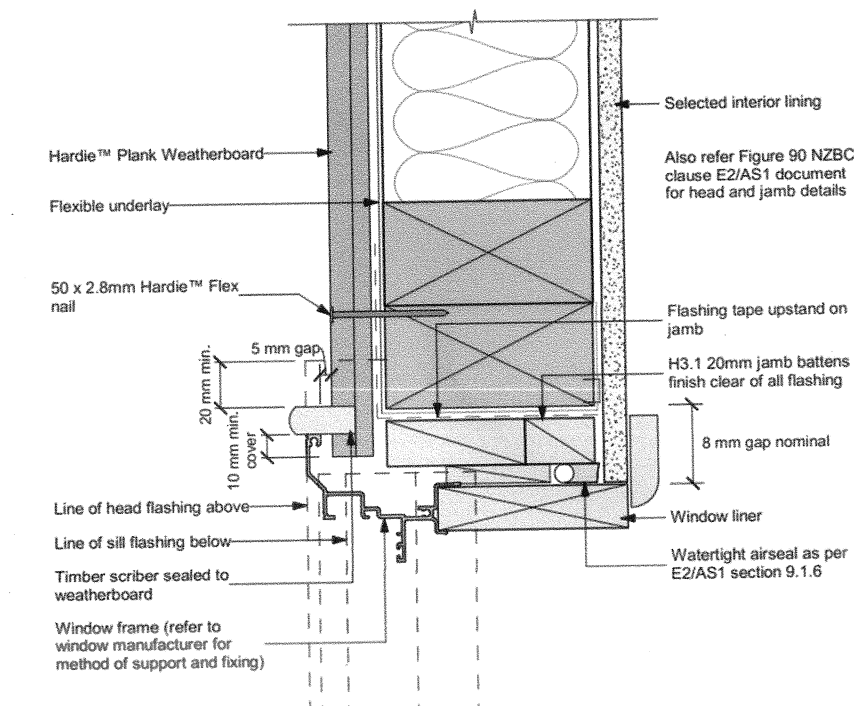
Double top plate and or single plate

Line back of jack frame with 4.5mm fibre cement sheeting on building wrap.



Note:
Sealant between head flashing and window flange in VH and EH wind zones. Refer Figure 71 of E2/AS1

HEAD/JAMB FLASHING



General note for materials selection

Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of the NZBC E2/AS1

SILL FLASHING

(REFER BUILDING SPEC FOR CLARIFICATION OF REQUIRED DETAILS)

GENERAL:

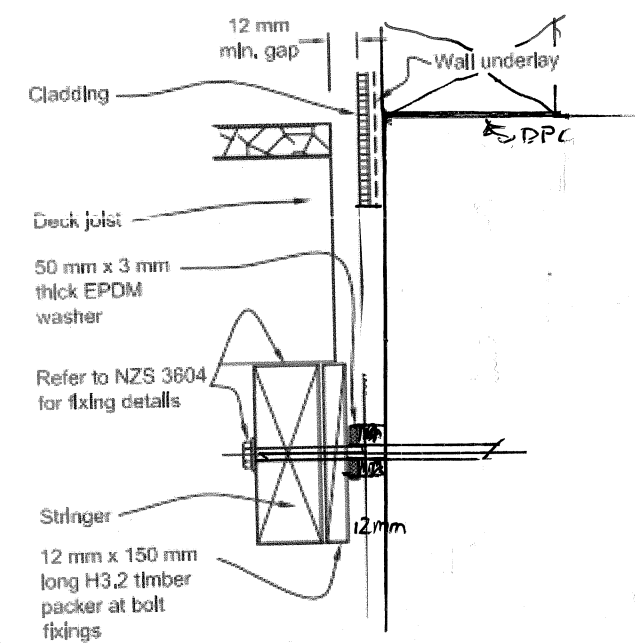
Building Wrap/Flashings: Water Gate building wrap and flexible window flashings as per manufacturer specification. Building wrap taken up to top plate. 10mm g/b linings to walls with level 4 paint finish. 13mm ultra line ceilings on 75x40 ceiling battens at 600mm centres, 1mm ultra line screw fixings @ 150mm centres to perimeter of sheets and 600mm in centre of sheet adhesive at alternative 600mm centres (Do not screw where you glue). 60 x 10mm single bevel skirting. 40 x 10mm single bevel architraves. Bottom plate secured with M12 Galv Trubolts at 600mm centres

