

# Application for resource consent or fast-track resource consent

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Schedule 4). Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — [both available on the Council's web page](#).

## 1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement? ☐ Yes ☒ No

## 2. Type of Consent being applied for

*(more than one circle can be ticked):*

- |   |  |
|---|--|
| <input type="radio"/> Land Use  | <input type="radio"/> Discharge                                      |
| <input type="radio"/> Fast Track Land Use*  | <input checked="" type="radio"/> Change of Consent Notice (s.221(3)) |
| <input type="radio"/> Subdivision   | <input type="radio"/> Extension of time (s.125)                      |
| <input type="radio"/> Consent under National Environmental Standard<br>(e.g. Assessing and Managing Contaminants in Soil) |  |
| <input type="radio"/> Other (please specify) _____  |  |

*\* The fast track is for simple land use consents and is restricted to consents with a controlled activity status.*

## 3. Would you like to opt out of the Fast Track Process?

☒ Yes ☐ No

## 4. Consultation

Have you consulted with Iwi/Hapū? ☐ Yes ☒ No

If yes, which groups have you consulted with?

Who else have you consulted with?

*For any questions or information regarding iwi/hapū consultation, please contact Te Hono at Far North District Council [tehonosupport@fndc.govt.nz](mailto:tehonosupport@fndc.govt.nz)*

## 5. Applicant Details

**Name/s:**

Justin Webster

**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:**

Cato Bolam Consultants 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:**

Justin Webster

**Property Address/  
Location:**

## 8. Application Site Details

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

**Name/s:**

Justin Webster

**Site Address/  
Location:**



**Postcode**

**Legal Description:**

**Val Number:**

**Certificate of title:**

Please remember to attach a copy of your Certificate of Title to the application, along with relevant consent notices and/or easements and encumbrances (search copy must be less than 6 months old)

### Site visit requirements:

Is there a locked gate or security system restricting access by Council staff? ☐ Yes ☒ No

Is there a dog on the property? ☐ Yes ☒ No

Please provide details of any other entry restrictions that Council staff should be aware of, e.g. health and safety, caretaker's details. This is important to avoid a wasted trip and having to re-arrange a second visit.

## 9. Description of the Proposal:

Please enter a brief description of the proposal here. Please refer to Chapter 4 of the District Plan, and Guidance Notes, for further details of information requirements.

Variation of Consent Notice 8396914.1

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

## 10. Would you like to request Public Notification?

☐ Yes ☒ No

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

(more than one circle can be ticked):

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

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

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

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

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

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

## 13. Assessment of Environmental Effects:

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

Your AEE is attached to this application ☒ Yes

## 13. Draft Conditions:

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

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



## 14. Billing Details:

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

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

Justin Webster

**Email:**

**Phone number:**

**Postal address:**

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

Home

Postcode

### Fees Information

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

### Declaration concerning Payment of Fees

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

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

A Jelavich

**Signature:**

(signature of bill payer)

**MANDATORY**

## 15. Important Information:

### Note to applicant

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

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

### Fast-track application

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

### Privacy Information:

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

## 15. Important information continued...

### Declaration

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

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

Aneta Jelavich

**Signature:**



### 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.

**Justin Webster**  
**16 Parkland Drive, Moerewa**  
**Consent Notice Variation**



**APPENDIX B: Proposed Dwelling Plan**

PLANNERS  
SURVEYORS  
ENGINEERS  
ARCHITECTS  
ENVIRONMENTAL

# Proposed Dwelling

Justin Webster  
16 Parklands Drive  
Kerikeri  
Lot 3 DP 418368

Sheet Index		
Sheet No.	Sheet Title	Rev
A01a	Site Location Plan	A
A01b	Site Plan	A
A02	Floor Plan & Elevations	A
Revisions		
-	-	-

Site Plan Drawings  
Date: 17 February 2025  
Job Number: 4209  
Drawn by:



T 09 407 5208 | martin@obrienconsulting.co.nz

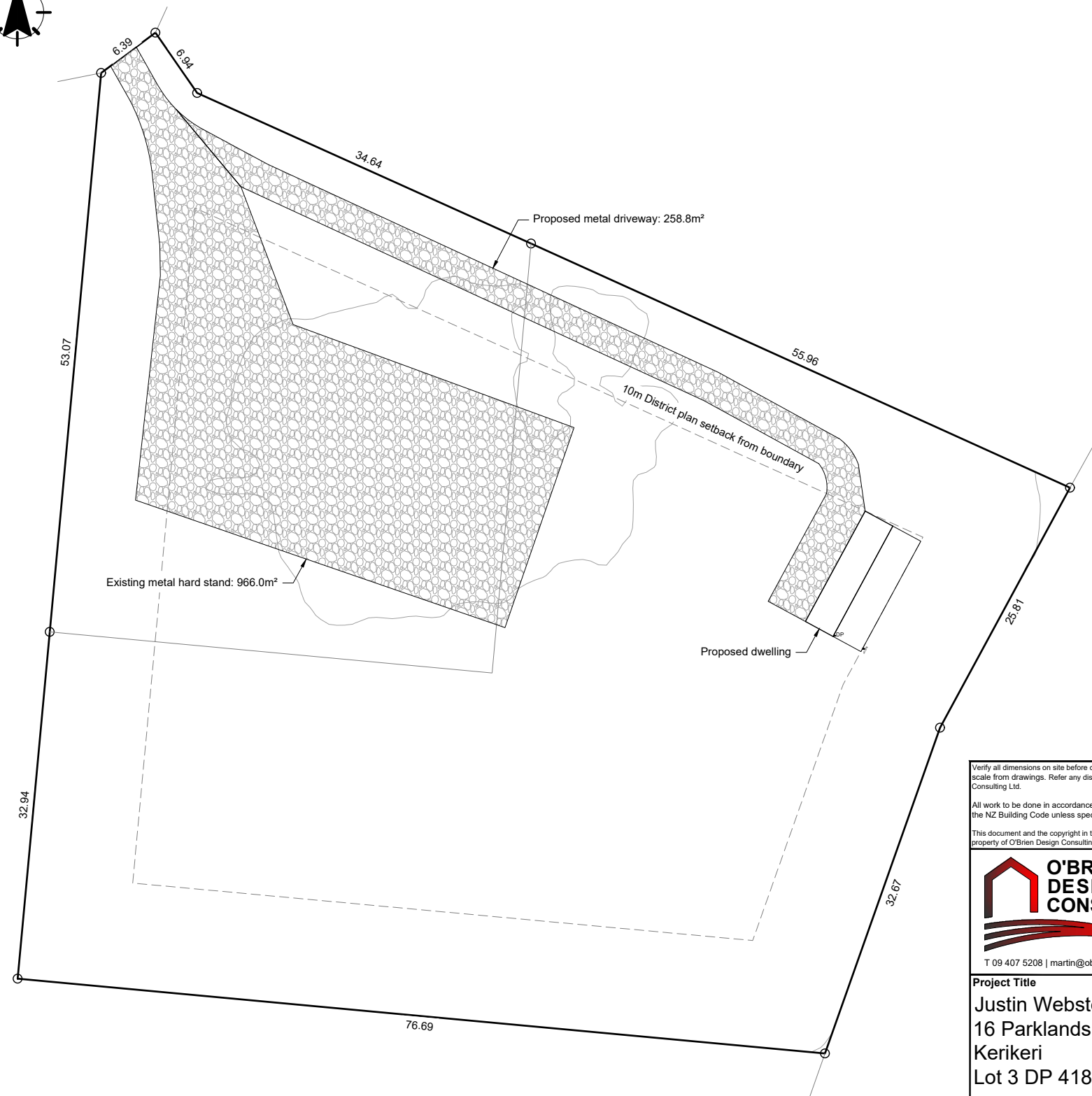




0 25 50 75 m  
Projection NZTM2000; Datum NZGD2000; Scale: 1:1,128

DISCLAIMER:  
While the Far North District Council strives to keep the data in this service current, it may not be the most recent or most accurate data available. No reliance on the information contained on this map by any person is permitted. FNDC will not be liable for any omissions or errors of information contained on this map. FNDC recommends that persons seek specific advice on individual properties from FNDC and other specialist organisations which may hold more up-to-date or accurate information.

Created: 17/02/2005



Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.

All work to be done in accordance with NZS 3604: 2011 and the NZ Building Code unless specifically designed.

This document and the copyright in this document remain the property of O'Brien Design Consulting Ltd.



T 09 407 5208 | martin@obrienconsulting.co.nz

Project Title

Justin Webster  
16 Parklands Drive  
Kerikeri  
Lot 3 DP 418368

Sheet Title

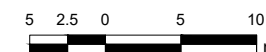
Site Location Plan

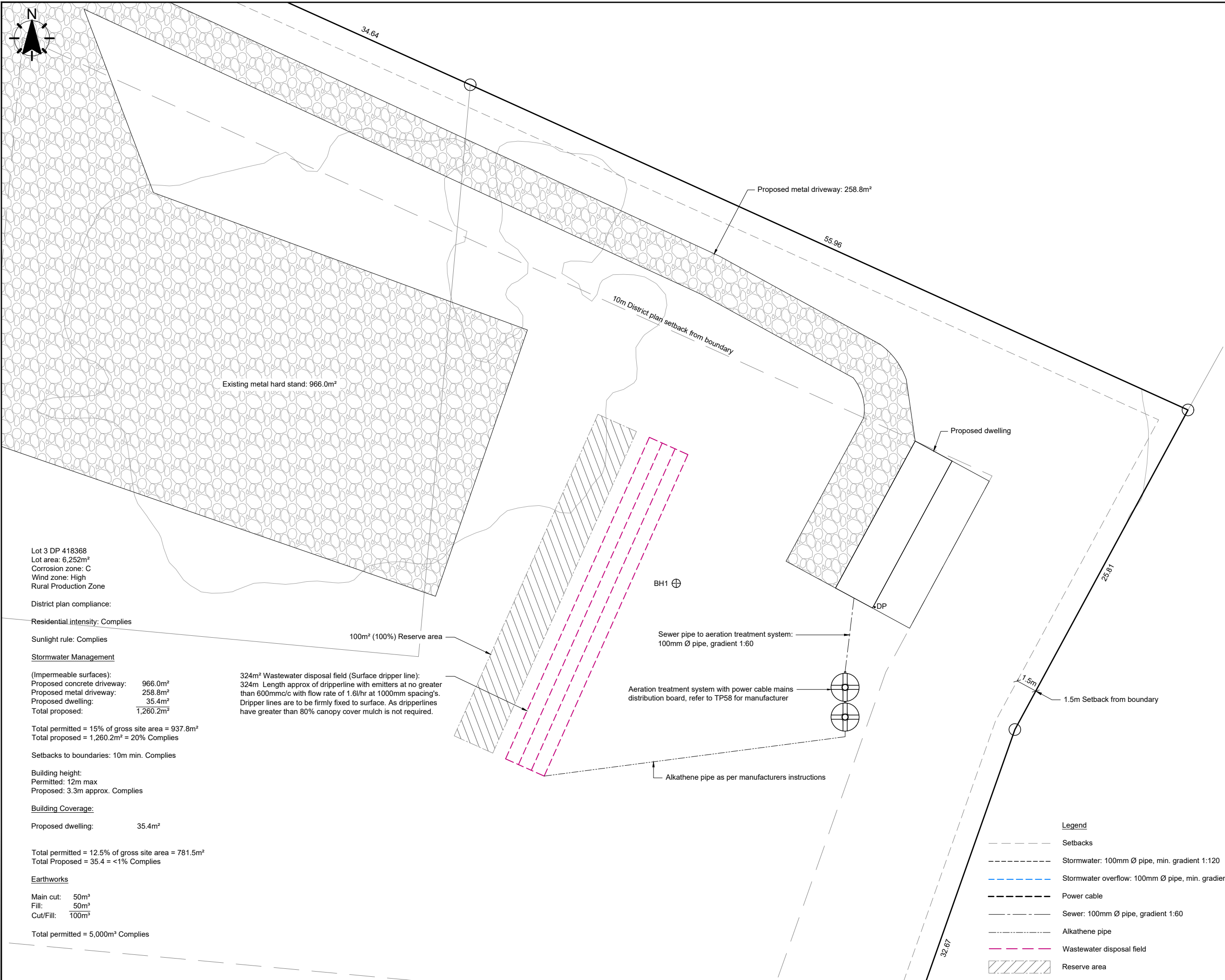
Drawn 17 February 2025

Project No 4209

Rev	Sheet
A	A01a

Scale ( A3 Original ) 1: 500





- NOTES**
1. Contour lines at 1m increments, sourced from NRC .
  2. All drainage to comply with AS/NZS3500 & NZBC G13/AS1. All drainage is diagrammatical, drainlayer to determine on site drainage layout and provide asbuilt plan when complete.
  3. Length of dripper lines to be no more than 100m between feed points.
  4. Dripper lines to follow contour lines
  5. Dripper lines to be setback:
    - 1.5m from buildings
    - 1.5m from property boundaries
    - 5m from any intermittent storm water flow path such as a drain or overland flow path down slope of the field
  6. Overflow from water tanks to be directed well away from the proposed wastewater disposal field.
  7. Smoke alarms to be installed to NZS 4514:2021, refer to TP58 report for details.
  8. The works which are being proposed will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EW-S5 Erosion and Sediment Control - Auckland Council Guideline Document GD005 GD05 Erosion and Sediment Control.pdf (aucklanddesignmanual.co.nz)

Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.

All work to be done in accordance with NZS 3604: 2011 and the NZ Building Code unless specifically designed.

This document and the copyright in this document remain the property of O'Brien Design Consulting Ltd.

**O'BRIEN DESIGN CONSULTING**

T 09 407 5208 | martin@obrienconsulting.co.nz

**Project Title**  
Justin Webster  
16 Parklands Drive  
Kerikeri  
Lot 3 DP 418368

**Sheet Title**  
Site Plan

**Drawn** 17 February 2025

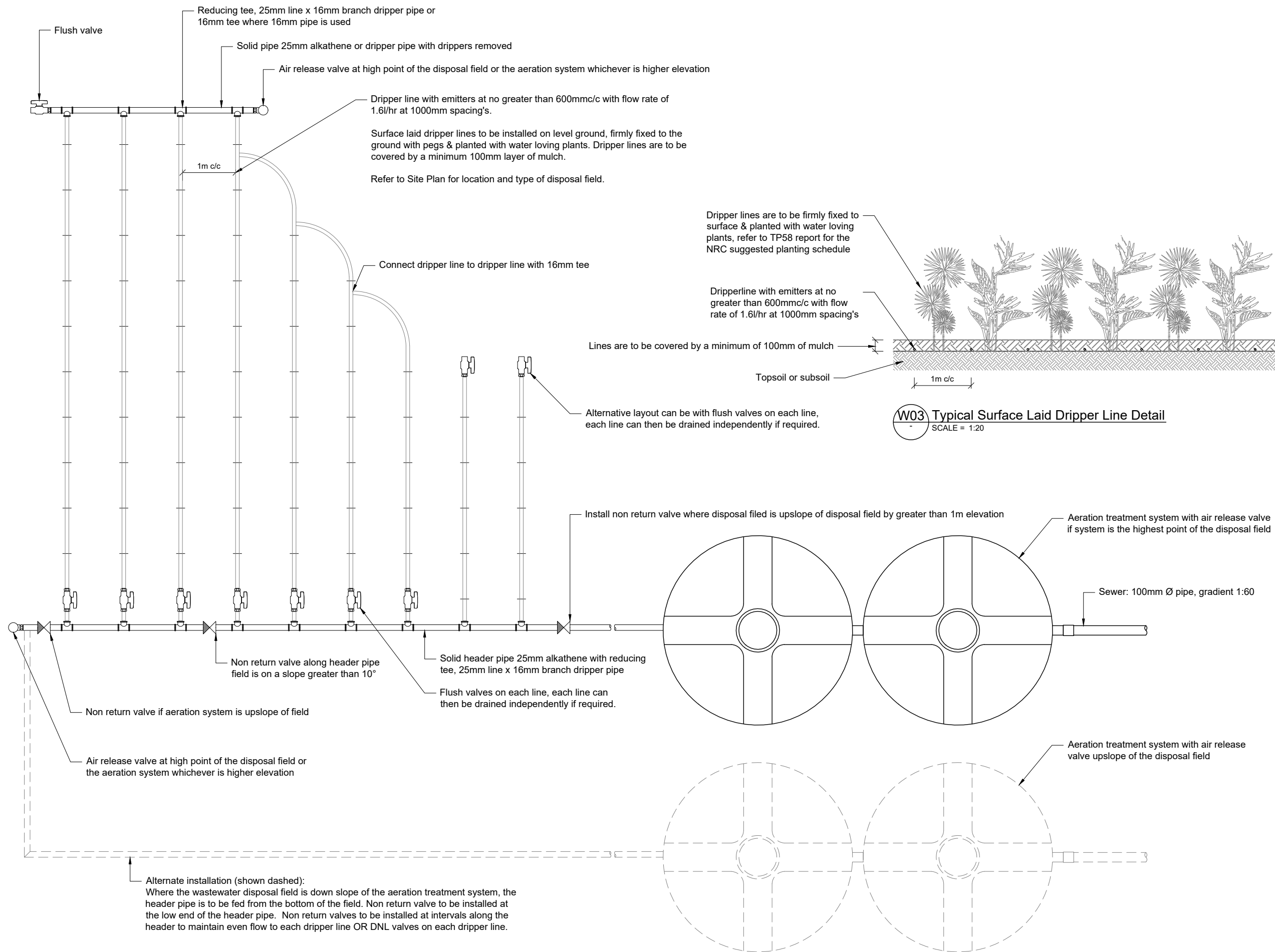
**Project No** 4209

**Rev** A **Sheet** A01b

**Scale ( A3 Original ) 1: 250**

2.5 1.25 0 2.5 5 m





- NOTES**
- All drainage is diagrammatical, do not scale from drawing.
  - Length of dripper lines to be no more than 100m between feed points.
  - Dripper lines to follow contour lines.
  - Dripper lines to be laid on even ground, laying dripper lines on gully's or humps in the ground can cause ponding.
  - Air release valve to be at the high point in the disposal field or at the system if that is a higher elevation, locations shown on detail are indicative.
  - The works which are being proposed will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EW-S5 Erosion and Sediment Control - Auckland Council Guideline Document GD005 GD05 Erosion and Sediment Control.pdf (aucklanddesignmanual.co.nz)

Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.

All work to be done in accordance with NZS 3604: 2011 and the NZ Building Code unless specifically designed.

This document and the copyright in this document remain the property of O'Brien Design Consulting Ltd.



**Project Title**  
Justin Webster  
16 Parklands Drive  
Kerikeri  
Lot 3 DP 418368

**Sheet Title**  
Wastewater Site Plan

**Drawn** 17 February 2025

**Project No** 4209

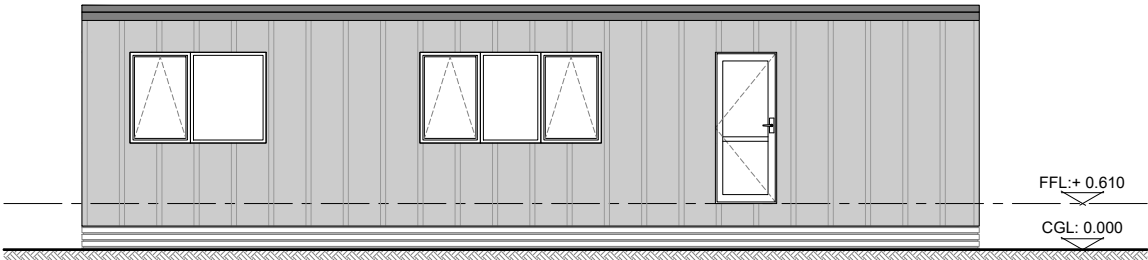
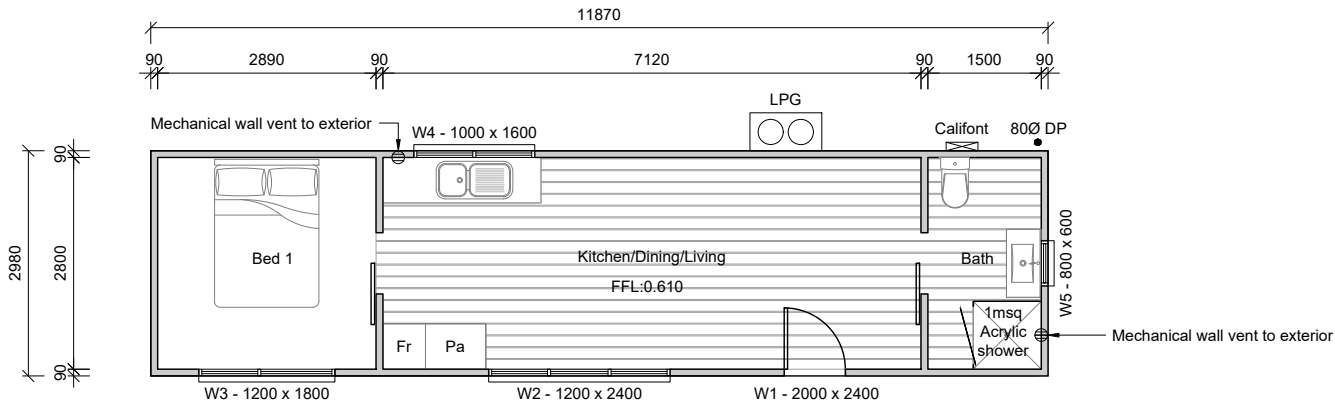
Rev	Sheet
A	A01c