LAUNDRY FLOOR/WALL FINISH

Install impervious tiles of vinyl flooring and finish walls with mould resistant acrylic paint system. (Splash back to laundry tub)

ELECTRICAL NOTES:

All electrical work & items to comply with NZBC F7/AS1, AS/NZS 3000, AS/NZS 3008, AS 3786, NZS6401 Refer previous consent for location of smoke alarms (Long life non-removable battery)



CROSS SECTION

APRIL 2025 Scale 1:50 A2

CHRISTIANSEN BUILDING SERVICES LTD

ARCHITECTURAL DESIGN & BUILDING

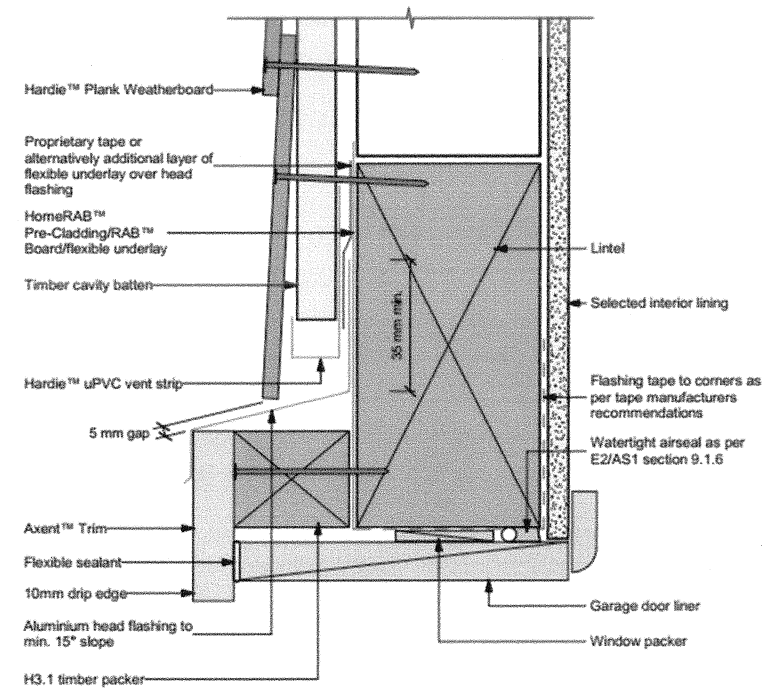
CONSULTANTS

clbsnorthland@gmail.com

0214-07806 (Licensed Design/Carpentry/Site)

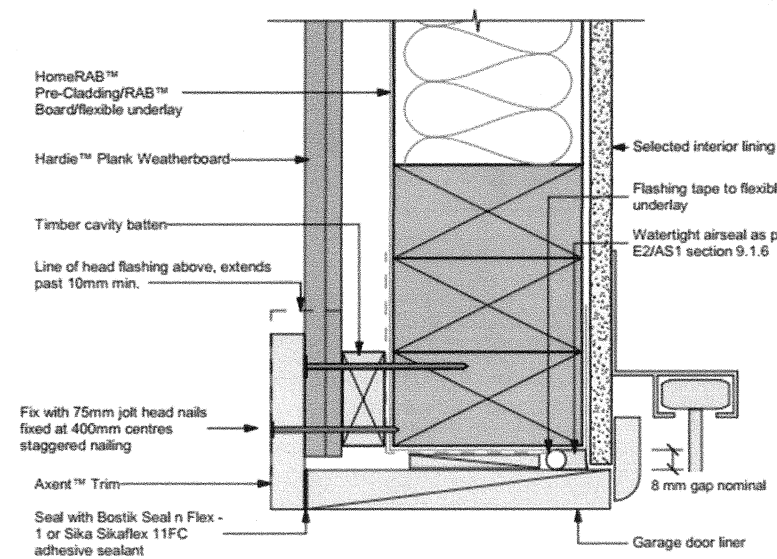
2) www.christiansenbuildingservices.co.nz