**Scale (A3 Original) 1: 20**  
0.2 0.1 0 0.2 0.4 m

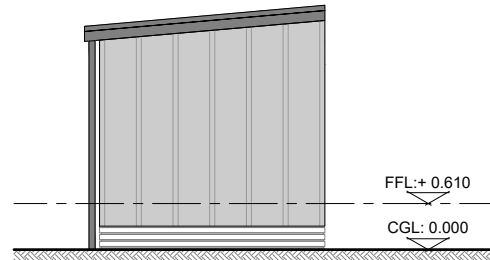


**SPECIFICATION:**

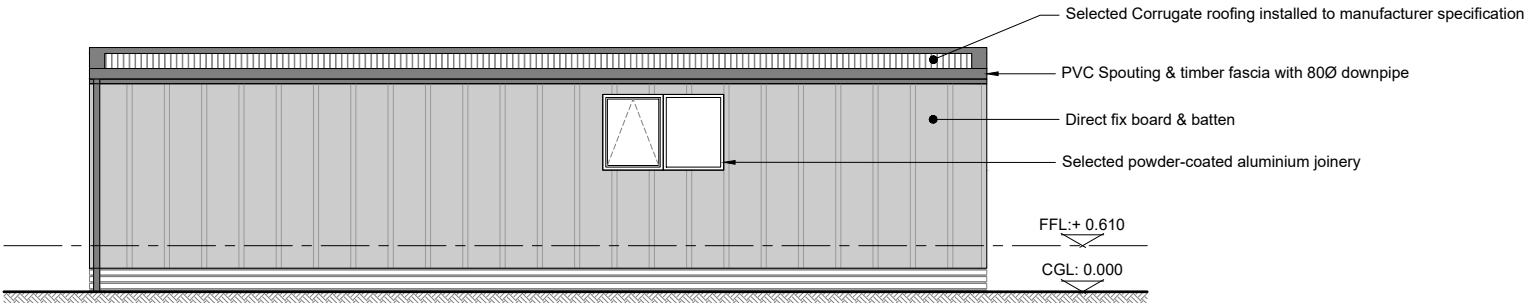
- High wind zone
- Exposure zone C
- Pile foundations & timber subfloor
- 2.1m - 2.4m Stud height
- Board & batten cladding
- ~3° Roof pitch
- Ply wall lining
- Ply ceiling lining
- PVC Spouting & timber fascia with 80Ø downpipe
- Aluminium single glazed joinery



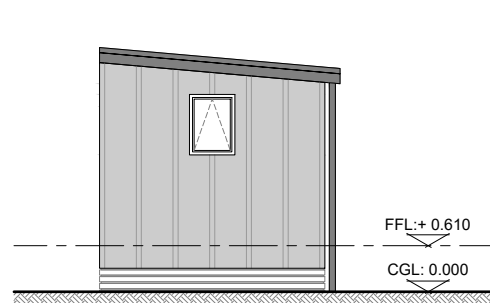
**A** Elevation  
A02 SCALE = 1:100 @ A3



**B** Elevation  
A02 SCALE = 1:100 @ A3



**C** Elevation  
A02 SCALE = 1:100 @ A3



**D** Elevation  
A02 SCALE = 1:100 @ A3

**NOTE:**

1. All dimensions taken from the outside of pre-cut, please check all dimensions before construction commences.
2. Refer to Section for lintel dimensions, stud spacing & external door offsets.
2. Refer to Eave detail for stud, lintel and soffit framing heights.
3. Additional nogs to be installed at framing stage to allow for fixed shelves, , wall mounted extractors, heat pump, A/C units & garage door components where required.
4. Refer to attached sheet for cladding & roofing notes & details.
5. All wall framing typically H1.2 treated unless specifically stated.
6. All external linings to be installed to manufacturers instructions, refer to separate detail sheet for cladding details & notes.
7. Waterproof membrane under the tiles (or similar) is to extend 1.5m from bathroom & kitchen sanitary fixtures to comply with E3/AS1 3.0
8. Artificial lighting to be provided inline with NZS 6703:1984 & G8/AS1.

**BUILDING AREA:**

Floor Area: 35.4m<sup>2</sup>  
Roof Area: 35.4m<sup>2</sup>

**FIXINGS:**

Exposure Zone: C  
Durability of fixings to comply with NZS 3604:2011 Section 4 & NZBC B2/AS1

Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.

All work to be done in accordance with NZS 3604: 2011 and the NZ Building Code unless specifically designed.

This document and the copyright in this document remain the property of O'Brien Design Consulting Ltd.



**Project Title**

Justin Webster  
16 Parklands Drive  
Kerikeri  
Lot 3 DP 418368

**Sheet Title**

Floor Plan

Drawn 17 February 2025

Project No 4209

Rev A Sheet A02

Scale ( A3 Original ) 1: 100





**Justin Webster**  
**16 Parkland Drive, Moerewa**  
**Consent Notice Variation**



**APPENDIX C: Landscape Assessment**

PLANNERS  
SURVEYORS  
ENGINEERS  
ARCHITECTS  
ENVIRONMENTAL



# **JUSTIN WEBSTER**

## **16 Parklands Drive, Kerikeri**

**Proposed s127 application**

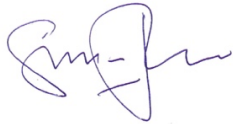

# **LANDSCAPE ASSESSMENT**

**16 July 2025**  
*25059-01 FINAL*





## Document Quality Assurance

<b>Bibliographic reference for citation:</b> Simon Cocker Landscape Architecture Limited. 2025. Justin Webster. 16 Parklands Drive, Kerikeri. <i>Proposed s127 application. Assessment of Landscape Effects.</i>		
Prepared by	Simon Cocker Landscape Architect Principal SCLA	
Reviewed by	Simon Cocker Landscape Architect Principal SCLA	
Ref.	25059_01	
Status. [FINAL]	Revision / version -	Issue Date: 6 August 2025
<b>Use and Reliance</b> <p>This report has been prepared by Simon Cocker Landscape Architecture Limited (SCLA) on the specific instructions of our Client. It is solely for our Client's use for the purpose for which it is intended in accordance with the agreed scope of work. SCLA does not accept any liability or responsibility in relation to the use of this report contrary to the above, or to any person other than the Client. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate, without independent verification, unless otherwise indicated. No liability or responsibility is accepted by SCLA for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.</p>		

## TABLE OF CONTENTS

<b>1.0</b>	<b>INTRODUCTION</b>	<b>3</b>
<b>2.0</b>	<b>THE PROPOSAL</b>	<b>3</b>
<b>3.0</b>	<b>EXISTING ENVIRONMENT</b>	<b>4</b>
3.1	The Site Context:	4
3.2	Statutory Matters	6
3.3	Visual catchment	8
<b>4.0</b>	<b>IDENTIFIED LANDSCAPE VALUES</b>	<b>8</b>
<b>5.0</b>	<b>ASSESSMENT OF LANDSCAPE EFFECTS</b>	<b>9</b>
5.1	Biophysical – Abiotic attributes	9
5.2	Biophysical – Biotic attributes	9
5.3	Experiential attributes	10
5.4	Social, cultural and associative attributes	11
5.5	Summary of landscape effects	11
<b>6.0</b>	<b>ASSESSMENT AGAINST THE STATUTORY PROVISIONS</b>	<b>11</b>
<b>7.0</b>	<b>CONCLUSION</b>	<b>12</b>
APPENDIX 1	Figures	13
APPENDIX 2	Landscape and visual effects assessment methodology	-

## 1.0 INTRODUCTION

Simon Cocker Landscape Architecture has been engaged by the applicant to undertake a landscape assessment in support of an application to vary a consent notice to move a building to move the building from within the identified building area to a location outside of the identified area. The address of the property is 16 Parklands Drive , Pakaraka, and the property is identified as Lot 3 DP 418368 (refer to [Figure 1](#)).

The site is zoned Rural Production under the Operative Far North District Plan (OFNDP), and is subject to a number of consent notices.

### Assessment methodology

The assessment has been prepared by a Registered Landscape Architect with reference to the Te Tangi a te Manu (Aotearoa New Zealand Landscape Guidelines)<sup>1</sup>. The assessment methodology is detailed in Appendix 2. In addition, this report has been prepared in accordance with the NZILA (New Zealand Institute of Landscape Architects) Code of Conduct<sup>2</sup>.

### Effects Ratings and Definitions

The significance of effects identified in this assessment are based on a seven-point scale which includes very low; low; moderate-low; moderate, moderate-high, high, and very high. For the purpose of this assessment, low-moderate equates to minor in RMA terminology.

### Desktop study and site visits

In conducting this assessment, a desktop study was completed which included a review of the relevant information relating to the landscape and visual aspects of the project. This information included:

- Northland Regional Policy Statement (2016);
- The Operative Far North District Plan (2009);
- The Proposed Far North District Plan;
- LA4 Landscape Architects Ltd. *Far North Landscape Assessment*. 1995;
- Plan set prepared by O'Brien Design Consulting (4209 Rev A)
- Linda Conning and Nigel Miller. Natural Areas of Kaikohe Ecological District: *Reconnaissance survey report for the Protected Natural Areas Programme*. Whangarei, N.Z. : Dept. of Conservation, 2000;
- Plan Heritage Ltd. *Far North District Plan Review: Historic Heritage Stage Two Assessment Reports* . June 2020;
- Heritage NZ Website [ [https://www.heritage.org.nz/list-details/65/Holy%20Trinity%20Church%20\(Anglican\)](https://www.heritage.org.nz/list-details/65/Holy%20Trinity%20Church%20(Anglican)) ]
- Plan Heritage Ltd. Far North District Plan Review. Historic Heritage. Stage Two Rapid Assessment Reports. June 2020.
- GNS Science Geology Web Map Client;
- Aerial photography, Whangarei District Council GIS mapping, and Google Earth.

A visit was undertaken on the late afternoon of 27 June 2025. The weather conditions during the visit were sunny with occasional cloudy intervals.

## 2.0 THE PROPOSAL

The applicant seeks to locate a building outside of, and to the east of the identified building envelope within Lot 3. The

---

<sup>1</sup> [https://nzila.co.nz/media/uploads/2022\\_09/Te\\_Tangi\\_a\\_te\\_Manu\\_Version\\_01\\_2022\\_.pdf](https://nzila.co.nz/media/uploads/2022_09/Te_Tangi_a_te_Manu_Version_01_2022_.pdf)

<sup>2</sup> Contained in Appendix 1 of: [http://www.nzila.co.nz/media/50906/registered\\_membership\\_guide\\_final.pdf](http://www.nzila.co.nz/media/50906/registered_membership_guide_final.pdf)

proposal is shown on [Figures 2a and 2b](#). The proposed location for the building is in the north eastern corner of the property, and is separated from the identified building envelope by a dense plantation of mature olive trees which are to be retained (refer to [photos 1 and 2](#)).

The proposed building will be of a modest scale, with a floor area of some 35m<sup>2</sup>. It will have a height of 3.2m, and will be clad with board and batten, finished with a paint / stain that will have an LRV of <30%.

The existing hedge, located on the northern boundary of Lot 3 will be retained. This hedge currently comprises a mix of native species and exotic / noxious weeds. It is recommended that the weed species be removed and replaced with native hedge species (eg *Pittosporum tenuifolium* or *Pittosporum crassifolium*), planted in the gaps formed by the removed plants at a spacing of 1.2m.

## 3.0 EXISTING ENVIRONMENT

### 3.1 The site context

Located on the eastern edge of the Pakaraka settlement, and close to the junction of State Highway 1 and State Highway 10, the subject property is situated on the transitional zone between – what is described in the Far North District Landscape Assessment (FNDLA) as Unit T23 (Waimate / Okaihau Area – contained within the Heritage Landscape category), and the T6 Unit (South-east Hill Country – within the Pastoral hill country with pockets of scrub / bush).

Access through a subdivision that has been developed around – principally – a now established olive orchard, the property and its immediate context to the northern and western quadrants most clearly impart the character of the T23 unit which is described in the FNDLA as displaying a strong heritage signature. The attributes which contribute to this character include evidence of a Māori heritage (with Pouerua being a prominent feature to the south west). The FNDL Plan Review Historic Heritage Report<sup>3</sup> notes that within this area, to the west around Lake Omapere and Te Ahuahu volcanic cone, and to the north within the Waimate valley there is a strong heritage landscape continuum, with numerous highly visible pa sites and early field systems.

In addition, the area displays a European heritage character, manifest in historic buildings such as Holy Trinity Church, located to the north of the Site.

Also within this ‘heritage character’ area, groves of native trees are prevalent. Tōtara is the most common species, but large specimens of puriri and taraire are also prominent. As is often the case with areas of this character, the underlying geology is volcanic (shown in red in [Plate 1](#) below), and this has influenced land use with pockets of horticultural established within the wider area.

As is evidenced by [Figure 1](#), the subject property occupies a landscape that is characterised by both orcharding, and rural residential development. The wider subdivision development includes a number of access roads, including Parklands Drive, Meadow Lane and Olive Grove and built development is integrated with a reasonable degree of success within the vegetative framework.

To the east, north east and south east, the landscape more closely reflects the character of the T6 unit, being dominated by a pastoral land use and with gently rolling terrain (refer to [photo 3](#)). Here, to the east of the property, the Puketotara Stream meanders within a broad and shallow valley, flowing northwards, and skirting Pakaraka on its eastern side.

---

<sup>3</sup> Plan Heritage Ltd. Far North District Plan Review: Historic Heritage Stage Two Assessment Reports . June 2020.

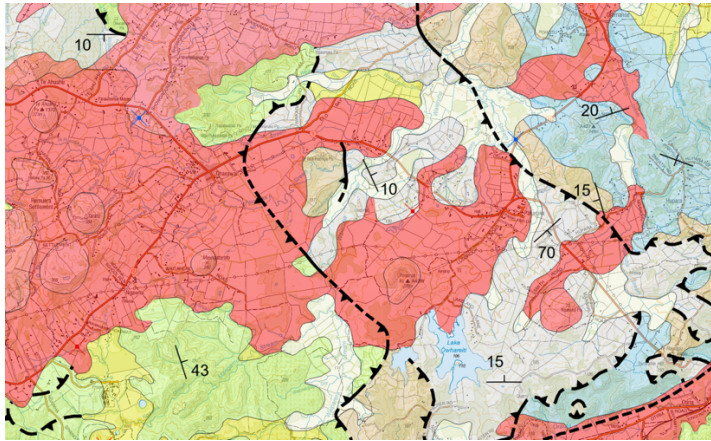


Plate 1. Geology

The subject property is visible from State Highway 1 which loops around the northern side of the settlement, with views from the road where it climbs the valley side to the east and south east (refer to photo xx). From this road, the subject property and contextual subdivision appears as predominantly vegetated with the expansive shelter horticultural structures as a background element

### The subject property.

Visible in Figure 2b, the subject property has an area of some 0.6ha of which approximately 40-50% is vegetated with olive trees. Consent Notice (b) requires that all buildings and structures be contained within the identified building envelope.

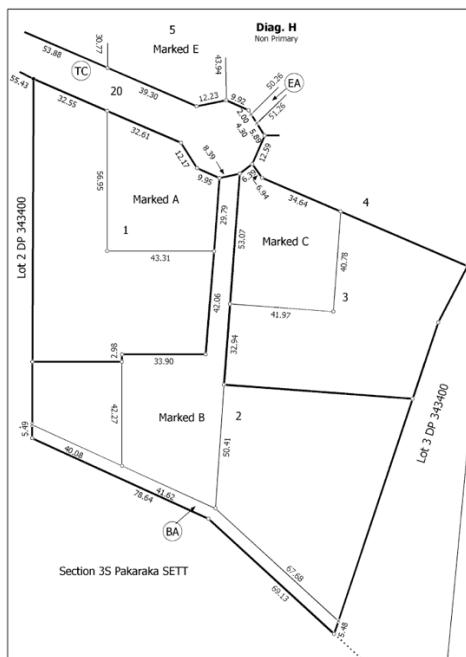


Plate 2. Identified building area

The title plan (at left) identifies Area C in the north western corner of the Site as forming the building area, and as can be seen in photos 4 and 5, this area has been employed for the use of the storage of materials and vehicles

Whilst views into Area C are possible through the access, it is otherwise largely visually contained, with an informal hedge defining the northern boundary, olive trees containing the eastern and southern sides, and a row of trees buffering views from the west.

Figure 2b shows the location for the proposed building – this being in the north eastern corner of the property – and this area is shown in photos 6, 7 and 8

At present, this area is mainly under grass, with a low density of olive trees situated on its western edge. This area is exposed to long views from the State Highway to the east.

To the west of the subject property, the building area (Area A) for Lot 1 is situated in the north eastern corner of this lot.

Lot 4 adjoins the subject property on its northern side, but the aforementioned informal hedge provides visual separation. The building area within this lot (Area D), is set back some 30m from the shared Lot 3 and Lot 4 boundary

The subject property is also affected by a consent notice condition that requires the retention of restoration planting and horticultural crops in perpetuity. Any vegetation that is removed, or that dies is required to be 'replaced following consultation with Council'. The consent notice states that where an owner wishes to replace this vegetation with a different productive crop, or alternative indigenous vegetation, then approval cannot be reasonably withheld.

## 3.2 Statutory Matters

### Northland Regional Policy Statement (2016)

In 2012, the Northland Regional Mapping Project ("Mapping Project") was undertaken by the Northland Mapping Group (on behalf of the NRC). The purpose of the Mapping Project was to determine the delineation of the Coastal Environment, and the natural heritage areas within the region comprising: Outstanding Natural Landscapes ("ONL"), Outstanding Natural Features ("ONF") and areas of High or Outstanding Natural Character. These are now included within the Regional Policy Statement (operative 2016) for Northland, thereby meeting the requirements under the New Zealand Coastal Policy Statement 2010 ("NZCPS") and the Resource Management Act 1991.

The subject site is not within an ONL or ONF but is within the Coastal Environment.

### Operative Far North District Plan

The District Plan zone and Resource Area map is included as Plate 4 below. This illustrates how the subject property is situated within the Rural Production Zone.



Plate 4. District Plan map excerpt

### Rural Environment:

#### 8.3 OBJECTIVES

8.3.3 To avoid, remedy or mitigate the adverse and cumulative effects of activities on the rural environment.

8.3.4 To protect areas of significant indigenous vegetation and significant habitats of indigenous fauna.

8.3.5 To protect outstanding natural features and landscapes.

8.3.7 To promote the maintenance and enhancement of amenity values of the rural environment to a level that is consistent with the productive intent of the zone.

8.3.10 To enable the activities compatible with the amenity values of rural areas and rural production activities to establish in the rural environment.



## 8.4 POLICIES

*8.4.3 That any new infrastructure for development in rural areas be designed and operated in a way that safeguards the life supporting capacity of air, water, soil and ecosystems while protecting areas of significant indigenous vegetation and significant habitats of indigenous fauna, outstanding natural features and landscapes*

*8.4.4 That development which will maintain or enhance the amenity value of the rural environment and outstanding natural features and outstanding landscapes be enabled to locate in the rural environment.*

*8.4.6 That areas of significant indigenous vegetation and significant habitats of indigenous fauna habitat be protected as an integral part of managing the use, development and protection of the natural and physical resources of the rural environment.*

*8.4.8 That, when considering subdivision, use and development in the rural environment, the Council will have particular regard to ensuring that its intensity, scale and type is controlled to ensure that adverse effects on habitats (including freshwater habitats), outstanding natural features and landscapes on the amenity value of the rural environment, and where appropriate on natural character of the coastal environment, are avoided, remedied or mitigated. Consideration will further be given to the functional need for the activity to be within rural environment and the potential cumulative effects of non-farming activities*

## Rural Production Zone

### 8.6.3 OBJECTIVES

*8.6.3.3 To promote the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone..*

*8.6.3.4 To promote the protection of significant natural values of the Rural Production Zone.*

*8.6.3.5 .....*

*8.6.3.7 To avoid remedy or mitigate the adverse effects of incompatible use or development on natural and physical resources.*

### 8.6.4 POLICIES

*8.6.4.3 That land management practices that avoid, remedy or mitigate adverse effects on natural and physical resources be encouraged.*

*8.6.4.4 That the type, scale and intensity of development allowed shall have regard to the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.*

## Far North Proposed District Plan

Under the Proposed District Plan, the Site is situated within the Rural Production Zone, is overlain by the Coastal Environment, and partially overlain by a High Natural Character Area (refer to Plate 5 below).

### Rural Production Zone [PDP] Objectives

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

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

### Rural Production Zone [PDP] Policies

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

- a. a predominance of primary production activities;*
- b. low density development with generally low site coverage of buildings or structures;*
- c. typical adverse effects such as odour, noise and dust associated with a rural working environment; and*

- d. a diverse range of rural environments, rural character and amenity values throughout the district.

RPROZ-P5: Avoid land use that:

- a. is incompatible with the purpose, character and amenity of the Rural Production zone;
- b. ....;
- c. would result in the loss of productive capacity of highly productive land;
- d. ....; and
- e. ....

RPROZ-P6: Avoid subdivision that:

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

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

- c. ....;
- d. ....;
- e. consistency with the scale and character of the rural environment;
- f. location, scale and design of buildings or structures;
- g. for subdivision or non-primary production activities:
  - i. scale and compatibility with rural activities;
  - ii. ....;
  - iii. the potential for loss of highly productive land, land sterilisation or fragmentation at zone interfaces;
  - iv. any setbacks, fencing, screening or landscaping required to address potential conflicts;
  - v. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;
  - vi. Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity;
  - vii. Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

### 3.3 Visual catchment

The visual catchment of the site – that being the proposed location for the building – is very restricted on its northern western and southern sides. To the north, the catchment is contained by the existing hedge on the northern boundary. To the west, structures within the identified building envelope, and the retained olive trees provide a partial visual screen which permits filtered views from the west to the proposed site. Views from the west are restricted to the neighbouring Lot 1, its building envelope and from the northern end of Parkland Drive (refer to [photos 4, 5 and 9](#))

On the southern side, olive trees contain the site.

More expansive views are permitted from the eastern, north eastern and south eastern sides, where views from the State Highway offers views across the valley at a distance of between 500 – 600m (refer to [photo 3](#)).

## 4.0 IDENTIFIED LANDSCAPE VALUES

The FNDLA notes the following attributes that contribute to the character and sensitivity of the T23 landscape unit. These are as follows:

- A pervading heritage character;
- Historical buildings and associated houses;
- The presence of stone walls and hedgerows;

- Groves of mature native trees;
- Notable exotic trees associated with historic buildings.

As noted previously, the subject property occupies a location on the south eastern edge of the T23 unit and although the site does not specifically display examples of the above attributes, the wider area is imbued with a heritage character.