SHEET 4

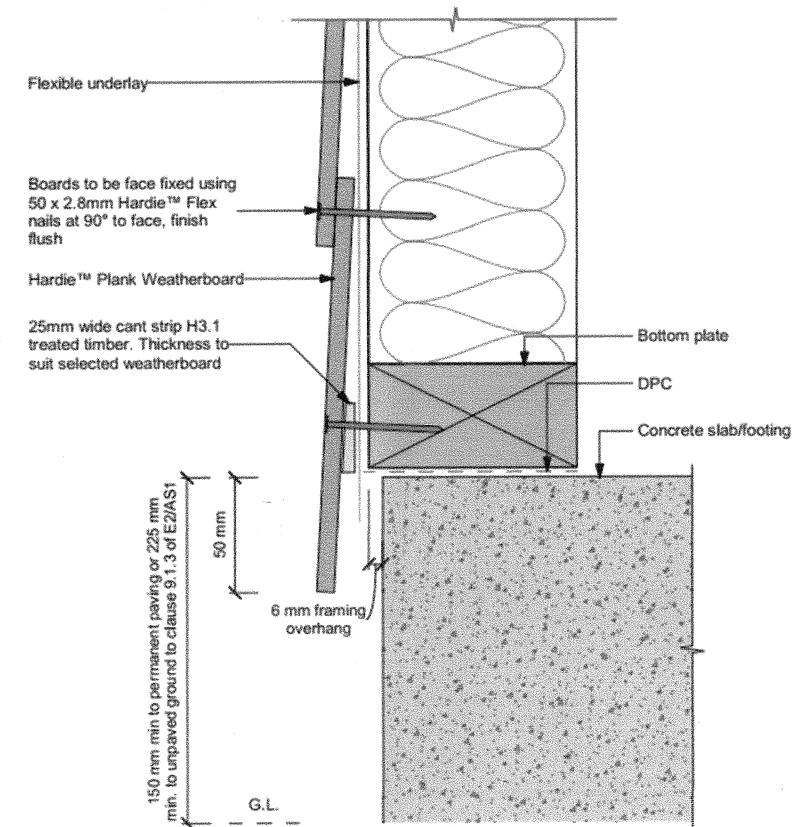


Note:
• Sealant must be applied between head flashing and liner in VH and EH wind zones and SED wind pressures

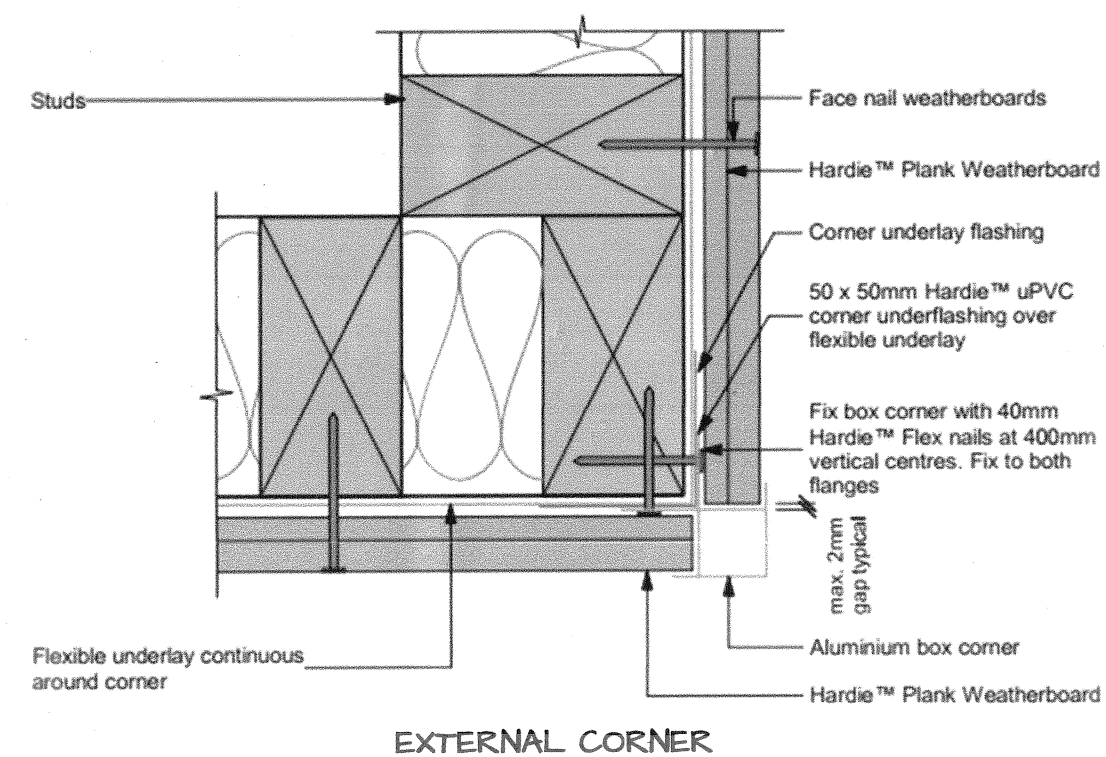
GARAGE DOOR (omit Cavity batten)