This 'heritage character' is reflected in the area description contained in the Proposed District Plan for the Pouterua Heritage Area Overlay, which explains that the area ".....embodies the mana of Ngāpuhi, the historic engagements of Māori and Pakeha in war and peace, and has been preserved to date by the separate and collective effects of iwi, hapu and others. It identifies major Māori fortifications on the rim of the Pouterua volcanic cone, hundreds of terraces on the flanks, and intensive evidence of pre-European and 19th century gardens and settlements on the lava field.

It also notes that the Pouterua Heritage Area Overlay also includes a number of early settler homesteads, and associated farm buildings, which are loosely centred on the Holy Trinity Church and states that as a group, these buildings have outstanding representative value as they reflect the early interactions between the Missionary Archdeacon Henry Williams, local hapu, and early settler families during the middle of the 19th century.

In addition, the discussion notes that the area includes rural land and landmark topographical features of outstanding natural interest which look down upon, and strongly reflect, the actions of human settlement and rural food production in this locality for the past 700 years approximately.

## 5.0 ASSESSMENT OF LANDSCAPE EFFECTS

Landscape effects are described in the methodology, contained in [Appendix 2](#). In summary, landscape effects derive from changes in the physical landscape, which may give rise to changes in its character and how this is experienced. This may in turn affect the perceived value ascribed to the landscape and includes visual amenity effects under the ambit of 'experiential attributes'.

Change in a landscape does not, of itself, necessarily constitute an adverse landscape or natural character effect. Landscape is dynamic and is constantly changing over time in both subtle and more dramatic transformational ways, these changes are both natural and human induced. What is important in managing landscape change is that adverse effects are avoided or sufficiently mitigated to ameliorate the effects of the change in land use. The aim is to provide a high amenity environment through appropriate design outcomes, including planting that can provide an adequate substitution for the currently experienced amenity.

### 5.1 Biophysical abiotic attributes

Abiotic attributes encompass the topographical features, geology and hydrological features. The proposal will require minimal disturbance to these elements, with only minor surface earthworks required to facilitate relocation of the building.

Overall, the change in the abiotic attributes of the Site will be small and the level of adverse effect will be very low.

### 5.2 Biophysical biotic attributes

The biotic attributes of the Site are the living organisms which shape an ecosystem.

The proposed building area has been cleared of vegetation – most recently this being olive trees – and the area is now under grass.

Whilst the proposed development area is imbued with some ecological value, these are very minimal and the change resulting from the proposal will be very small, and the level of adverse effect will be very low.

### 5.3 Experiential attributes

Experiential attributes comprise the interpretation of human experience of the landscape. This includes visible changes in the character of the landscape – its naturalness as well as its sense of wildness and remoteness including effects on natural darkness of the night sky.

These attributes should be considered within the context of the existing subdivision and associated vegetation, and the expectations of residents within the subdivision. The consent prescribes building envelopes set within a framework of containing vegetation, and occupants (and future occupants) of dwellings within the subdivision have an expectation that built form will be contained within these identified areas.

With the exception of the catchment to the east, the subject property is visually contained and views of the identified building envelope (Area C), are restricted to the neighbouring Lot 1 and its building envelope, and the northern end of Parkland Drive (refer to [photos 4, 5 and 9](#)).

Experienced from these locations, the Area C building envelope is filtered by a row of trees planted along the access to Lot 2. Area C has been developed to accommodate storage of materials and vehicles and although this differs slightly from the character of a residential building, these are legitimate activities within Area C and these activities will (in addition to the existing olive trees), partially screen views of, and will be seen as a foreground to the proposed building.

Within this context, the change resulting from the proposal will be very small and – with regard to future occupants of a building within the Lot 1 building envelope and users of Parkland Drive – the resulting potential adverse effect will be very low.

The site is also exposed to views from the eastern quadrant, but from these directions potential receptors are separated from the site by between 500 – 600m and area transitory. The proposed building will be of a small scale, and finished with a dark and recessive colour. Viewed against the treed backdrop, the proposed building will be hard to discern and – the resulting potential adverse effect will be very low.

Turning to the experiential effect resulting from removal of the olive trees within the north eastern corner of the site. It is understood that these trees were protected under a consent notice and were planted for the purpose of mitigating the adverse effect of built development within the subdivision, and enhancing the landscape character (as well as – presumably – providing a potential supplementary income for owners).

It is understood that five olive trees have been removed in this north eastern corner (as is shown in [photos 6, 7 and 8](#)), and an open area has been created on this north eastern edge. This clearance, whilst reducing the overall area coverage of olive plantation slightly, has not resulted in a detraction from the overall strength of the vegetative pattern, and will not detract from the screening / separation attributes of the remaining trees. The 'loss' of the trees is only readily apparent when the observer is within the cleared area, and is not detectable from outside this area.

It is the opinion of the author therefore, that the removal of these trees will not detract from the integration objectives of the plantation, nor will it diminish the amenity offered by the trees.

Further, the proposed native trees planted along the northern portion of the eastern boundary will serve to 'reinforce' the outline of the vegetation plantation when viewed from the eastern quadrant.

Overall, it is the opinion of the author that the experiential attributes of the landscape of the Site will only be affected to a small degree, and the level of potential adverse effect on these attributes will be very low

## 5.4 Landscape effects – Social, cultural and associative attributes

Social, cultural and associative values are linked with individual's relationship with the landscape, their memories, the way they interact with and use the landscape and the historical evidence of that relationship.

As described previously, the area is imbued with a depth of social, cultural and associative values. The site forms a peripheral and small part of the heritage area and is of a scale, and level of modification (the subdivision and associated plantings superseding any original landscape and associative patterns) that the proposal will not detract from the identified cultural, associative and social attributes.

It is the opinion of the author therefore that the social, cultural, archaeological and associative attributes of the landscape of the Site will only be affected to a small degree, and the level of potential adverse effect on these attributes will be very low.

## 5.5 Summary of landscape effects

In summary, any landscape effects would be limited to an existing area that has been subject to previous modification (vegetation clearance) and these changes have resulted in a lowering of the sensitivity of the Site in terms of its abiotic, biotic, perceptual, social and associative attributes. The proposal will result a small change (and a low level of adverse effect) in the abiotic and biotic attributes.

The adverse effect on the experiential attributes of the site will be moderated by the limited visual catchment, the limited scale and dark external finish of the proposal, and the proposed mitigation planting. Therefore the proposal will result a small change (and a very low level of adverse effect) in the experiential attributes

The social, cultural, archaeological and associative attributes of the landscape of the Site will be effected to a low level.

Overall, it is the opinion of the author that the potential adverse landscape effect of the Site on the wider environment will be very low.

## 6.0 AFFECT ON THE STATUTORY FRAMEWORK

The objectives and policies of chapter 8 (OFNDP) focus on a number of primary themes, these being the avoidance, remedying or mitigation of adverse and cumulative effects of activities on the rural environment, the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna, the protection of outstanding natural features and landscapes, and the promotion of the maintenance and enhancement of amenity values of the rural environment to a level that is consistent with the productive intent of the zone. The proposal will result in a very low landscape effect and will not adversely effect any outstanding natural features and landscapes. Further, it will not result in a cumulative effect. (8.3.3, 8.3.5, 8.4.3, 8.4.4).

The proposal will maintain the integrity of the vegetative structure established at the time of subdivision, and the proposed building will be integrated into that structure. The proposed building will be screened from all but distant and transitory viewers by vegetation, it will not adversely affect amenity values, and the resulting visual amenity effect will be very low (8.3.7, 8.3.10, 8.4.4, 8.4.8).

The proposal will not affect any areas of significant indigenous vegetation and significant habitats of indigenous fauna (8.3.4, 8.4.3, 8.4.6).

The objectives and policies of the Rural Production Zone (PDP) encompass similar themes, with the addition of the maintenance or enhancement of rural character and the protection of historic heritage, spiritual and cultural values.

RPROZ-P7 includes the following:

- c. consistency with the scale and character of the rural environment;*
- d. location, scale and design of buildings or structures;*
- e. for subdivision or non-primary production activities:*
  - i. scale and compatibility with rural activities;*
  - ii. ....*
  - iii. the potential for loss of highly productive land, land sterilisation or fragmentation at zone interfaces;*
  - iv. any setbacks, fencing, screening or landscaping required to address potential conflicts;*
  - v. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;*

The proposed building will be of a scale and colour that is appropriate to the rural environment and will be integrated with the existing vegetative framework. It will not result in loss of highly productive land, land sterilisation or fragmentation and will not detract or adversely affect adjoining or surrounding sites.

The proposal will not detract from rural character and due to its scale and effective integration into the landscape structure will not adversely affect historic heritage, spiritual and cultural values.

## 7.0 CONCLUSION

The applicant seeks to locate a building outside of, and to the east of the identified building envelope within Lot 3. The proposed location for the building is in the north eastern corner of the property, and is separated from the identified building envelope by a dense plantation of mature olive trees which are to be retained.

The proposed building will be of a modest scale, with a floor area of some 35m<sup>2</sup>. It will have a height of 3.2m, and will be clad with board and batten, finished with a paint / stain that will have an LRV of <30%.

The existing hedge, located on the northern boundary of Lot 3 will be retained. This hedge currently comprises a mix of native species and exotic / noxious weeds. It is recommended that the weed species be removed and replaced with native hedge species (eg *Pittosporum tenuifolium* or *Pittosporum crassifolium*), planted in the gaps formed by the removed plants at a spacing of 1.2m.

The subject property is located on the edge of an area of 'heritage character' is reflected in the area description contained in the Proposed District Plan for the Pourerua Heritage Area Overlay, which explains that the area ".....embodies the mana of Ngāpuhi, the historic engagements of Māori and Pakeha in war and peace, and has been preserved to date by the separate and collective effects of iwi, hapu and others

The potential adverse effect on landscape values will be very low.

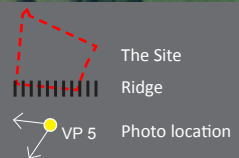
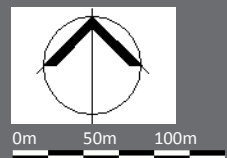
The proposal will be consistent with the provisions of the statutory instruments where they apply to the scope of this report, and the proposal is considered to be appropriate from a landscape and visual perspective.

Simon Cocker



## APPENDIX 1: Figures





**JUSTIN WEBSTER**  
**16 Parklands Drive, Kerikeri**  
Landscape Assessment  
FIGURE 1: Location of the Site

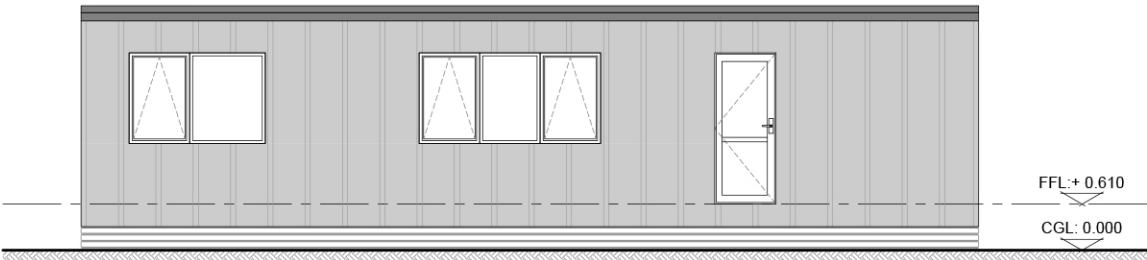
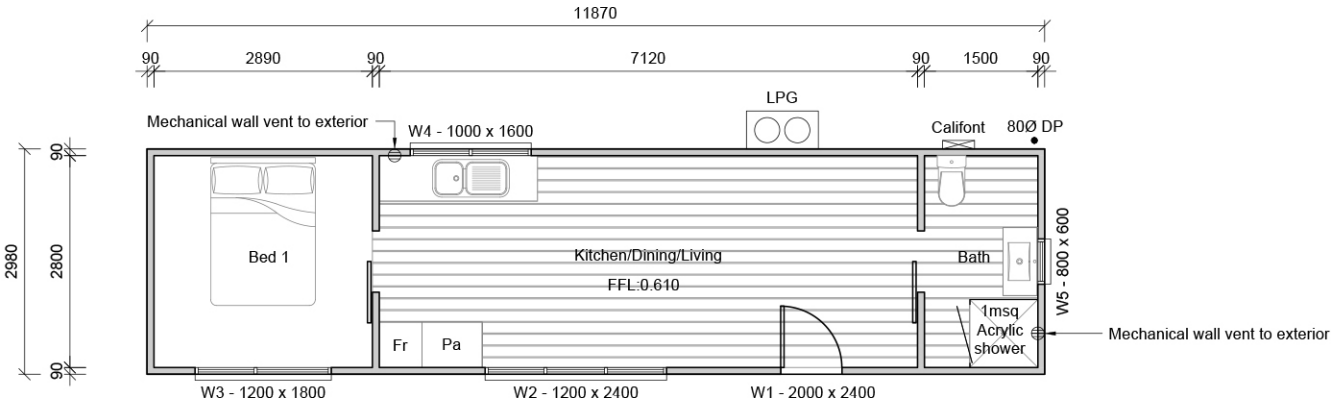




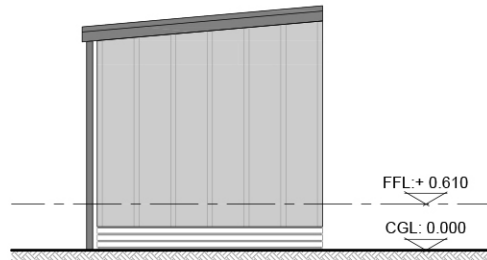


**SPECIFICATION:**

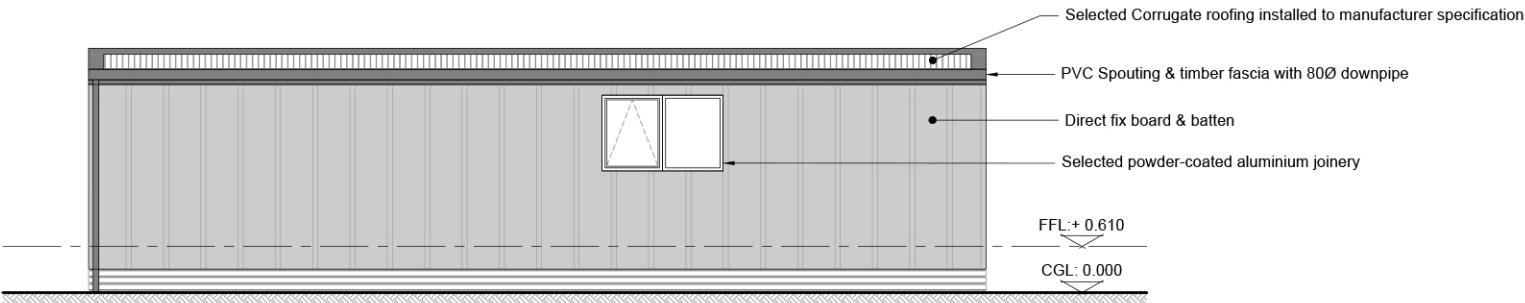
- High wind zone
- Exposure zone C
- Pile foundations & timber subfloor
- 2.1m - 2.4m Stud height
- Board & batten cladding
- ~3° Roof pitch
- Ply wall lining
- Ply ceiling lining
- PVC Spouting & timber fascia with 80Ø downpipe
- Aluminium single glazed joinery



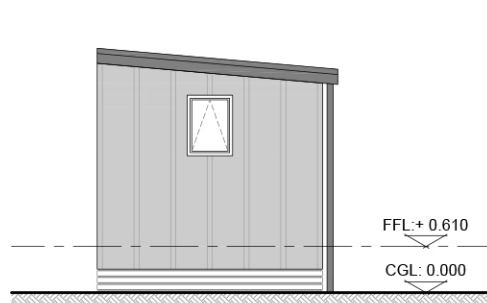
**A** Elevation  
A02 SCALE = 1:100 @ A3



**B** Elevation  
A02 SCALE = 1:100 @ A3



**C** Elevation  
A02 SCALE = 1:100 @ A3



**D** Elevation  
A02 SCALE = 1:100 @ A3

**NOTE:**

1. All dimensions taken from the outside of pre-cut, please check all dimensions before construction commences.
2. Refer to Section for lintel dimensions, stud spacing & external door offsets.
2. Refer to Eave detail for stud, lintel and soffit framing heights.
3. Additional nogs to be installed at framing stage to allow for fixed shelves, , wall mounted extractors, heat pump, A/C units & garage door components where required.
4. Refer to attached sheet for cladding & roofing notes & details.
5. All wall framing typically H1.2 treated unless specifically stated.
6. All external linings to be installed to manufacturers instructions, refer to separate detail sheet for cladding details & notes.
7. Waterproof membrane under the tiles (or similar) is to extend 1.5m from bathroom & kitchen sanitary fixtures to comply with E3/AS1 3.0
8. Artificial lighting to be provided inline with NZS 6703:1984 & G8/AS1.

**BUILDING AREA:**

Floor Area: 35.4m<sup>2</sup>  
Roof Area: 35.4m<sup>2</sup>

**FIXINGS:**

Exposure Zone: C  
Durability of fixings to comply with NZS 3604:2011 Section 4 & NZBC B2/AS1

Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.

All work to be done in accordance with NZS 3604: 2011 and the NZ Building Code unless specifically designed.

This document and the copyright in this document remain the property of O'Brien Design Consulting Ltd.



**Project Title**

Justin Webster  
16 Parklands Drive  
Kerikeri  
Lot 3 DP 418368

**Sheet Title**

Floor Plan

Drawn 17 February 2025

Project No 4209

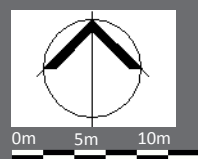
Rev A Sheet A02

Scale ( A3 Original ) 1: 100



**JUSTIN WEBSTER**  
**16 Parklands Drive, Kerikeri**  
**Landscape Assessment**  
**FIGURE 2a: The Proposal**

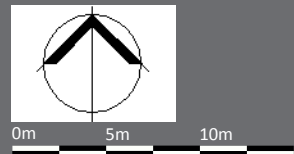




**JUSTIN WEBSTER**  
 16 Parklands Drive, Kerikeri  
 Landscape Assessment  
 FIGURE 2b: The proposal







VP 5  
Photo location

**JUSTIN WEBSTER**  
**16 Parklands Drive, Kerikeri**  
Landscape Assessment  
FIGURE 2b: Photo locations: Site







Photo 1: View east from building envelope to proposed building site

Photo date - 27 June 2025

**JUSTIN WEBSTER**  
**16 Parklands Drive, Kerikeri**  
Photos

(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)





Photo 2: View west from proposed building site to consented building envelope

Photo date - 27 June 2025

**JUSTIN WEBSTER**  
**16 Parklands Drive, Kerikeri**  
Photos

(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)







Proposed building Site

Photo 3: View west from State Highway to subject property

Photo date - 27 June 2025

**JUSTIN WEBSTER**  
**16 Parklands Drive, Kerikeri**  
Photos

(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)







Photo 4: View south east across consented building envelope

Photo date - 27 June 2025

**JUSTIN WEBSTER**  
**16 Parklands Drive, Kerikeri**  
Photos

(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)





Consented building envelope

Photo 5: View south east to consented building envelope from Parklands Drive

Photo date - 27 June 2025

**JUSTIN WEBSTER**  
**16 Parklands Drive, Kerikeri**  
Photos

(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)





Photo 6: View south across proposed building site (pan 1 of 2)

Photo date - 27 June 2025

**JUSTIN WEBSTER**  
**16 Parklands Drive, Kerikeri**  
Photos

(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)







Photo 7: View south west across proposed building site (pan 2 of 2)

Photo date - 27 June 2025

**JUSTIN WEBSTER**  
**16 Parklands Drive, Kerikeri**  
Photos

(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)







Photo 8: View east toward proposed building site

Photo date - 27 June 2025

**JUSTIN WEBSTER**  
**16 Parklands Drive, Kerikeri**  
Photos

(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)





Consented building envelope

Photo 9: View to subject property from junction of Parkland Drive and Meadow Lane

Photo date - 27 June 2025

**JUSTIN WEBSTER**  
**16 Parklands Drive, Kerikeri**  
Photos

(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)





## **APPENDIX 2: Landscape and Visual Effects Assessment Methodology**



## Landscape Effects Assessment Method

This assessment method statement is consistent with the methodology (high-level system of concepts, principles, and approaches) of '*Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines*', Tuia Pito Ora New Zealand Institute of Landscape Architects, July 2022.

The assessment provides separate chapters to discuss landscape, visual and natural character effects where relevant, but is referred to throughout as a Landscape Effects Assessment in accordance with these Guidelines. Specifically, the assessment of effects has examined the following:

- *The existing landscape;*
- *The nature of effect;*
- *The level of effect; and,*
- *The significance of effect.*

### *The Existing Landscape*

The first step of assessment entails examining the existing landscape in which potential effects may occur. This aspect of the assessment describes and interprets the specific landscape character and values which may be impacted by the Project alongside its natural character where relevant as set out further below. The existing landscape is assessed at a scale(s) commensurate with the potential nature of effects. It includes an understanding of the visual catchment and viewing audience relating to the Project including key representative public views. This aspect of the assessment entails both desk-top review (including drawing upon area-based landscape assessments where available) and field work/site surveys to examine and describe the specific factors and interplay of relevant attributes or dimensions, as follows:

**Physical** –relevant natural and human features and processes;

**Perceptual** –direct human sensory experience and its broader interpretation; and

**Associative** – intangible meanings and associations that influence how places are perceived.

### *Engagement with tāngata whenua*

As part of the analysis of the existing landscape, the assessment should seek to identify relevant mana whenua (where possible) and describe the nature and extent of engagement, together with any relevant sources informing an understanding of the existing landscape from a Te Ao Māori perspective.

### *Statutory and Non-Statutory Provisions*

The relevant provisions facilitating change also influence the consequent nature and level of effects. Relevant provisions encompass objectives and policies drawn from a broader analysis of the statutory context and which may anticipate change and certain outcomes for identified landscape values.