ALLOW FOR REBATE IN FLOOR SLAB FOR GARAGE SECTIONAL DOOR



BASE DETAIL



EXTERNAL CORNER

DETAILS

APRIL 2025 Scale A2
CHRISTIANSEN BUILDING SERVICES LTD
ARCHITECTURAL DESIGN & BUILDING
CONSULTANTS
cbsnorthland@gmail.com
0214-07806 (Licensed Design/Carpentry/Site
2) www.christiansenbuildingservices.co.nz

SHEET 5

19 May 2025

Esther Helen Cadogan
11B Heron Hill
Kerikeri 0230

Dear Sir / Madam,

Building consent number: EBC-2025-908/0
Property ID: 3360975
Address: 11B Heron Hill, Kerikeri 0230
Description: New garage to be attached to existing dwelling

Requirement for Resource Consent

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

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

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

Rule:	12.4.6.1.2 FIRE RISK TO RESIDENTIAL UNITS (a) Residential units shall be located at least 20m away from the drip line of any trees in a naturally occurring or deliberately planted area of scrub or shrubland, woodlot or forest;
Reason:	Compliance not demonstrated.

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

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

If you have any queries, please contact the Duty Planner on Duty.Planner@fndc.govt.nz or 0800 920 029.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'J Barber', with a stylized flourish at the end.

Jude Barber
PIM Officer
Delivery and Operations

Emailed to: cbsnorthland@gamil.com

FORM 4
Certificate attached to
PROJECT INFORMATION MEMORANDUM
Section 37, Building Act 2004

Building Consent Number: EBC-2025-908/0

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

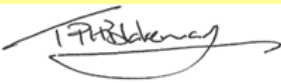
The building work referred to in the attached Project Information Memorandum is also required to have the following **Resource Consent(s)** under the Resource Management Act 1991:

• **Resource Consent – REQUIRED**

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

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

Signature:



Trent Blakeman
Manager - Building Services –
Delivery and Operations
Far North District Council (Building Consent Authority)
19 May 2025

Position:

On behalf of:

Date:



WHAKARATONGA IWI

FIRE
EMERGENCY

NEW ZEALAND

Non-Reticulated Firefighting Water Supplies, Vehicular Access & Vegetation Risk Reduction Application for New and Existing Residential Dwellings and Sub-Divisions



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Section A - Firefighting Water Supplies and Vegetation Risk Reduction Waiver

“Fire and Emergency New Zealand strongly recommends the installation of automatic fire detection system devices such as smoke alarms for early warning of a fire and fire suppression systems such as sprinklers in buildings (irrespective of the water supply) to provide maximum protection to life and property”.