### *The Nature of Effect*

The nature of effect assesses the outcome of the Project within the landscape. The nature of effect is considered in terms of whether effects are positive (beneficial) or negative (adverse) in the context within which they occur. Neutral effects may also occur where landscape or visual change is benign.

It should be emphasised that a change in a landscape (or view of a landscape) does not, of itself, necessarily constitute an adverse landscape effect. Landscapes are dynamic and are constantly changing in both subtle and more dramatic transformational ways; these changes are both natural and human induced. What is important when

assessing and managing landscape change is that adverse effects are avoided or sufficiently mitigated to ameliorate adverse effects. The aim is to maintain or enhance the environment through appropriate design outcomes, recognising that both the nature and level of effects may change over time.

### *The Level of Effect*

Where the nature of effect is assessed as 'adverse', the assessment quantifies the level (degree or magnitude) of adverse effect. The level of effect has not been quantified where the nature of effect is neutral or beneficial. Assessing the level of effect entails professional judgement based on expertise and experience provided with explanations and reasons. The identified level of adverse natural character, landscape and visual effects adopts a universal seven-point scale from very low to very high consistent with Te Tangi a te Manu Guidelines and reproduced below.



### *Landscape Effects*

A landscape effect relates to the change on a landscape's character and its inherent values and in the context of what change can be anticipated in that landscape in relation to relevant zoning and policy. The level of effect is influenced by the size or spatial scale, geographical extent, duration and reversibility of landscape change on the characteristics and values within the specific context in which they occur.

### *Visual Effects*

Visual effects are a subset of landscape effects. They are consequence of changes to landscape values as experienced in views. To assess where visual effects of the Project may occur requires an identification of the area from where the Project may be visible from, and the specific viewing audience(s) affected. Visual effects are assessed with respect to landscape character and values. This can be influenced by several factors such as distance, orientation of the view, duration, extent of view occupied, screening and backdrop, as well as the potential change that could be anticipated in the view as a result of zone / policy provisions of relevant statutory plans.

### *Zone of Theoretical Visibility*

As an initial step in the visual analysis, a Zone of Theoretical Visibility (ZTV) mapping exercise was undertaken of the site in its context to determine the likely extent of visibility in the wider landscape. ZTV mapping represents the area that a development may theoretically be seen - that is, it may not actually be visible in reality due to localised screening from intervening vegetation, buildings or other structures. In addition, ZTV mapping does not convey the nature or magnitude of visual impacts, for example whether visibility will result in positive or negative effects and whether these will be significant.

Following the ZTV analysis, field work is used to determine the actual extent of visibility of the site, including the selection of representative viewpoints from public areas. This stage is also used to identify the potential 'viewing audience' e.g. residential, visitors, recreation users, and other groups of viewers who can see the site. During fieldwork, photographs are taken to represent views from available viewing audiences.

The viewing audience comprises the individuals or groups of people occupying or using the properties, roads, footpaths and public open spaces that lie within the visual envelope or 'zone of theoretical visibility (ZTV)' of the site and Project. Where possible, computer modelling can assist to determine the theoretical extent of visibility together with field work to confirm this.

Where appropriate, key representative viewpoints should be agreed with the relevant local authority.



**Justin Webster**  
**16 Parkland Drive, Moerewa**  
**Consent Notice Variation**



**APPENDIX A: Record of Title and Interests**

PLANNERS  
SURVEYORS  
ENGINEERS  
ARCHITECTS  
ENVIRONMENTAL





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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **477344**  
**Land Registration District** **North Auckland**  
**Date Issued** 29 January 2010

**Prior References**  
178052

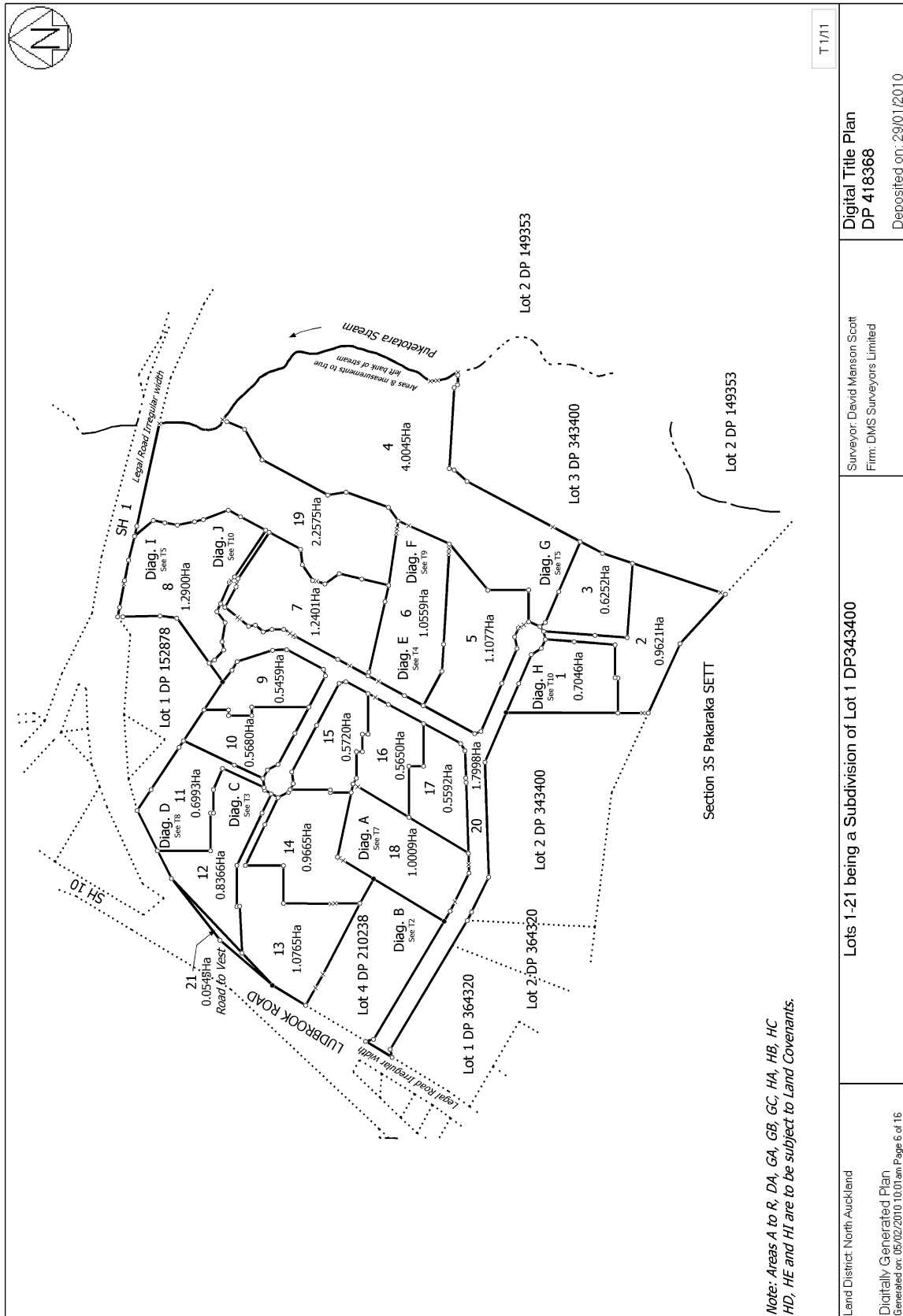
---

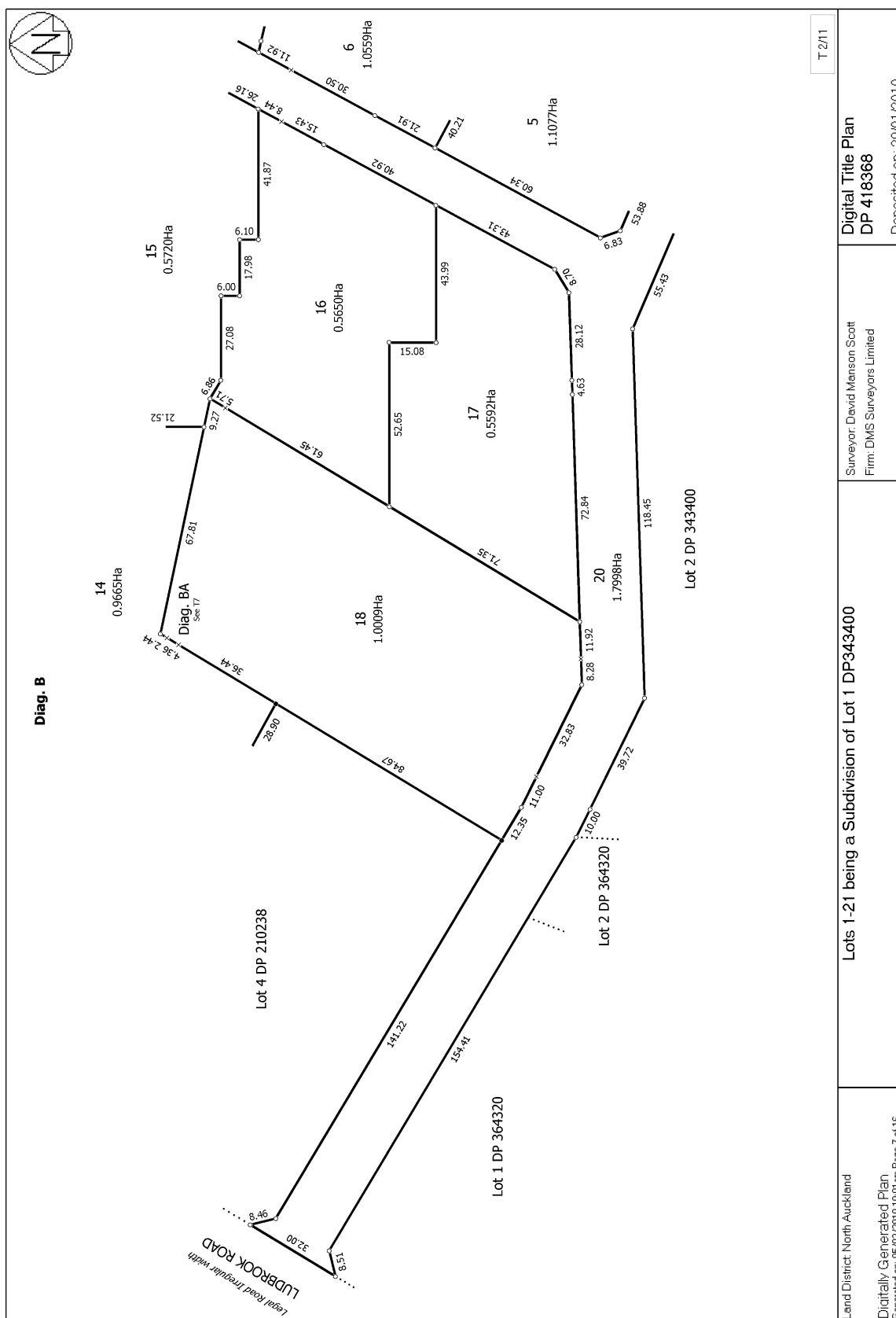
**Estate** Fee Simple  
**Area** 6252 square metres more or less  
**Legal Description** Lot 3 Deposited Plan 418368  
**Registered Owners**  
Justin Scott Webster

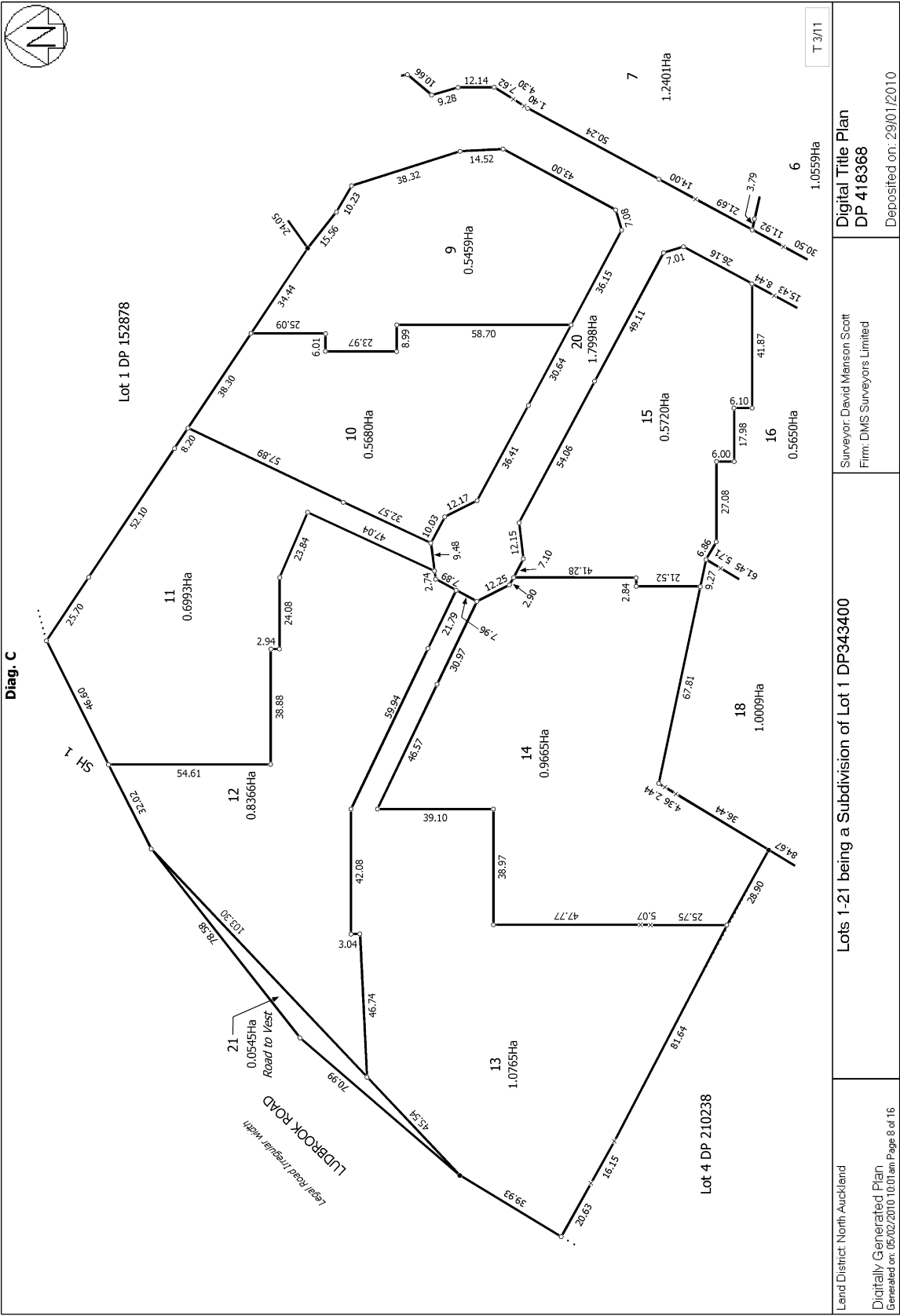
---

**Interests**

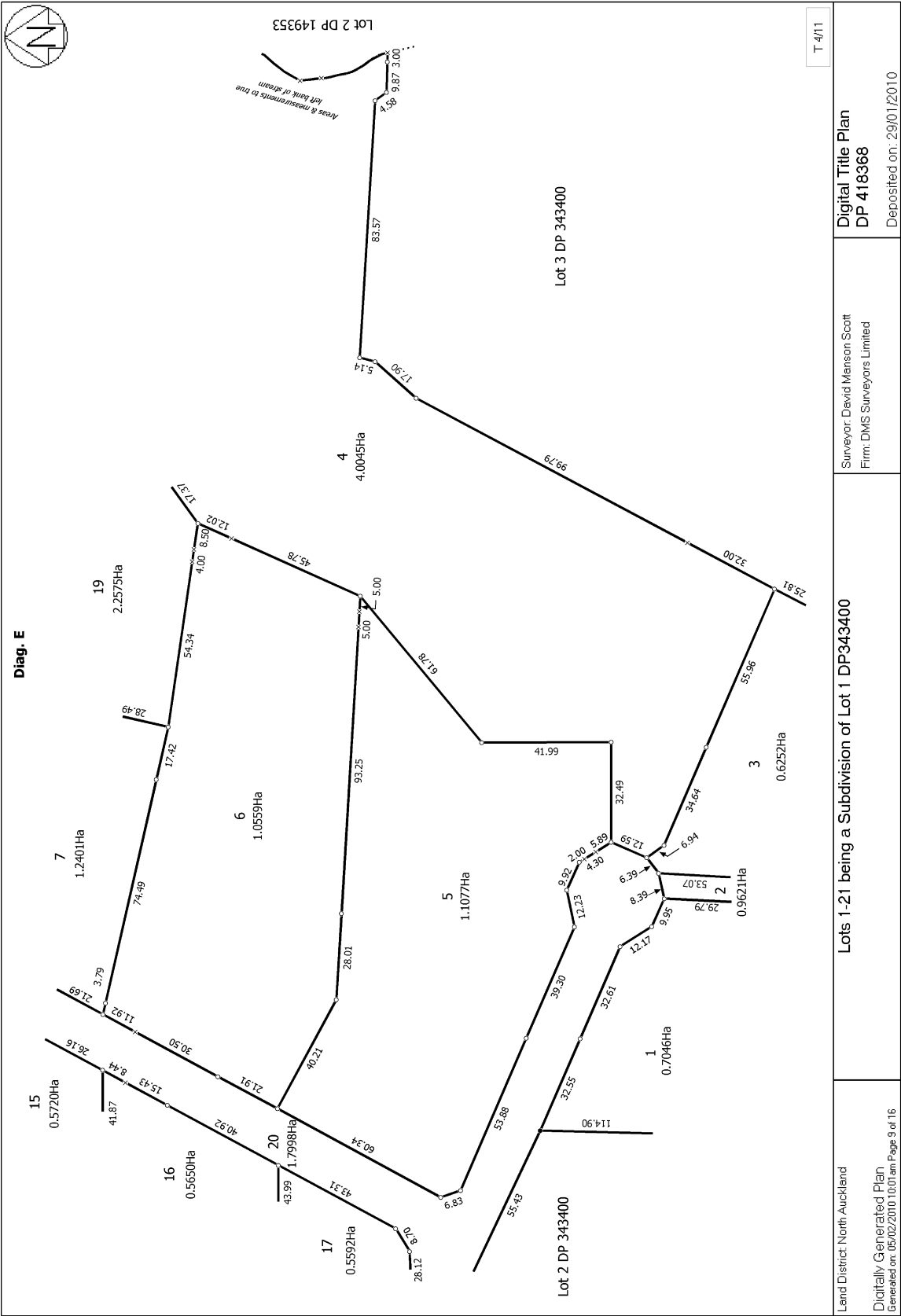
Subject to Section 206 Land Act 1924  
Subject to Section 8 Coal Mines Amendment Act 1950 (affects part formerly contained in CT NA1034/171)  
Appurtenant hereto is a right to drain water created by Easement Instrument 6330889.11 - 2.3.2005 at 9:00 am  
The easements created by Easement Instrument 6330889.11 are subject to Section 243 (a) Resource Management Act 1991  
8396914.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 29.1.2010 at 3:32 pm  
Appurtenant hereto is a right of way and rights to convey water, electricity, telecommunications and computer media and  
to drain water created by Easement Instrument 8396914.6 - 29.1.2010 at 3:32 pm  
The easements created by Easement Instrument 8396914.6 are subject to Section 243 (a) Resource Management Act 1991  
Land Covenant in Easement Instrument 8396914.9 - 29.1.2010 at 3:32 pm  
13167196.2 Mortgage to Westpac New Zealand Limited - 11.12.2024 at 11:31 am

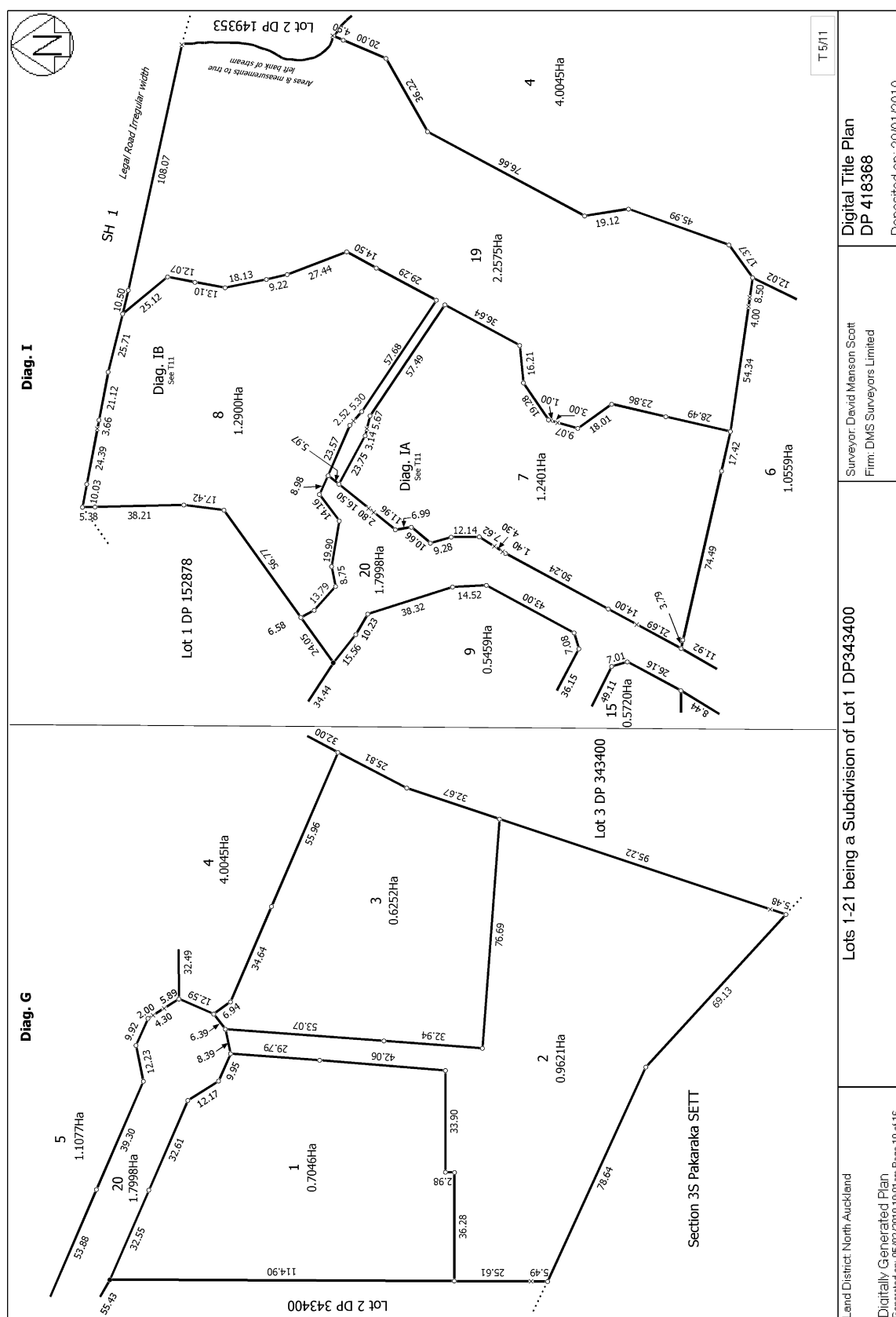


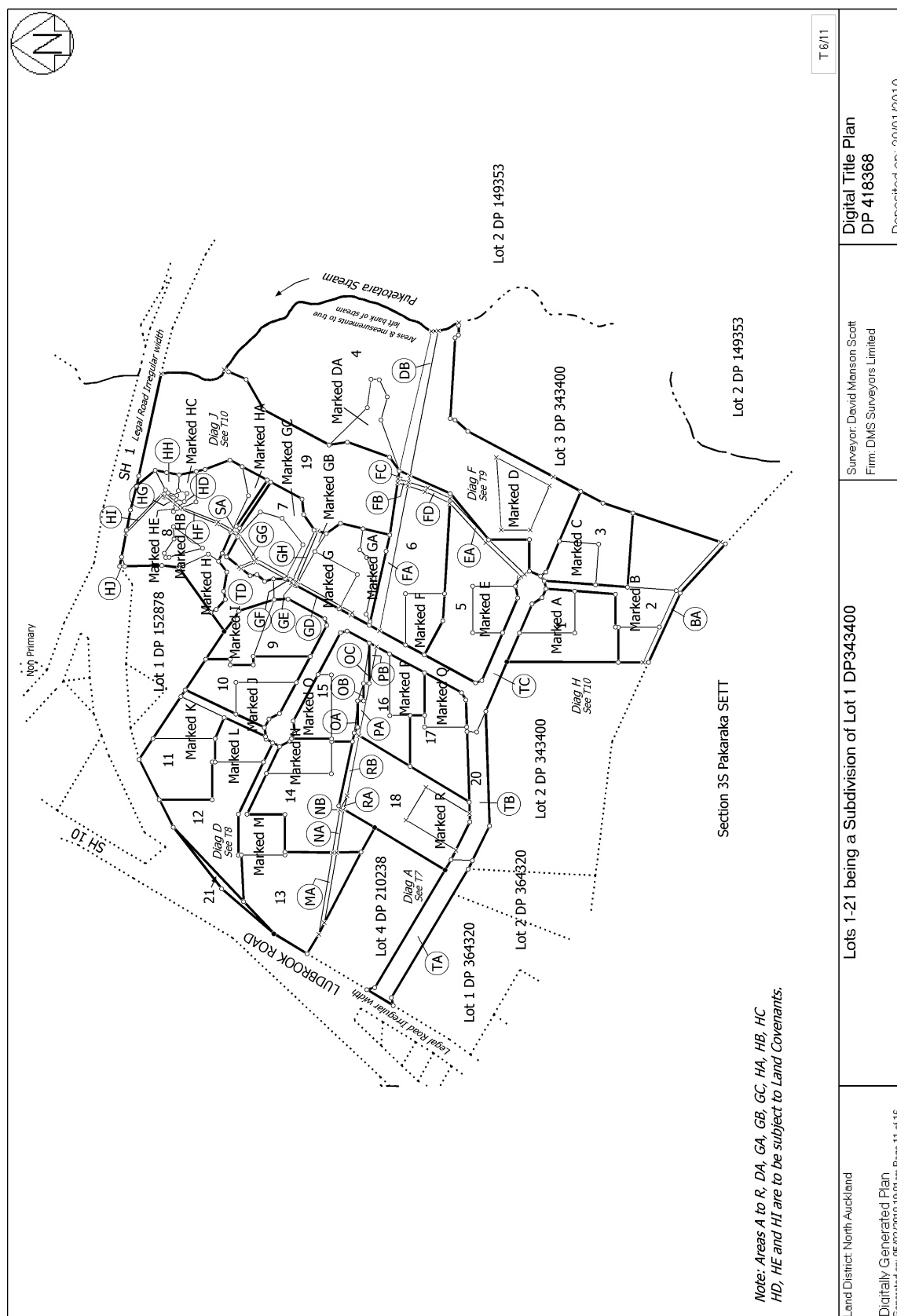


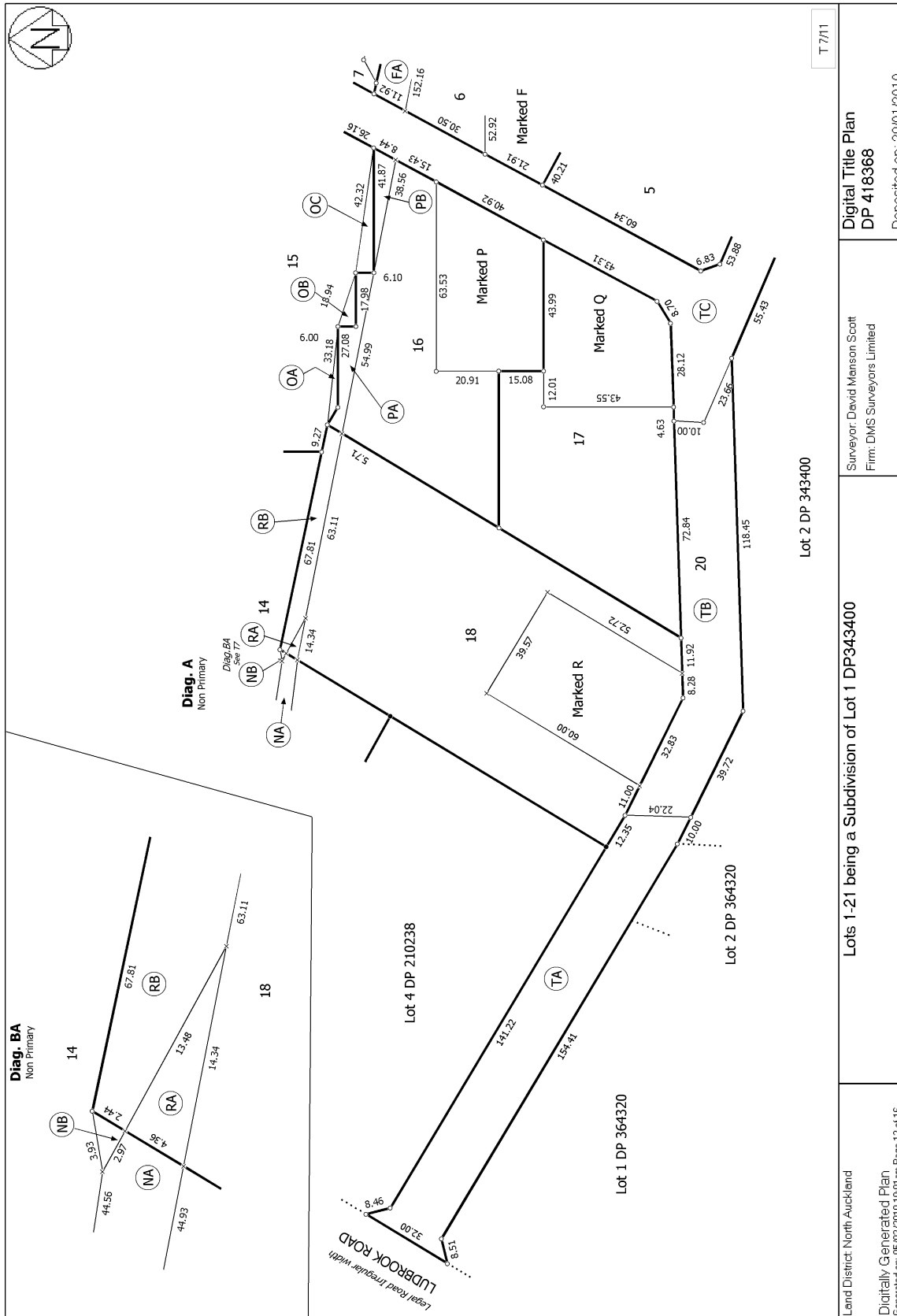




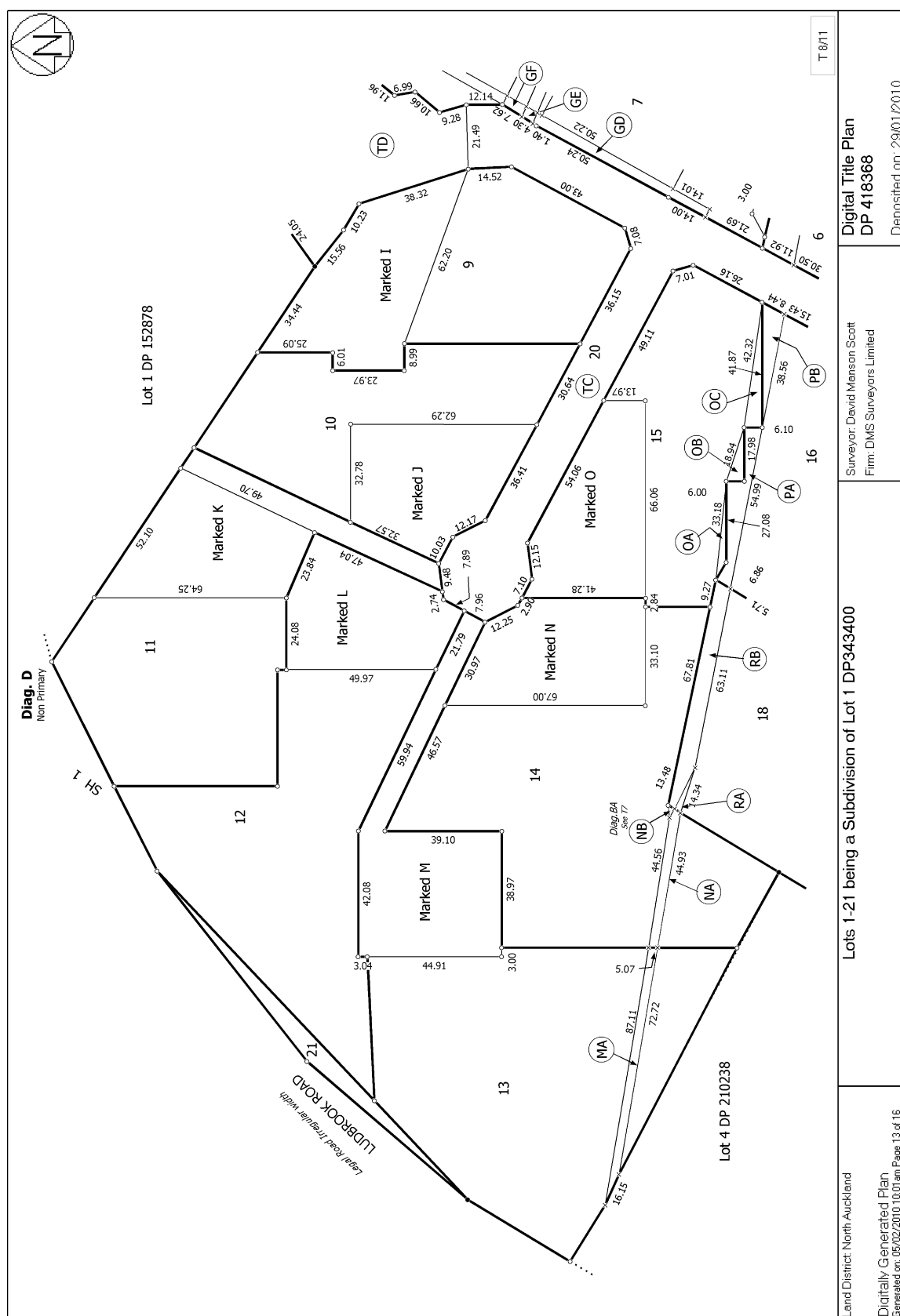


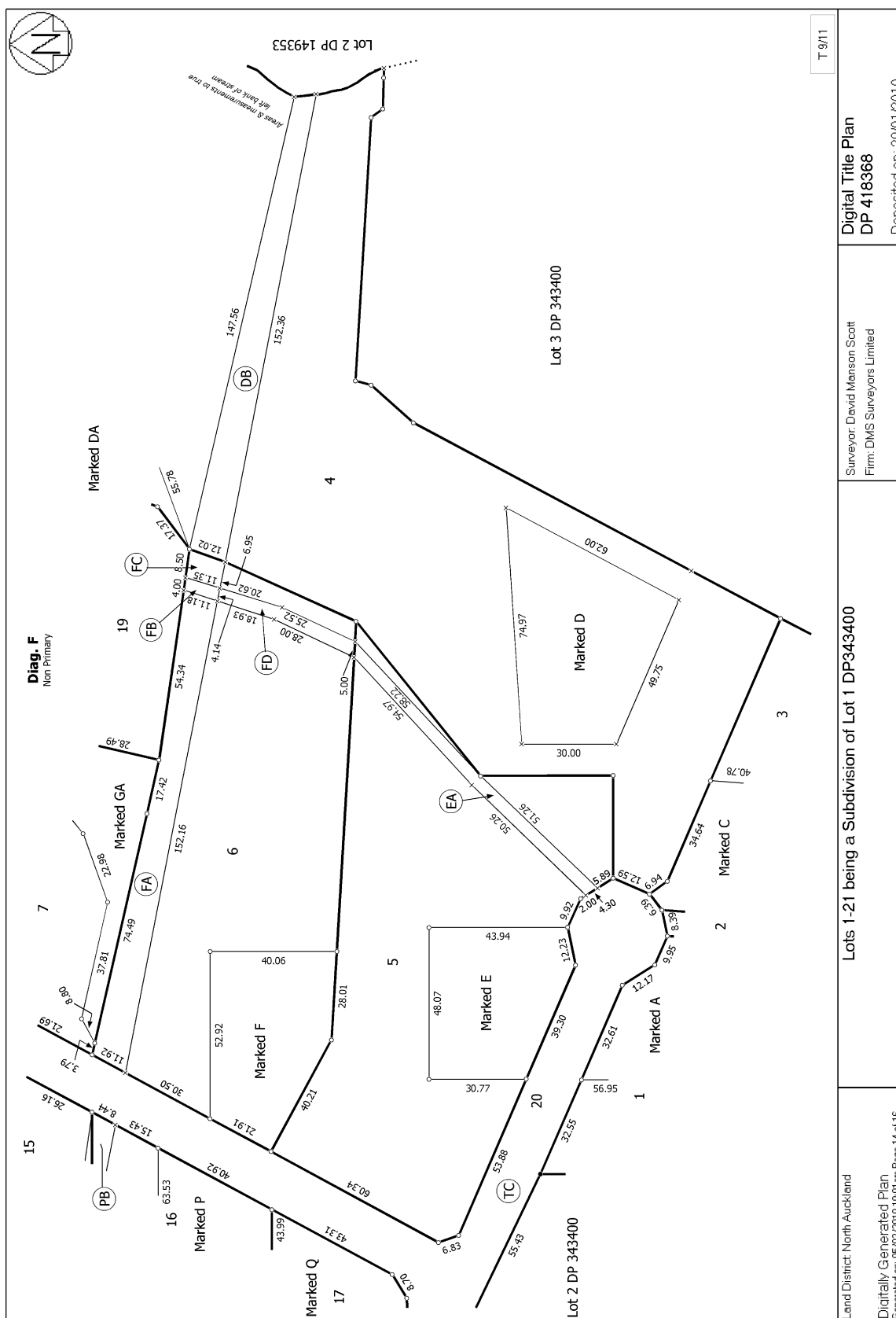


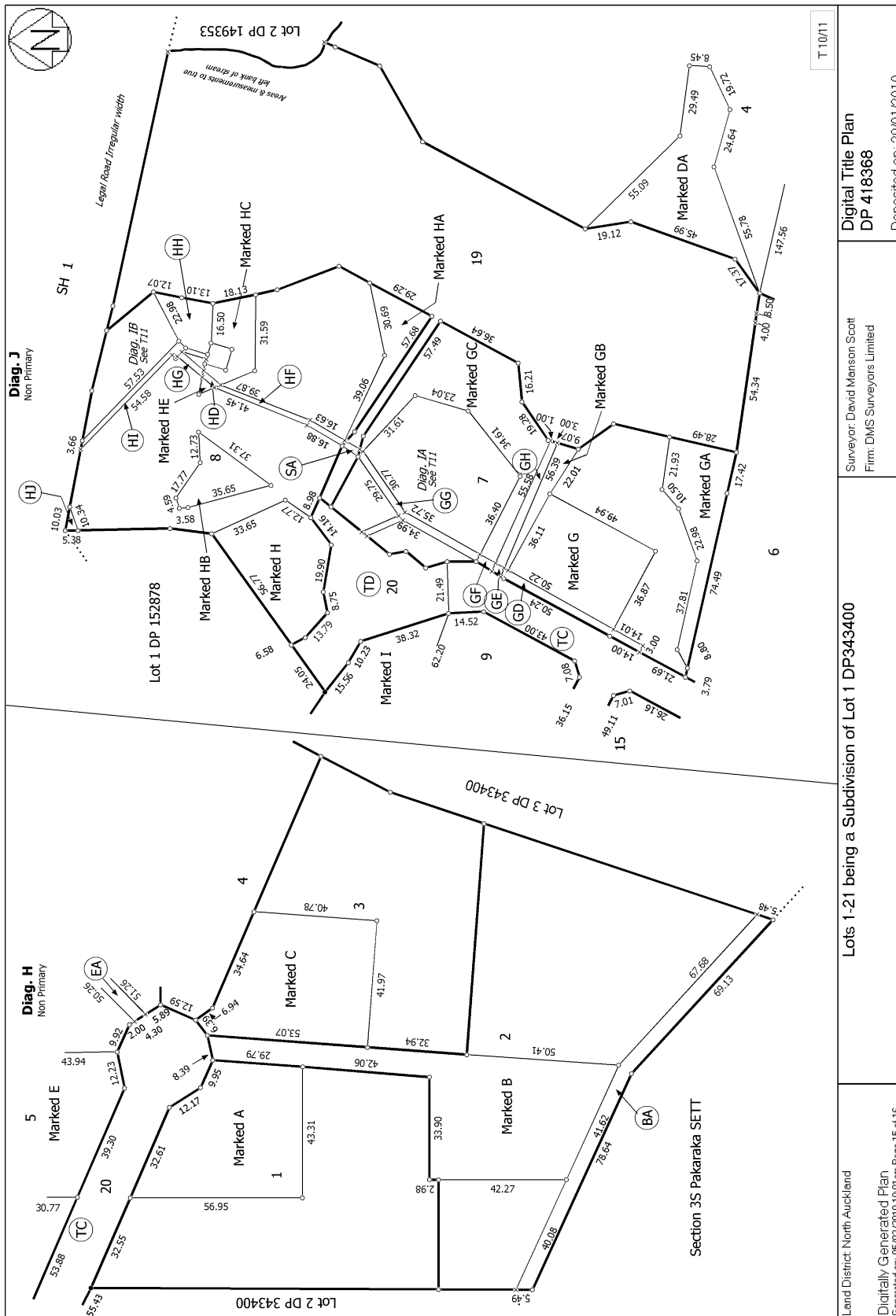


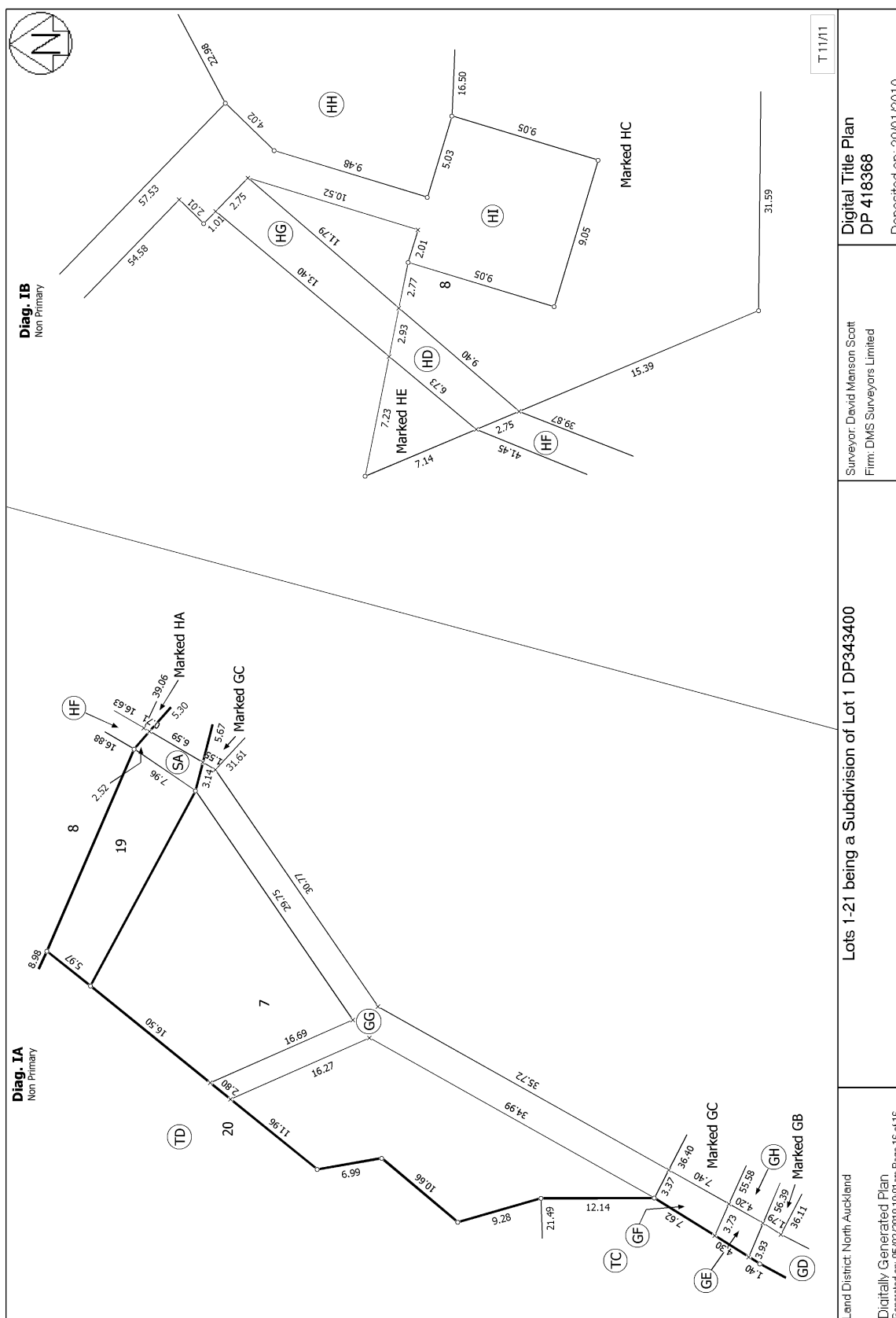












Approved by Registrar-General of Land under No. 2002/6055  
**Easement instrument to grant easement or *profit à prendre*, or create land covenant**  
Sections 90A and 90F, Land Transfer Act 1952

Land registration district

**NORTH AUCKLAND**



**EI 6330889.11 Easement**

Cpy - 01/01, Pgs - 005, 01/03/05, 14:41



DocID: 311821596

Surname(s) must be underlined or in CAPITALS.