Waiver Explanation Intent

Fire and Emergency New Zealand [FENZ] use the New Zealand Fire Service [NZFS] Code of Practice for firefighting water supplies (SNZ PAS 5409:2008) (The Code) as a tool to establish the quantity of water required for firefighting purposes in relation to a specific hazard (Dwelling, Building) based on its fire hazard classification regardless if they are located within urban fire districts with a reticulated water supply or a non-reticulated water supply in rural areas. The code has been adopted by the Territorial Authorities and Water Supply Authorities. The code can be used by developers and property owners to assess the adequacy of the firefighting water supply for new or existing buildings.

The Area Manager under the delegated authority of the Fire Region Manager is responsible for approving applications in relation to firefighting water supplies. The Area Manager may accept a variation or reduction in the amount of water required for firefighting for example; a single level dwelling measuring 200^m² requires 45,000L of firefighter water under the code, however the Area Managers in Northland have excepted a reduction to 10,000L.

This application form is used for the assessment of proposed water supplies for firefighting in non-reticulated areas only and is referenced from (Appendix B – Alternative Firefighting Water Sources) of the code. This application also provides fire risk reduction guidance in relation to vegetation and the 20-metre dripline rule under the Territorial Authority's District Plan. Fire and Emergency New Zealand are not a consenting authority and the final determination rests with the Territorial Authority.

For more information in relation to the code of practice for Firefighting Water supplies, Emergency Vehicle Access requirements, Home Fire Safety advice and Vegetation Risk Reduction Strategies visit www.fireandemergency.nz

Section B – Applicant Information

Applicants Information	
Name:	Helen Cadogan
Address:	11b Heron Hill, Kerikeri
Contact Details:	0276181647)
Return Email Address:	info@northplanner.co.nz

Section C – Property Details

Property Details	
Address of Property:	11b Heron Hill, Kerikeri
Lot Number/s:	Lot 4 DP523727
Dwelling Size: (Area = Length & Width)	Proposal is for an attached garage to an existing dwelling. Garage has floor area of 44m2
Number of levels: (Single / Multiple)	Single

1. Fire Appliance Access to alternative firefighting water sources - Expected Parking Place & Turning circle

Fire and Emergency have specific requirements for fire appliance access to buildings and the firefighting water supply. This area is termed the hard stand. The roading gradient should not exceed 16%. The roading surface should be sealed, able to take the weight of a 14 to 20-tonne truck and trafficable at all times. The minimum roading width should not be less than 4 m and the property entrance no less 3.5 metres wide. The height clearance along access ways must exceed 4 metres with no obstructions for example; trees, hanging cables, and overhanging eaves.

1 (a) Fire Appliance Access / Right of Way	
Is there at least 4 metres clearance overhead free from obstructions?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Is the access at least 4 metres wide?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Is the surface designed to support a 20-tonne truck?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Are the gradients less than 16%	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Fire Appliance parking distance from the proposed water supply is Parking will be available immediately outside the location of the existing dwelling and in front of the proposed garage . Water tanks are approx 15-20m from dwelling (see photo attached) metres	

If access to the proposed firefighting water supply is not achievable using a fire appliance, firefighters will need to use portable fire pumps. Firefighters will require at least a one-metre wide clear path / walkway to carry equipment to the water supply, and a working area of two metres by two metres for firefighting equipment to be set up and operated.

1 (b) Restricted access to firefighting water supply, portable pumps required
Has suitable access been provided? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Comments: Fire fighting water supply is available via water tanks on site.

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

2. Firefighting Water Supplies (FFWS)

What are you proposing to use as your firefighting water supply?