Grantor

**Hugo Peter BLUMHARDT**

Grantee

Surname(s) must be underlined or in CAPITALS.

**Stanley William George MORLEY and  
Hugo Peter BLUMHARDT**

**Grant\* of easement or *profit à prendre* or creation or covenant**

**The Grantor**, being the registered proprietor of the servient tenement(s) set out in Schedule A, **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, or **creates** the covenant(s) **set out** in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Dated this 17th day of December 2004

**Attestation**

Hugo Peter Blumhardt

Signed in my presence by the Grantor and Grantee

Signature of witness

Witness to complete in BLOCK letters (unless legibly printed)

Witness name

Occupation

JOHN RICHARD LUXFORD  
SOLICITOR

Address

WHANGAREI

H. P. Blumhardt  
Signature [common seal] of Grantor  
and Grantee

Stanley William George Morley

Signed in my presence by the Grantee

Signature of witness

Witness to complete in BLOCK letters (unless legibly printed)

Witness name

Occupation

**L. J. MACBRAYNE**  
SOLICITOR  
WHANGAREI

Address

S. W. G. Morley,  
Signature [common seal] of Grantee

**Certified correct** for the purposes of the Land Transfer Act 1952.

[Signature]  
[Solicitor for] the Grantee

\*If the consent of any person is required for the grant, the specified consent form must be used.

REF: 7003 - AUCKLAND DISTRICT LAW SOCIETY



Page 1 of 2 pages

(Continue in additional Annexure Schedule if required.)

Purpose (nature and extent) of easement, <i>profit</i> , or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
<b>Right to Drain Water</b>	<b>F on DP 343400</b>	<b>178054</b>	<b>178052 &amp; 178053</b>

Delete phrases in [ ] and insert memorandum number as required.  
Continue in additional Annexure Schedule if required.

[the provisions set out in Annexure Schedule 2].

~~[Annexure Schedule 2].~~

**All signing parties and either their witnesses or solicitors must sign or initial in this box**

REF: 7003 – AUCKLAND DISTRICT LAW SOCIETY

**Annexure Schedule 2**



Insert type of instrument

"Mortgage", "Transfer", "Lease" etc

Easement

Dated

2004

Page

1

of

1

Pages

(Continue in additional Annexure Schedule, if required.)

1. Any maintenance, repair or replacement of any easement facility in respect of any easement set out herein that is necessary because of any act or omission by the grantor or the grantee (as defined in paragraph 1 of Schedule 4 of the Land Transfer Regulations 2002) must be carried out promptly by that grantor or grantee at the sole cost of that grantor or grantee or in such proportion as relates to the act or omission.
2. The easement facilities in respect of the within easement shall be placed under and within the ground comprising the stipulated course.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

*S.W.S.M. (Signature) 74.0.3*

**Annexure Schedule**



Insert type of instrument  
"Mortgage", "Transfer", "Lease" etc

Easement

Dated

2004

Page

of

pages

(Continue in additional Annexure Schedule, if required.)

**Attestation continued:**

Signed by the Grantee )

Hugo Peter Blumhardt )

in the presence of: )

.....

Witness signature: .....

Name: .....

Occupation: .....

Address: .....

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box:

S.W.G.M. [Signature] R.O.B. [Signature]

# **Annexure Schedule - Consent Form**

Land Transfer Act 1952 section 238(2)



Insert type of instrument  
"Caveat", "Mortgage" etc

**Easement instrument**

Page **1** of **1** pages

## **Consentor**

Surname must be underlined or in CAPITALS

## **Capacity and Interest of Consentor**

(eg. Caveator under Caveat no./Mortgagee under Mortgage no.)

**THE OAKS LAW CENTRE SOLICITORS  
NOMINEE COMPANY LIMITED**

**Mortgagee under Mortgage No 5744628.4**

## **Consent**

Delete Land Transfer Act 1952, if inapplicable, and insert name and date of application Act.

Delete words in [ ] if inconsistent with the consent.

State full details of the matter for which consent is required.

Pursuant to [section 238(2) of the Land Transfer Act 1952]

[section \_\_\_\_\_ of the \_\_\_\_\_ Act \_\_\_\_\_]

[Without prejudice to the rights and powers existing under the interest of the Consentor]

the Consentor hereby consents to:

**registration of the attached Easement instrument**

Dated this 21st day of December 2004

## **Attestation**

<p><b>THE OAKS LAW CENTRE SOLICITORS NOMINEE COMPANY LIMITED</b></p> <p><i>[Signature]</i> <b>J.R. LUXFORD DIRECTOR</b></p>	<p>Signed in my presence by the Consentor</p> <p><i>[Signature]</i> Signature of Witness</p> <p>Witness to complete in BLOCK letters (unless legibly printed)</p> <p>Witness name</p> <p>Occupation <b>Leanne Maree Jackson Law Clerk to The Oaks Law Centre</b></p> <p>Address <b>Whangarei</b></p>
<p>Signature of Consentor</p>	

An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.

# View Instrument Details



<b>Instrument No</b>	8396914.1
<b>Status</b>	Registered
<b>Date &amp; Time Lodged</b>	29 January 2010 15:32
<b>Lodged By</b>	Hyde, Tracy Elli
<b>Instrument Type</b>	Consent Notice under s221(4)(a) Resource Management Act 1991



---

<b>Affected Computer Registers</b>	<b>Land District</b>
178052	North Auckland

---

**Annexure Schedule:** Contains 3 Pages.

---

## Signature

Signed by Noel Christopher Roderick Perry as Territorial Authority Representative on 15/01/2010 09:03 AM

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





Private Bag 752, Memorial Ave  
Kaikohe 0400, New Zealand  
Freephone: 0800 920 029  
Phone: (09) 405 2750  
Fax: (09) 401 2137  
Email: ask.us@fndc.govt.nz  
Website: www.fndc.govt.nz

## **THE RESOURCE MANAGEMENT ACT 1991**

### **SECTION 221 : CONSENT NOTICE**

**REGARDING RC 20580737 and Variation RC 2090346 & 2090397**  
the Subdivision of Lot 1 DP343400  
North Auckland Registry

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

### **SCHEDULE**

- (a) The owners of each Lot shall be required to comply at all times with all aspects of the approved Management Plan. (*Lots 1-18, 19 & 20*).
- (b) All buildings and structures on a Lot are to be located within the identified building envelope shown on the survey plan. (*Lots 1-18, 19 & 20*).
- (c) Stormwater runoff from roofs, driveways and paved areas and overflow from water storage tanks on the residential Lots shall be contained within the lot boundaries and disposed of to ground. No stormwater shall be allowed to discharge in an uncontrolled manner to slopes nor to areas identified for effluent disposal and soakage. (*Lots 1-18*).
- (d) Sewerage effluent treatment and disposal shall be by aerated treatment systems with driplines and shall comply with the requirements set out in the report by Duffill Watts and King and included in the approved Management Plan. (*Lots 1-18*).

A programmed maintenance contract for the treatment system and disposal area is required. The minimum operational and maintenance procedures which must be followed for a standard aerated tank comprise a monthly check that the tank vent is clear and a yearly check on the level of sludge and scum in the tank. All the manufacturers recommendations shall be complied with.

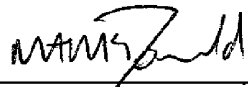
- (e) Each dwelling shall have a roof water collection system with 45,000 litre storage tanks. The watertanks shall be positioned so that they are accessible

(safely) for fire fighting purposes and be coupled together and have one tank fitted with an outlet compatible with rural fire service equipment or be fitted with a sprinkler system approved by Council. *(Lots 1-18).*

- (f) No further re-subdivision of any allotment within the subdivision shall be permitted (it being noted that this condition was offered by the applicant). *(Lots 1-18, 19 & 20).*
- (g) No occupier or visitor to the site shall keep or introduce mustelids to the site. No visitor to the site shall keep or introduce to the site any cat or dog. On all lots, no occupier of the lot shall keep or introduce to the site any cat or dog unless the lot or part of the lot is completely contained within a cat and dog proof fence such as the Radio Pet Containment System and the cats and dogs are at all times fitted with the appropriate sensor device to ensure they do not stray outside the contained area. The fencing and all associated equipment must be maintained at all times in a totally secure and working condition. If for any reason the fencing and equipment is damaged or faulty or is removed, no occupier or visitor to the site shall keep or introduce to the site any cat or dog. Other than when being transported in an appropriate container, cats are not allowed outside the contained area on their owner's lot. Dogs must at all times be kept on a leash when inside the confines of the subdivision but outside the boundaries of the owner's lot. *(Lots 1-18 & 20).*
- (h) No dog shall be permitted on Lot 19. *(Lot 19).*
- (i) The proposed vegetation areas (restoration planting with indigenous vegetation and horticultural crops) shown in the Landscape Plan and identified on the survey plan are to be retained in perpetuity. No person shall without the prior written consent of the Council and then in strict compliance with any conditions imposed by the Council, cut down, damage or destroy any of the trees within the planted area defined as "Olive trees" and restoration areas identified on the survey plan. Where such request involves the introduction of a different productive crop or alternative indigenous vegetation, Council approval will not be unreasonably withheld. A person shall not be in breach of this prohibition if any such vegetation shall die of natural causes, not attributable to any act or default by or on behalf of the land owners/occupiers of for which the land owner/occupier is responsible provided however that any such vegetation shall be replaced following consultation with the Council. *(Lots 1-18, 19 & 20).*
- (j) Lots 7 and 8 may be used for horticultural purposes or for the grazing of no more than 6 sheep or 4 cattle stock (less than 12 months old) at any one time. Other livestock management or production including beef and horses shall be prohibited on these sites. *(Lots 7 & 8).*
- (k) The owner of each allotment shall be required to be a member of the Pakaraka Parkland Owners Association and shall be required to comply at all times with the provisions of the approved Management Plan. *(Lots 1-18, 19 & 20).*
- (l) In the event of default by the Pakaraka Parkland Owners Association of its obligations under these conditions, council will call upon the owners of each Lot to comply with these conditions. *(Lots 1-18, 19 & 20).*

- (m) No residential buildings are to be constructed on Lots 19 or 20. The farm buildings that existed on Lot 20 as at the date the original RC 2050737 was issued (15 October 2008) may remain and may be repaired or replaced provided any replacement building is located within the same general building envelope. (Lots 19 & 20).

SIGNED:



Mr M A McDonald

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

DATED at Kerikeri this 29<sup>th</sup> day of April 2009 .

# View Instrument Details



**Instrument No** 8396914.6  
**Status** Registered  
**Date & Time Lodged** 29 January 2010 15:32  
**Lodged By** Hyde, Tracy Elli  
**Instrument Type** Easement Instrument



---

Affected Computer Registers	Land District
178052	North Auckland
477342	North Auckland
477343	North Auckland
477344	North Auckland
477345	North Auckland
477346	North Auckland
477347	North Auckland
477348	North Auckland
477349	North Auckland
477350	North Auckland
477351	North Auckland
477352	North Auckland
477353	North Auckland
477354	North Auckland
477355	North Auckland
477356	North Auckland
477357	North Auckland
477358	North Auckland
477359	North Auckland
477360	North Auckland
477361	North Auckland

---

**Annexure Schedule:** Contains 4 Pages.

---

## Grantor Certifications

I certify that I have the authority to act for the Grantor 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 ☒

I certify that the Mortgagee under Mortgage 6330889.12 has consented to this transaction and I hold that consent ☒

## Signature

Signed by Noel Christopher Roderick Perry as Grantor Representative on 29/01/2010 01:18 PM

---

## Grantee Certifications

I certify that I have the authority to act for the Grantee 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 ☒

---

**Grantee Certifications**

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 Noel Christopher Roderick Perry as Grantee Representative on 29/01/2010 01:18 PM

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

## Form B

**Easement instrument to grant easement or *profit à prendre*, or create land covenant**

(Sections 90A and 90F Land Transfer Act 1952)

**Grantor**

Stanley William George MORLEY

**Grantee**

Stanley William George MORLEY

**Grant of Easement or *Profit à prendre* or Creation of Covenant**

The Grantor being the registered proprietor of the servient tenement(s) set out in Schedule A grants to the Grantee (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, or creates 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 (Nature and extent) of easement; <i>profit</i> or covenant	Shown (plan reference)	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or in gross
	DP 418368		
Right of Way Right to convey water Right to drain water Right to convey electricity telecommunications and computer media	TA TB TC  TD	Lot 20 CT 477361	Lots 1-18 CsT 477342 to 477359 (both inclusive)
Right to drain water	EA	Lot 5 CT 477346	Lots 1 to 4 (CsT 477342 to 477345 both inclusive and Lots 6 to 18 (CsT 477347 to 477359 both inclusive and Lot 20 (CT 477361)



Form L

Annexure Schedule

Page 2 of 4 Pages

Insert instrument type

**Easement**

Continue in additional Annexure Schedule, if required

Purpose (Nature and extent) of easement; <i>profit</i> or covenant	Shown (plan reference)	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or in gross
Right to drain water	DP 418368 FD and FB	Lot 6 CT 477347	Lots 1 to 5 (CsT 477342 to 477346 both inclusive and Lots 7 to 18 (CsT 477348 to 477359 both inclusive and Lot 20 (CT 477361)
	GE and GH	Lot 7 CT477348	Lots 1to 6 (CsT 477342 to 477347 both inclusive) and Lots 8 to 18 (CsT 477349 to 477359 both inclusive) and Lot 20 (CT 477361)
Right to convey water Right to convey electricity	GD, GE, GF, GG	Lot 7 CT 477348	Lots 1to 6 (CsT 477342 to 477347 both inclusive) and Lots 8 to 18 (CsT 477349 to 477359 both inclusive)
	SA	Lot 19 CT 477360	Lots 1-18 (CsT 477342 to 477359 both inclusive)
	HF, HD, HG, HH and HI	Lot 8 CT 477349	Lots 1to 7 (CsT 477342 to 477348 both inclusive) and Lots 9 to 18 (CsT 477350 to 477359 both inclusive)

Form B - continued

**Easements or profits à prendre rights and powers (including terms, covenants and conditions)**

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

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or Schedule Five of the Property Law Act 2007

The implied rights and powers are hereby [varied] [negated] [added to] or [substituted] by:

[Memorandum number \_\_\_\_\_, registered under section 155A of the Land Transfer Act 1952]

[the provisions set out in Annexure Schedule 1 ]

**Covenant provisions**

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

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

[Memorandum number \_\_\_\_\_, registered under section 155A of the Land Transfer Act 1952]

[Annexure Schedule — ]

Form L

Annexure Schedule

1

Page 4 of 4 Pages

Insert instrument type

Easement

Continue in additional Annexure Schedule, if required

"Continuation of Easements or profits a prendre rights and powers (including terms, covenants, and conditions)"

1. Any maintenance, repair or replacement of any easement facility in respect of any easement set out herein that is necessary because of any act or omission by the grantor or the grantee (as defined in paragraph 1 of Schedule 4 of the Land Transfer Regulations 2002) must be carried out promptly by that grantor or grantee at the sole cost of that grantor or grantee or in such proportion as relates to the act or omission.
2. Where practicable easement facilities in respect of the within easements, other than the easements of right of way, shall be placed under and within the ground comprising the stipulated course. This provision does not extend to those easement facilities which are required to be located on or above the ground for the proper functioning, maintenance and inspection of the easements.
3. If, in respect of easements of right of way, there is conflict between the provisions of Schedule 4 to the Land Transfer Regulations 2002 and the provisions of the Fifth Schedule to the Property Law Act 2007 then the latter shall prevail.
4. Where there is conflict between the rights powers terms covenants or restrictions herein ("the modifications") and the provisions of Schedule 4 to the Land Transfer Regulations 2002 and/or the provisions of the Fifth Schedule to the Property Law Act 2007 then the modifications shall prevail.

# View Instrument Details



**Instrument No** 8396914.9  
**Status** Registered  
**Date & Time Lodged** 29 January 2010 15:32  
**Lodged By** Hyde, Tracy Elli  
**Instrument Type** Easement Instrument



---

Affected Computer Registers	Land District
477342	North Auckland
477343	North Auckland
477344	North Auckland
477345	North Auckland
477346	North Auckland
477347	North Auckland
477348	North Auckland
477349	North Auckland
477350	North Auckland
477351	North Auckland
477352	North Auckland
477353	North Auckland
477354	North Auckland
477355	North Auckland
477356	North Auckland
477357	North Auckland
477358	North Auckland
477359	North Auckland
477360	North Auckland
477361	North Auckland

---

**Annexure Schedule:** Contains 5 Pages.

---

## Grantor Certifications

- I certify that I have the authority to act for the Grantor 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 ☒
- I certify that the Mortgagee under Mortgage 6330889.12 has consented to this transaction and I hold that consent ☒

## Signature

Signed by Noel Christopher Roderick Perry as Grantor Representative on 15/01/2010 09:13 AM

---

## Grantee Certifications

- I certify that I have the authority to act for the Grantee 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 ☒

---

**Grantee Certifications**

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 Noel Christopher Roderick Perry as Grantee Representative on 15/01/2010 09:13 AM

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

## Form B

**Easement Instrument to grant easement or profit a prendre, or create land covenant**

(Sections 90A and 90F Land Transfer Act 1952)

**Grantor**

Stanley William George MORLEY ("the first Grantor")

THE PAKARAKA PARKLAND OWNER'S ASSOCIATION INCORPORATED ("the second Grantor")

**Grantee**

THE PAKARAKA PARKLAND OWNER'S ASSOCIATION INCORPORATED ("the first Grantee")

Stanley William George MORLEY ("the second Grantee")

**Grant of Easement or Profit a prendre or Creation of Covenant**

The Grantor being the registered proprietor of the servient tenement(s) set out in Schedule A grants to the Grantee (and, if so stated, in gross) the easement(s) or profit(s) a prendre set out in Schedule A, or creates 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 (Nature and extent) of easement ; profit or covenant	Shown (plan reference)	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or in gross
Land covenants	FIRST SERVIENT AND DOMINANT TENEMENTS	CsT 477342 to 477359 (both titles inclusive) (called "the first servient lots")	CsT 477360 & 477361 (called "the first dominant lots")
Land covenants	SECOND SERVIENT AND DOMINANT TENEMENTS	CsT 477360 & 477361 (called "the second servient lots")	CsT 477342 to 477359 (both titles inclusive) (called "the second dominant lots")

**Covenant provisions**

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 :

[Annexure Schedule 1 ]



## Annexure Schedule 1

2003/5038EF  
Approved  
Registrar-General of Land

\*

Dated

Page 1 of 4 pages

\* Insert type of instrument.

Continue in additional Annexure Schedule if required.

## BACKGROUND

1. The land formerly contained in Certificate of title 178052 (North Auckland Land Registry) has been subdivided into lots as comprised and described on Deposited plan 418368 and is being developed as a residential lifestyle parkland (known as "Pakaraka Parkland") in accordance with the terms, provisions and outcomes of the Pakaraka Parkland Management Plan ("the Management Plan"), a copy of which is attached to this instrument as Annexure Schedule 2.

2. Pakaraka Parkland has been designed to create a beautiful place to live within a setting of indigenous plantings, wetlands and productive olive groves, establishment of which has already commenced. Production from the land has changed from what was previously an uneconomic livestock farm to an area of sustainable horticultural activity. This is achieved in a manner that ensures that the life supporting capacity of the soils is not jeopardised and that the soil quality is protected and enhanced. Amenity and landscape values have been enhanced and fresh water resources have been protected. Pakaraka Parkland has the capacity to offer an educational resource to the adjoining Pakaraka School through the understanding of wetland environments, their features, functions, opportunities and threats.

3. Each owner of a Lot will be a member of the Pakaraka Parkland Owner's Association Incorporated ("the Association") which will manage the collective interests in terms of olive production and as co-owners of the common facilities. Owners of individual lots agree to be bound by the Rules of this Association. The principal objects of the Association are to administer, manage and maintain the collective interests of the co-owners to enable them to enjoy the facilities and assets of Pakaraka Parkland and its surrounds and to ensure compliance with the covenants as registered on the certificates of title of each Lot. A full copy of the Rules and Bylaws of the Association are set out in Appendix B to Annexure Schedule 2 of this instrument.

## COVENANTS

1. The first Grantor so as to bind the land contained in each of the Certificates of title comprising the first servient tenement (called "the first servient lots") COVENANTS AND AGREES with the first Grantee for the benefit of the land contained in the Certificates of title comprising the first dominant tenement (called "the first dominant lots") in the manner set out in Schedule B to this instrument TO THE INTENT that each of the first servient lots shall be bound by the stipulations and restrictions set out in the said Schedule B, in so far as the stipulations and restrictions are applicable to and bind the first servient lots AND TO THE INTENT that the owners and occupiers for the time being of each of the first dominant lots may enforce the observance and performance of such stipulations and restrictions against the owners and occupiers for the time being of the relevant first servient lots PROVIDED HOWEVER AND IT IS HEREBY AGREED AND DECLARED that the first Grantor shall as regards those stipulations and restrictions be liable only in respect of breaches of them which shall occur whilst the first Grantor is the registered owner of any of the first servient lots or any part of it in respect of which any breach shall occur and the first Grantor HEREBY COVENANTS that the first Grantor will at all times from the date of execution of this instrument save and keep indemnified the first Grantee from all proceedings, costs, claims and demands in respect of all breaches by the first Grantor of the stipulations and restrictions on the part of the first Grantor contained or implied in the said Schedule B.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

## Annexure Schedule 1

2003/5038EF  
Approved  
Registrar-General of Land

Dated

Page 2 of 4 pages

\* *Insert type of instrument.**Continue in additional Annexure Schedule if required.*

2. The second Grantor so as to bind the land contained in the Certificate of title comprising the second servient tenement (called "the second servient lot") COVENANTS AND AGREES with the second Grantee for the benefit of the land contained in each of the Certificates of title comprising the second dominant tenement (called "the second dominant lots") in the manner set out in Schedule C to this instrument TO THE INTENT that the second servient lot shall be bound by the stipulations and restrictions set out in the said Schedule C AND TO THE INTENT that any or all of the owners and occupiers for the time being of the second dominant lots may enforce the observance and performance of those stipulations and restrictions against the owners and occupiers for the time being of the second servient lot PROVIDED HOWEVER AND IT IS HEREBY AGREED AND DECLARED by and between the second Grantor and the second Grantee that the second Grantor shall as regards those stipulations and restrictions be liable only in respect of breaches of them which shall occur whilst the second Grantor is the registered owner of the second servient lot or any part of it in respect of which any breach shall occur and the second Grantor HEREBY COVENANTS that the second Grantor will at all times from the date of execution of this instrument save and keep indemnified the second Grantee from all proceedings costs claims and demands in respect of all breaches by the second Grantor of the stipulations and restrictions on the part of the second Grantor contained or implied in the said Schedule C.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

## Annexure Schedule 1

2003/5038EF  
Approved  
Registrar-General of Land

Dated

Page 3 of 4 pages

\* Insert type of instrument.

Continue in additional Annexure Schedule if required.

## SCHEDULE B

1. Stipulations and restrictions which bind all of the first servient lots and all current and subsequent registered proprietors of the same:-

(a) To become a member of the Pakaraka Parkland Owner's Association Incorporated ("the Association") forthwith upon becoming registered as the proprietor (time being of the essence) of any one or more of the first servient lots AND to remain a member of the Association for the duration of that registered proprietorship of the first servient lot or, as the case may be, those first servient lots.

(b) As a member of the Association to, at all times, abide by, observe and perform and otherwise comply with all and singular:

- (i) the Rules and Bylaws for the time being of the Association; and
- (ii) the provisions, stipulations and restrictions set out in the Management Plan.

2. Stipulations and restrictions which only bind those first servient lots as are contained in Certificates of title 477342, 477343, 477344, 477346, 477349, 477350, 477351, 477352, 477353, 477354, 477355, 477356, 477357 and 477358 -

Subject to the Rules and Bylaws for the time being of the Association to tend cultivate manage and maintain the olive tree plantings thereon and to harvest the fruits of the same and to permit the Association at any time and from time to time, by its managers, employees, workmen, contractors, advisers and agents (with or without vehicles, machinery and implements of any kind whatsoever) to access the olive tree plantings as described and delineated in appendix C to the Management Plan which are situated upon the first servient lots abovescribed, for the purpose of tending, cultivating, managing and maintaining the olive tree plantings thereon and to harvest the fruits of the same as is, in the sole opinion of the Association, the proper time or times for so doing.

3. Stipulations and restrictions which only bind those first servient lots as are contained in Certificates of title 477345, 477347, 477348, 477349, 477352, 477353 and 477354 -

To tend, manage and maintain the pastures, native plantings and feijoa plantings variously established upon the first servient lots abovescribed, as the same are delineated and identified in appendices C and E to the Management Plan which are situated upon the first servient lots abovescribed.

4. Stipulations and restrictions in respect of fencing -

To, at all times, keep and maintain in good stock proof condition to the standard of a rural 7 and 8 wire fence, as is defined in paragraph 6 of Schedule 2 to the Fencing Act 1978 as is now or may subsequently be erected on :

(a) the boundaries of each of the first servient lots as are contained in Certificates of titles 477342, 477343, 477344, 477345, 477349, 477350, 477351, 477352, 477353, 477354, 477355 and 477358 which form parts of the external boundary of Pakaraka Parkland (as the same is delineated and identified in appendix C to the Management Plan) without cost to the registered proprietors for the time being of any other of the first servient lots or of the first dominant lots as comprise Pakaraka Parkland; and on

## Annexure Schedule 1

2003/5038EF  
Approved  
Registrar-General of Land

Dated

Page 4 of 4 pages

\* Insert type of instrument.

Continue in additional Annexure Schedule if required.

(b) the common boundaries between each of the first servient lots contained in Certificates of title 477345, 477347, 477348 and 477349, with the first dominant lot contained in Certificate of title 477360; the costs of so doing being shared by:

(i) the registered proprietor for the time being of that first dominant lot, as to a half share; and by

(ii) the registered proprietors for the time being of each of those first servient lots, as to the other half share, shared between them in the proportion that the length of the common boundary of each of their first servient lots, bears to the total length, in the aggregate, of the common boundaries of those first servient lots with that first dominant lot; and on

(c) the boundaries of each of the grazing areas (as the same are delineated and identified in appendix C to the Management Plan) as comprise part/parts of the first servient lots contained in Certificates of title 477345, 477347, 477348 and 477349 at the cost of the registered proprietors for the time being of each of those servient lots SAVE THAT:

(i) where the grazing area boundaries form common boundary with the first dominant lot contained in Certificate of title 477360, the preceding subclause (b) shall apply, to the exclusion of the provisions of this paragraph; and save that;

(ii) where the grazing area boundaries of any one of those first servient lots form common boundary with any other of those first servient lots, then the cost of such upkeep and maintenance of the fencing shall be shared equally.

## SCHEDULE C

To at all times observe and perform all and singular the stipulations and restrictions set out in:

1. the Management Plan of the Association; and in
  2. the Rules and Bylaws of the Association; and in
  3. paragraph (i) of subclause (b) of Clause 4 of Schedule B to this instrument
- on the part of the Association to be observed and performed.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.



**Justin Webster**  
**16 Parkland Drive, Moerewa**  
**Consent Notice Variation**



**APPENDIX D: Notices of Written Approval**

PLANNERS  
SURVEYORS  
ENGINEERS  
ARCHITECTS  
ENVIRONMENTAL



## NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

### PART A – To be completed by Applicant

Applicant/s Name:

Justin Webster

Address of proposed activity:

16 Parkland Drive, Pakaraka

Legal description:

Lot 3 DP 418368

Description of the proposal (including why you need resource consent):

Variation of consent notice under s221 RMA to locate new building (minor dwelling) outside of specified building area

Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):

1. Site Plan Drawings by o'Brien Design Consulting
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

### Notes to Applicant:

1. Written approval must be obtained from all registered owners and occupiers.
2. The **original copy** of this signed form and **signed plans and accompanying documents** must be supplied to the Far North District Council.
3. The amount and type of information provided to the party from whom you seek written approval should be sufficient to give them a full understanding of your proposal, its effects and why resource consent is needed.





## PART B – To be completed by Parties giving approval

### Notes to the party giving written approval:

1. If the owner and the occupier of your property are different people then separate written approvals are required from each.
2. You should only sign in the place provided on this form and accompanying plans and documents if you **fully understand** the proposal and if you **support** or have **no opposition** to the proposal. Council will not accept conditional approvals. If you have conditions on your approval, these should be discussed and resolved with the applicant directly.
3. Please note that when you give your written approval to an application, council cannot take into consideration any actual or potential effects of the proposed activity on you unless you formally withdraw your written approval **before** a decision has been made as to whether the application is to be notified or not. After that time you can no longer withdraw your written approval.
4. Please sign and date all associated plans and documentation as referenced overleaf and return with this form.
5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

Full name/s of party giving approval:

Address of affected property including legal description

11 Parkland Drive, Pakaraka, Moerewa  
Lot 5 DP 418368

Contact Phone Number/s and email address

Daytime:

email:

I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

*Please note: in most instances the approval of **all** the legal owners and the occupiers of the affected property will be necessary.*

1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.
2. I/We have signed each page of the plans and documentation in respect of this proposal (these need to accompany this form).
3. I/We understand and accept that once I/we give my/our approval the Consent Authority (Council) cannot take account of any actual or potential effect of the activity and/or proposal upon me/us when considering the application and the fact that any such effect may occur shall not be relevant grounds upon which the Consent Authority may refuse to grant the application.
4. I/We understand that at any time before the notification decision is made on the application, I/we may give notice in writing to Council that this approval is withdrawn.

Signature

Date

Signature

Date

Signature

Date

Signature

Date

# Proposed Dwelling

Justin Webster  
16 Parklands Drive  
Kerikeri  
Lot 3 DP 418368

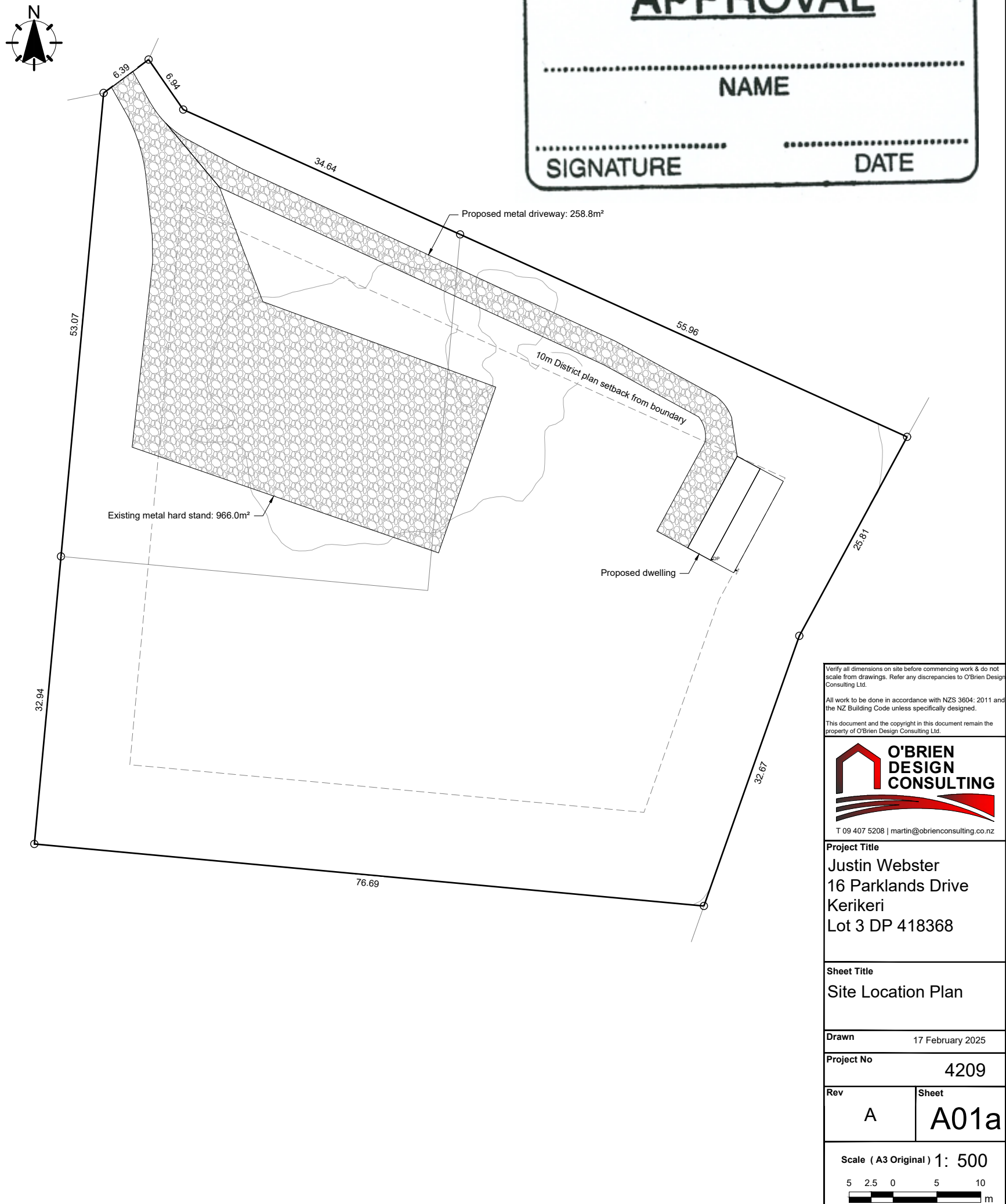
APPROVAL

NAME

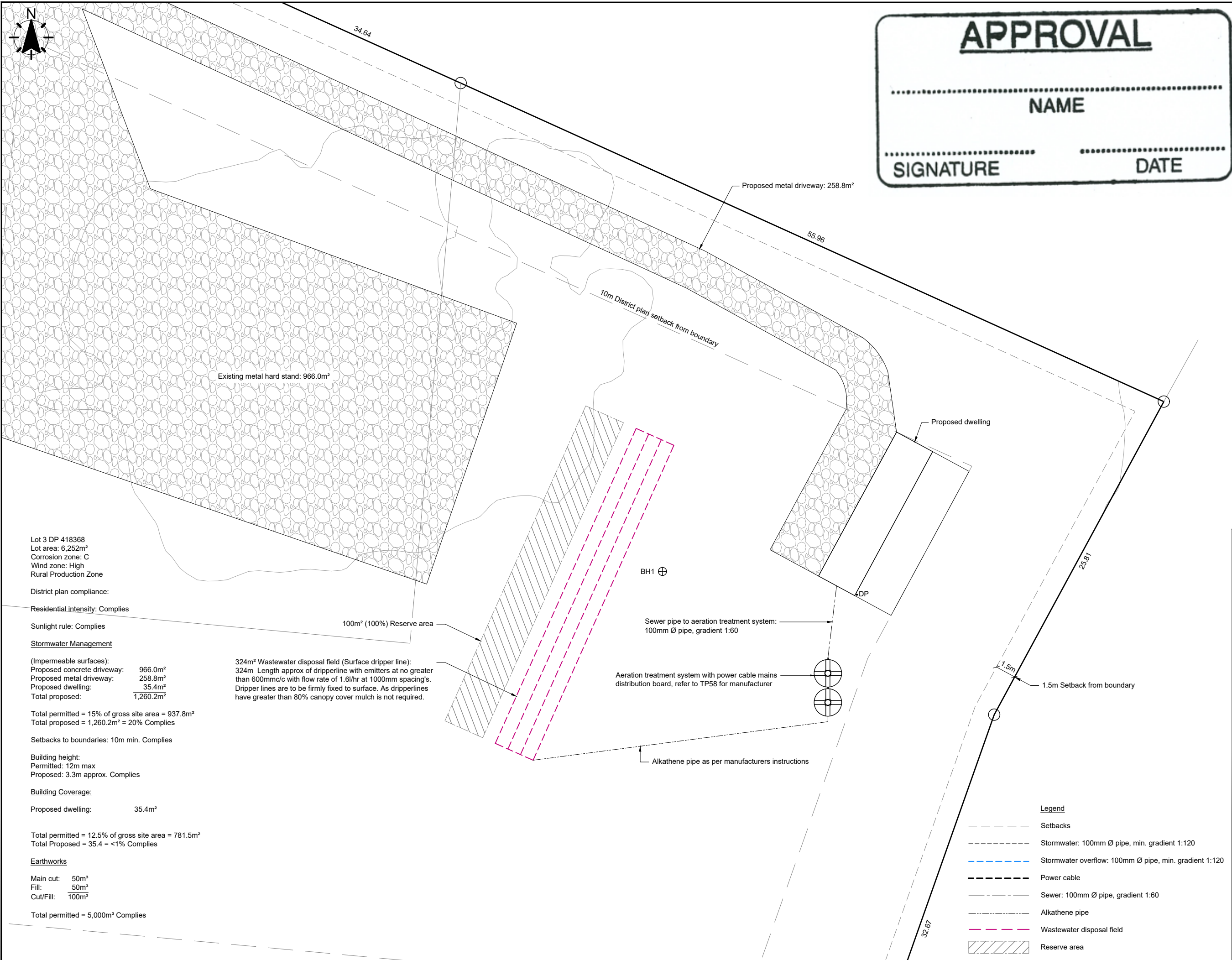
SIGNATUREDATE

Sheet Index		
Sheet No.	Sheet Title	Rev
A01a	Site Location Plan	A
A01b	Site Plan	A
A02	Floor Plan & Elevations	A
Revisions		
-	-	-

Site Plan Drawings  
Date: 17 February 2025  
Job Number: 4209  
Drawn by:







- NOTES
1. Contour lines at 1m increments, sourced from NRC .
  2. All drainage to comply with AS/NZS3500 & NZBC G13/AS1. All drainage is diagrammatical, drainlayer to determine on site drainage layout and provide asbuilt plan when complete.
  3. Length of dripper lines to be no more than 100m between feed points.
  4. Dripper lines to follow contour lines
  5. Dripper lines to be setback:
    - 1.5m from buildings
    - 1.5m from property boundaries
    - 5m from any intermittent storm water flow path such as a drain or overland flow path down slope of the field
  6. Overflow from water tanks to be directed well away from the proposed wastewater disposal field.
  7. Smoke alarms to be installed to NZS 4514:2021, refer to TP58 report for details.
  8. The works which are being proposed will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EW-S5 Erosion and Sediment Control - Auckland Council Guideline Document GD005 GD05 Erosion and Sediment Control.pdf (aucklanddesignmanual.co.nz)

Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.

All work to be done in accordance with NZS 3604: 2011 and the NZ Building Code unless specifically designed.

This document and the copyright in this document remain the property of O'Brien Design Consulting Ltd.

**O'BRIEN DESIGN CONSULTING**

T 09 407 5208 | martin@obrienconsulting.co.nz

**Project Title**  
Justin Webster  
16 Parklands Drive  
Kerikeri  
Lot 3 DP 418368

**Sheet Title**  
Site Plan

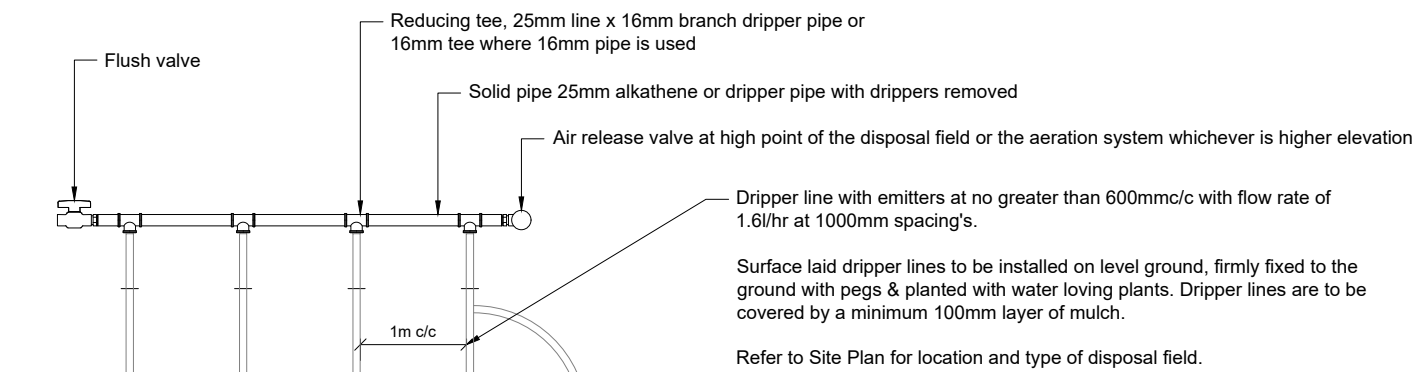
**Drawn** 17 February 2025

**Project No** 4209

**Rev** A **Sheet** A01b

**Scale ( A3 Original ) 1: 250**

2.5 1.25 0 2.5 5 m



**APPROVAL**

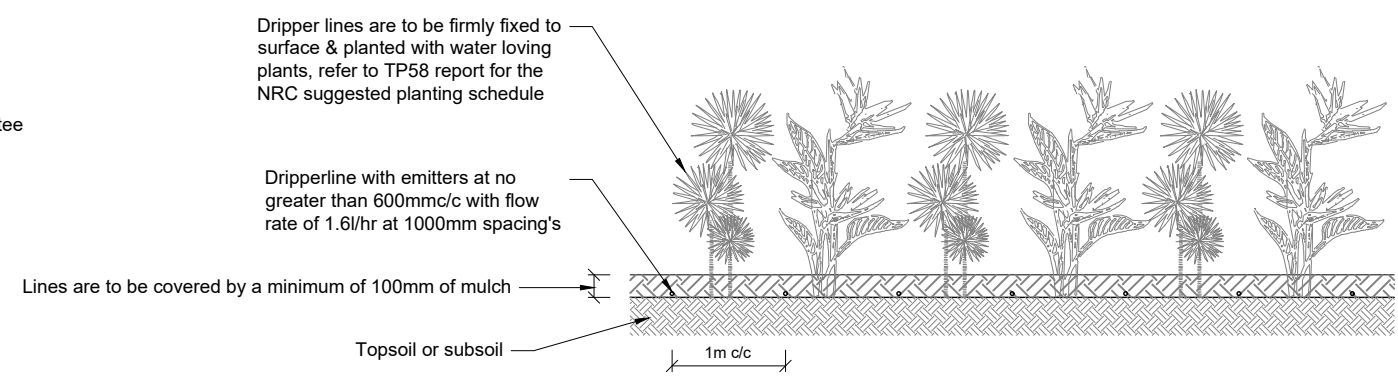
.....