2 (a) Water Supply Single Dwelling	
Tank	<input type="checkbox"/> Concrete Tank <input checked="" type="checkbox"/> Plastic Tank <input type="checkbox"/> Above Ground (Fire Service coupling is required - 100mm screw thread suction coupling) <input type="checkbox"/> Part Buried (max exposed 1.500 mm above ground) <input type="checkbox"/> Fully Buried (access through filler spout) Volume of dedicated firefighting water litres

2 (b) Water Supply Multi-Title Subdivision Lots / Communal Supply	
Tank Farm	<input type="checkbox"/> Concrete Tank <input type="checkbox"/> Plastic Tank <input type="checkbox"/> Above Ground (Fire Service coupling is required - 100mm screw thread suction coupling) <input type="checkbox"/> Part Buried (max exposed 1.500mm above ground) <input type="checkbox"/> Fully Buried (access through filler spout) Number of tanks provided Click or tap here to enter text. Number of Tank Farms provided Click or tap here to enter text. Water volume at each Tank Farm Click or tap here to enter text. Litres Volume of dedicated firefighting water Click or tap here to enter text. litres

2 (c) Alternative Water Supply	
Pond:	Volume of water: Unknown
Pool:	Volume of water: Click or tap here to enter text.
Other:	Specify: Click or tap here to enter text.
	Volume of water: Unknown

Internal FENZ Risk Reduction comments only:

[Click or tap here to enter text.](#)

3. Water Supply Location

The code requires the available water supply to be at least 6 metres from a building for firefighter safety, with a maximum distance of 90 metres from any building. This is the same for a single dwelling or a Multi-Lot residential subdivision. Is the proposed water supply within these requirements?

3 (a) Water Supply Location	
Minimum Distance:	<i>Is your water supply at least 6 metres from the building?</i> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Maximum Distance	<i>Is your water supply no more than 90 metres from the building?</i> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

3 (b) Visibility
How will the water supply be readily identifiable to responding firefighters? E.g.: tank is visible to arriving firefighters or, there are signs / markers posts visible from the parking place directing them to the tank etc.
Comments: The water tanks will be visible to firefighters.

3 (c) Security
How will the FFWS be reasonably protected from tampering? E.g.: light chain and padlock or, cable tie on the valve etc.
Explain how this will be achieved: This is not of a concern

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

4. Adequacy of Supply

The volume of storage that is reserved for firefighting purposes must not be used for normal operational requirements. Additional storage must be provided to balance diurnal peak demand, seasonal peak demand and normal system failures, for instance power outages. The intent is that there should always be sufficient volumes of water available for firefighting, except during Civil Défense emergencies or by prior arrangement with the Fire Region Manager.

4 (a) Adequacy of Water supply

Note: *The owner must maintain the firefighting water supply all year round. How will the usable capacity proposed be reliably maintained? E.g. automatically keep the tank topped up, drip feed, rain water, ballcock system, or manual refilling after use etc.*

Comments:

Tanks will be drip fed with rain water. Tanks can be topped up during dry periods by water delivery companies.

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

5. Alternative Method using Appendix's H & J

If Table 1 + 2 from the Code of Practice is not being used for the calculation of the Firefighting Water Supply, a competent person using appendix H and J from the Code of Practice can propose an alternative method to determine firefighting water supply adequacy.

Appendix H describes a method for determining the maximum fire size in a structure. Appendix J describes a method for assessing the adequacy of the firefighting water supply to the premises.

5 (a) Alternative Method Appendix H & J

If an alternative method of determining the FFWS has been proposed, who proposed it?

Name: Click or tap here to enter text.

Contact Details: Click or tap here to enter text.

Proposed volume of storage?

Litres: Click or tap here to enter text.

Comments:

Click or tap here to enter text.

** Please provide a copy of the calculations for consideration.*

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

6. Diagram

Please provide a diagram identifying the location of the dwelling/s, the proposed firefighting water supply and the attendance point of the fire appliance to support your application.



Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

7. Vegetation Risk Reduction - Fire + Fuel = Why Homes Burn

Properties that are residential, industrial or agricultural, are on the urban–rural interface if they are next to vegetation, whether it is forest, scrubland, or in a rural setting. Properties in these areas are at greater risk of wildfire due to the increased presence of nearby vegetation.

In order to mitigate the risk of fire spread from surrounding vegetation to the proposed building and vice-versa, Fire Emergency New Zealand recommends the following;

I. Fire safe construction

Spouting and gutters – Clear regularly and consider screening with metal mesh. Embers can easily ignite dry material that collects in gutters.

Roof – Use fire resistant material such as steel or tile. Avoid butanol and rubber compounds.

Cladding – Stucco, metal sidings, brick, concrete, and fibre cement cladding are more fire resistant than wood or vinyl cladding.

II. Establish Safety Zones around your home.

Safety Zone 1 is your most important line of defence and requires the most consideration. Safety Zone 1 extends to 10 metres from your home, you should;

- a) Mow lawn and plant low-growing fire-resistant plants; and*
- b) Thin and prune trees and shrubs; and*
- c) Avoid tall trees close to the house; and*
- d) Use gravel or decorative crushed rock instead of bark or wood chip mulch; and*
- e) Remove flammable debris like twigs, pine needles and dead leaves from the roof and around and under the house and decks; and*
- f) Remove dead plant material along the fence lines and keep the grass short; and*
- g) Remove over hanging branches near powerlines in both Zone 1 and 2.*

III. Safety Zone 2 extends from 10 – 30 metres of your home.

- a) Remove scrub and dead or dying plants and trees; and*
- b) Thin excess trees; and*
- c) Evenly space remaining trees so the crowns are separated by 3-6 metres; and*
- d) Avoid planting clusters of highly flammable trees and shrubs*
- e) Prune tree branches to a height of 2 metres from the ground.*

IV. Choose Fire Resistant Plants

Fire resistant plants aren't fire proof, but they do not readily ignite. Most deciduous trees and shrubs are fire resistant. Some of these include: poplar, maple, ash, birch and willow. Install domestic sprinklers on the exterior of the sides of the building that are less 20 metres from the vegetation. Examples of highly flammable plants are: pine, cypress, cedar, fir, larch, redwood, spruce, kanuka, manuka.

For more information please go to <https://www.fireandemergency.nz/at-home/the-threat-of-rural-fire/>

If your building or dwelling is next to vegetation, whether it is forest, scrubland, or in a rural setting, please detail below what Risk Reduction measures you will take to mitigate the risk of fire development and spread involving vegetation?

7 (a) Vegetation Risk Reduction Strategy

The dwelling is existing and the proposal involves constructing a garage attached to the existing dwelling. As the garage will be attached to the existing dwelling, the works fall under the definition of a residential dwelling. The attached garage will be located within 20m of bush to the south of the site, which is a dog reserve/park. There are 2x 25,000L water tanks located to the east of the dwelling, along the northern boundary. There is an existing consent notice registered on the title, which includes the provision of a water collection system with sufficient supply for fire fighting purposes at the time of construction of a dwelling. It is therefore considered that fire fighting supply was assessed at the time of construction of the dwelling on the site and therefore, no additional supply is anticipated to be required.

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

8. Applicant

Checklist	
<input checked="" type="checkbox"/>	Site plan (scale drawing) – including; where to park a fire appliance, water supply, any other relevant information.
<input checked="" type="checkbox"/>	Any other supporting documentation (diagrams, consent).

I submit this proposal for assessment.

Name: Rochelle Jacobs Dated: 10/06/2025

Contact No.: 027 449 8813

Email: info@northplanner.co.nz

Signature: Rochelle Jacobs

9. Approval

In reviewing the information that you have provided in relation to your application being approximately a [Click or tap here to enter text.](#) square metre, Choose an item. dwelling/sub division, and non-sprinkler protected.

The Area Manager of Fire and Emergency New Zealand under delegated authority from the Fire Region Manager, Te Hiku, has assessed the proposal in relation to firefighting water supplies and the vegetation risk strategy. The Manager Choose an item. agree with the proposed alternate method of Fire Fighting Water Supplies. Furthermore; the Manager agrees with the Vegetation Risk Reduction strategies proposed by the applicant.

Name: [Click or tap here to enter text.](#)

Signature: [Click or tap here to enter text.](#) Dated: [Click or tap to enter a date.](#)

P.P on behalf of the Area Manager

Fire and Emergency New Zealand
Te Tai Tokerau / Northland District

APPROVED
By GoffinJ at 12:33 pm, Jun 12, 2025

Jason Goffin- Advisor Risk
Reduction