NAME

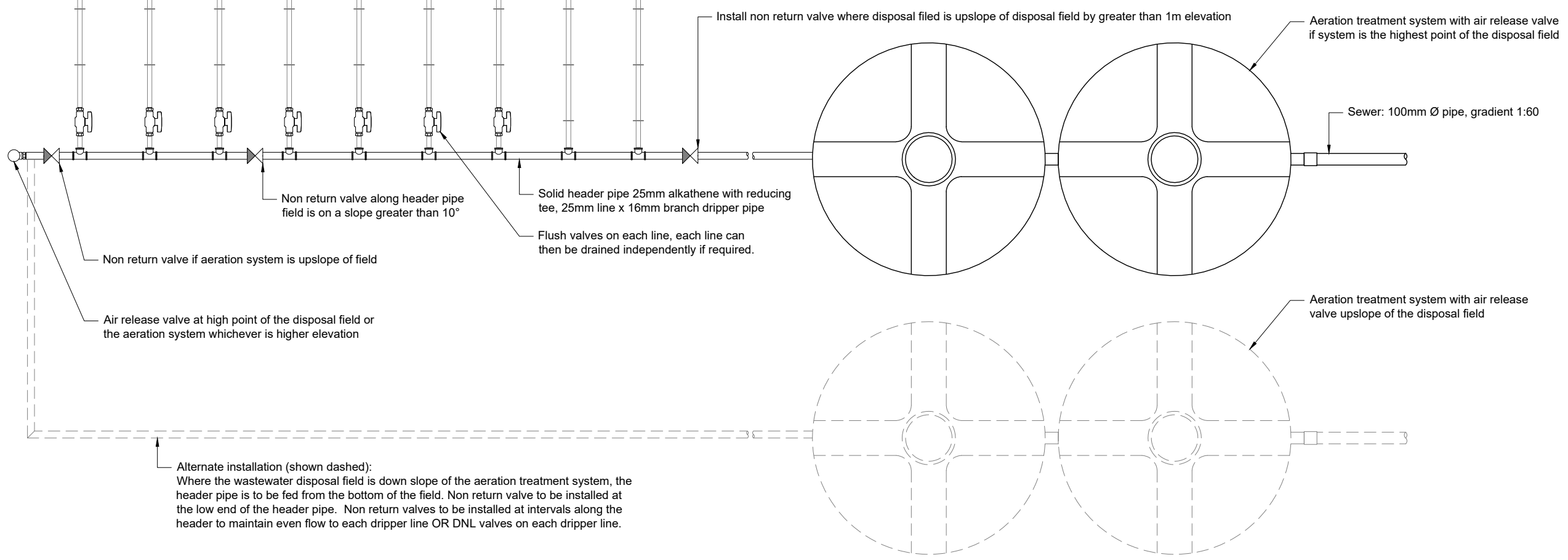
.....

SIGNATURE

DATE



**W03** Typical Surface Laid Drinker Line Detail  
SCALE = 1:20



**W01** Typical Wastewater Disposal Field Plan  
SCALE = 1:20

- NOTES**
- All drainage is diagrammatical, do not scale from drawing.
  - Length of dripper lines to be no more than 100m between feed points.
  - Dripper lines to follow contour lines.
  - Dripper lines to be laid on even ground, laying dripper lines on gully's or humps in the ground can cause ponding.
  - Air release valve to be at the high point in the disposal field or at the system if that is a higher elevation, locations shown on detail are indicative.
  - The works which are being proposed will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EW-S5 Erosion and Sediment Control - Auckland Council Guideline Document GD005 GD05 Erosion and Sediment Control.pdf (aucklanddesignmanual.co.nz)

Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.

All work to be done in accordance with NZS 3604: 2011 and the NZ Building Code unless specifically designed.

This document and the copyright in this document remain the property of O'Brien Design Consulting Ltd.

**O'BRIEN  
DESIGN  
CONSULTING**

T 09 407 5208 | martin@obrienconsulting.co.nz

**Project Title**  
Justin Webster  
16 Parklands Drive  
Kerikeri  
Lot 3 DP 418368

**Sheet Title**  
Wastewater Site Plan

**Drawn** 17 February 2025

**Project No** 4209

<b>Rev</b>	<b>Sheet</b>
A	A01c

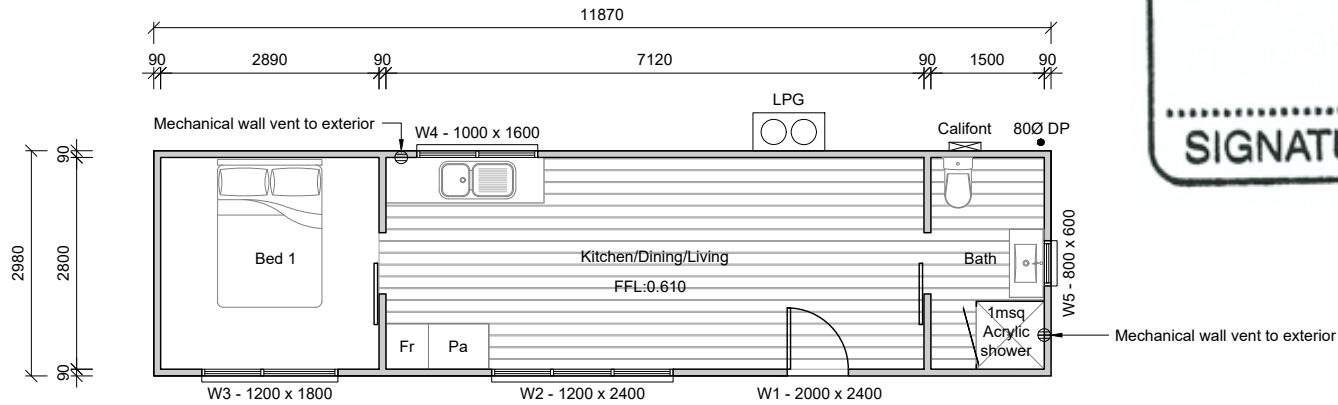
**Scale ( A3 Original ) 1: 20**

0.2 0.1 0 0.2 0.4 m



**SPECIFICATION:**

- High wind zone
- Exposure zone C
- Pile foundations & timber subfloor
- 2.1m - 2.4m Stud height
- Board & batten cladding
- ~3° Roof pitch
- Ply wall lining
- Ply ceiling lining
- PVC Spouting & timber fascia with 80Ø downpipe
- Aluminium single glazed joinery



APPROVAL

NAME

SIGNATURE

DATE

- NOTE:**
1. All dimensions taken from the outside of pre-cut, please check all dimensions before construction commences.
  2. Refer to Section for lintel dimensions, stud spacing & external door offsets.
  2. Refer to Eave detail for stud, lintel and soffit framing heights.
  3. Additional nogs to be installed at framing stage to allow for fixed shelves, , wall mounted extractors, heat pump, A/C units & garage door components where required.
  4. Refer to attached sheet for cladding & roofing notes & details.
  5. All wall framing typically H1.2 treated unless specifically stated.
  6. All external linings to be installed to manufacturers instructions, refer to separate detail sheet for cladding details & notes.
  7. Waterproof membrane under the tiles (or similar) is to extend 1.5m from bathroom & kitchen sanitary fixtures to comply with E3/AS1 3.0
  8. Artificial lighting to be provided inline with NZS 6703:1984 & G8/AS1.

**BUILDING AREA:**

Floor Area: 35.4m<sup>2</sup>  
Roof Area: 35.4m<sup>2</sup>

**FIXINGS:**

Exposure Zone: C  
Durability of fixings to comply with NZS 3604:2011 Section 4 & NZBC B2/AS1

Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.

All work to be done in accordance with NZS 3604: 2011 and the NZ Building Code unless specifically designed.

This document and the copyright in this document remain the property of O'Brien Design Consulting Ltd.



T 09 407 5208 | martin@obrienconsulting.co.nz

**Project Title**

Justin Webster  
16 Parklands Drive  
Kerikeri  
Lot 3 DP 418368

**Sheet Title**

Floor Plan

Drawn 17 February 2025

Project No 4209

Rev	Sheet
A	A02

Scale ( A3 Original ) 1: 100







## NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

### PART A – To be completed by Applicant

Applicant/s Name:

Justin Webster

Address of proposed activity:

16 Parkland Drive, Pakaraka

Legal description:

Lot 3 DP 418368

Description of the proposal (including why you need resource consent):

Variation of consent notice under s221 RMA to locate new building (minor dwelling) outside of specified building area

Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):

1. Site Plan Drawings by o'Brien Design Consulting
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

### Notes to Applicant:

1. Written approval must be obtained from all registered owners and occupiers.
2. The **original copy** of this signed form and **signed plans and accompanying documents** must be supplied to the Far North District Council.
3. The amount and type of information provided to the party from whom you seek written approval should be sufficient to give them a full understanding of your proposal, its effects and why resource consent is needed.



## PART B – To be completed by Parties giving approval

### Notes to the party giving written approval:

1. If the owner and the occupier of your property are different people then separate written approvals are required from each.
2. You should only sign in the place provided on this form and accompanying plans and documents if you **fully understand** the proposal and if you **support** or have **no opposition** to the proposal. Council will not accept conditional approvals. If you have conditions on your approval, these should be discussed and resolved with the applicant directly.
3. Please note that when you give your written approval to an application, council cannot take into consideration any actual or potential effects of the proposed activity on you unless you formally withdraw your written approval **before** a decision has been made as to whether the application is to be notified or not. After that time you can no longer withdraw your written approval.
4. Please sign and date all associated plans and documentation as referenced overleaf and return with this form.
5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

Full name/s of party giving approval:

Address of affected property including legal description

12 Parkland Drive, Pakaraka, Moerewa  
Lot 1 DP 418368

Contact Phone Number/s and email address

Daytime:

email:

I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

*Please note: in most instances the approval of **all** the legal owners and the occupiers of the affected property will be necessary.*

1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.
2. I/We have signed each page of the plans and documentation in respect of this proposal (these need to accompany this form).
3. I/We understand and accept that once I/we give my/our approval the Consent Authority (Council) cannot take account of any actual or potential effect of the activity and/or proposal upon me/us when considering the application and the fact that any such effect may occur shall not be relevant grounds upon which the Consent Authority may refuse to grant the application.
4. I/We understand that at any time before the notification decision is made on the application, I/we may give notice in writing to Council that this approval is withdrawn.

Signature

Date

Signature

Date

Signature

Date

Signature

Date

# Proposed Dwelling

Justin Webster  
16 Parklands Drive  
Kerikeri  
Lot 3 DP 418368

APPROVAL

.....

NAME

.....

SIGNATURE

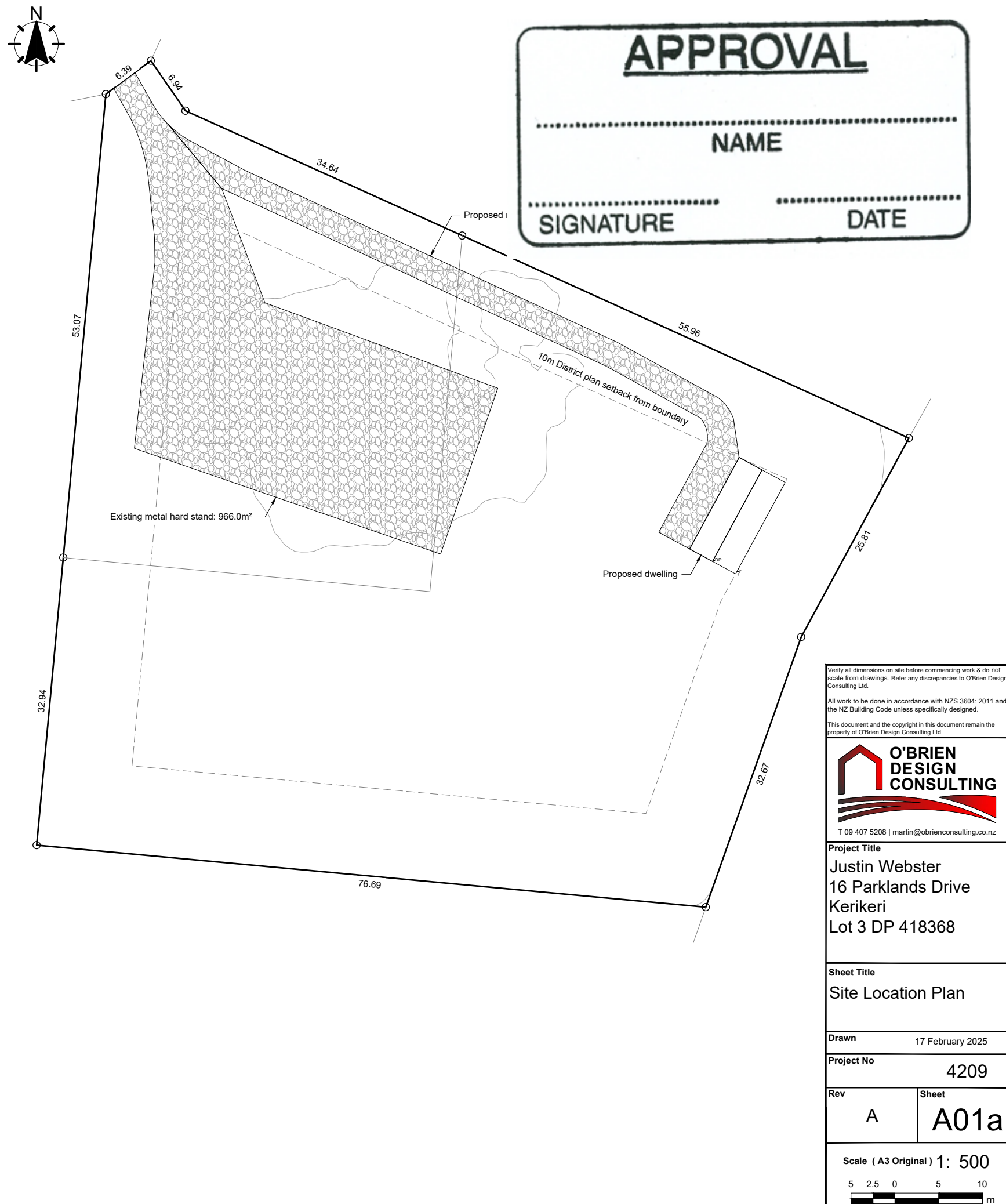
.....

DATE

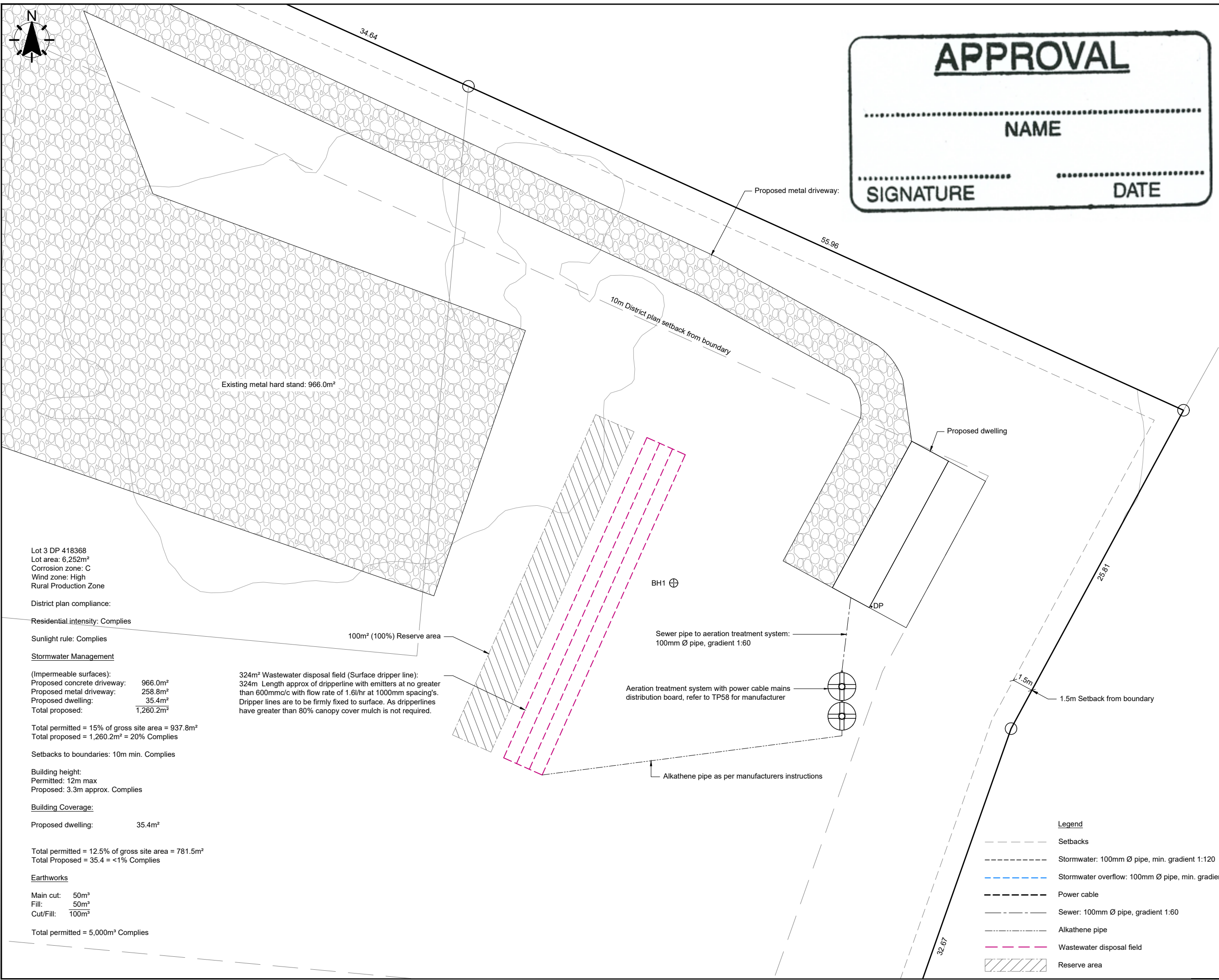
Sheet Index		
Sheet No.	Sheet Title	Rev
A01a	Site Location Plan	A
A01b	Site Plan	A
A02	Floor Plan & Elevations	A
Revisions		
-	-	-

Site Plan Drawings  
Date: 17 February 2025  
Job Number: 4209  
Drawn by:









Lot 3 DP 418368  
Lot area: 6,252m²  
Corrosion zone: C  
Wind zone: High  
Rural Production Zone

District plan compliance:

Residential intensity: Complies

Sunlight rule: Complies

Stormwater Management

(Impermeable surfaces):  
Proposed concrete driveway: 966.0m²  
Proposed metal driveway: 258.8m²  
Proposed dwelling: 35.4m²  
Total proposed: 1,260.2m²

Total permitted = 15% of gross site area = 937.8m²  
Total proposed = 1,260.2m² = 20% Complies

Setbacks to boundaries: 10m min. Complies

Building height:  
Permitted: 12m max  
Proposed: 3.3m approx. Complies

Building Coverage:  
Proposed dwelling: 35.4m²

Total permitted = 12.5% of gross site area = 781.5m²  
Total Proposed = 35.4 = <1% Complies

Earthworks  
Main cut: 50m³  
Fill: 50m³  
Cut/Fill: 100m³

Total permitted = 5,000m³ Complies

324m² Wastewater disposal field (Surface dripper line):  
324m Length approx of dripperline with emitters at no greater than 600mm/c with flow rate of 1.6l/hr at 1000mm spacing's. Dripper lines are to be firmly fixed to surface. As dripperlines have greater than 80% canopy cover mulch is not required.

Sewer pipe to aeration treatment system:  
100mm Ø pipe, gradient 1:60

Aeration treatment system with power cable mains  
distribution board, refer to TP58 for manufacturer

Alkathene pipe as per manufacturers instructions

Legend	
	Setbacks
	Stormwater: 100mm Ø pipe, min. gradient 1:120
	Stormwater overflow: 100mm Ø pipe, min. gradient 1:120
	Power cable
	Sewer: 100mm Ø pipe, gradient 1:60
	Alkathene pipe
	Wastewater disposal field
	Reserve area

APPROVAL

NAME

SIGNATURE

DATE

- NOTES
- Contour lines at 1m increments, sourced from NRC .
  - All drainage to comply with AS/NZS3500 & NZBC G13/AS1. All drainage is diagrammatical, drainlayer to determine on site drainage layout and provide asbuilt plan when complete.
  - Length of dripper lines to be no more than 100m between feed points.
  - Dripper lines to follow contour lines
  - Dripper lines to be setback:
    - 1.5m from buildings
    - 1.5m from property boundaries
    - 5m from any intermittent storm water flow path such as a drain or overland flow path down slope of the field
  - Overflow from water tanks to be directed well away from the proposed wastewater disposal field.
  - Smoke alarms to be installed to NZS 4514:2021, refer to TP58 report for details.
  - The works which are being proposed will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EW-S5 Erosion and Sediment Control - Auckland Council Guideline Document GD005 GD05 Erosion and Sediment Control.pdf (aucklanddesignmanual.co.nz)

Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.

All work to be done in accordance with NZS 3604: 2011 and the NZ Building Code unless specifically designed.

This document and the copyright in this document remain the property of O'Brien Design Consulting Ltd.

O'BRIEN  
DESIGN  
CONSULTING

T 09 407 5208 | martin@obrienconsulting.co.nz

Project Title

Justin Webster  
16 Parklands Drive  
Kerikeri  
Lot 3 DP 418368

Sheet Title

Site Plan

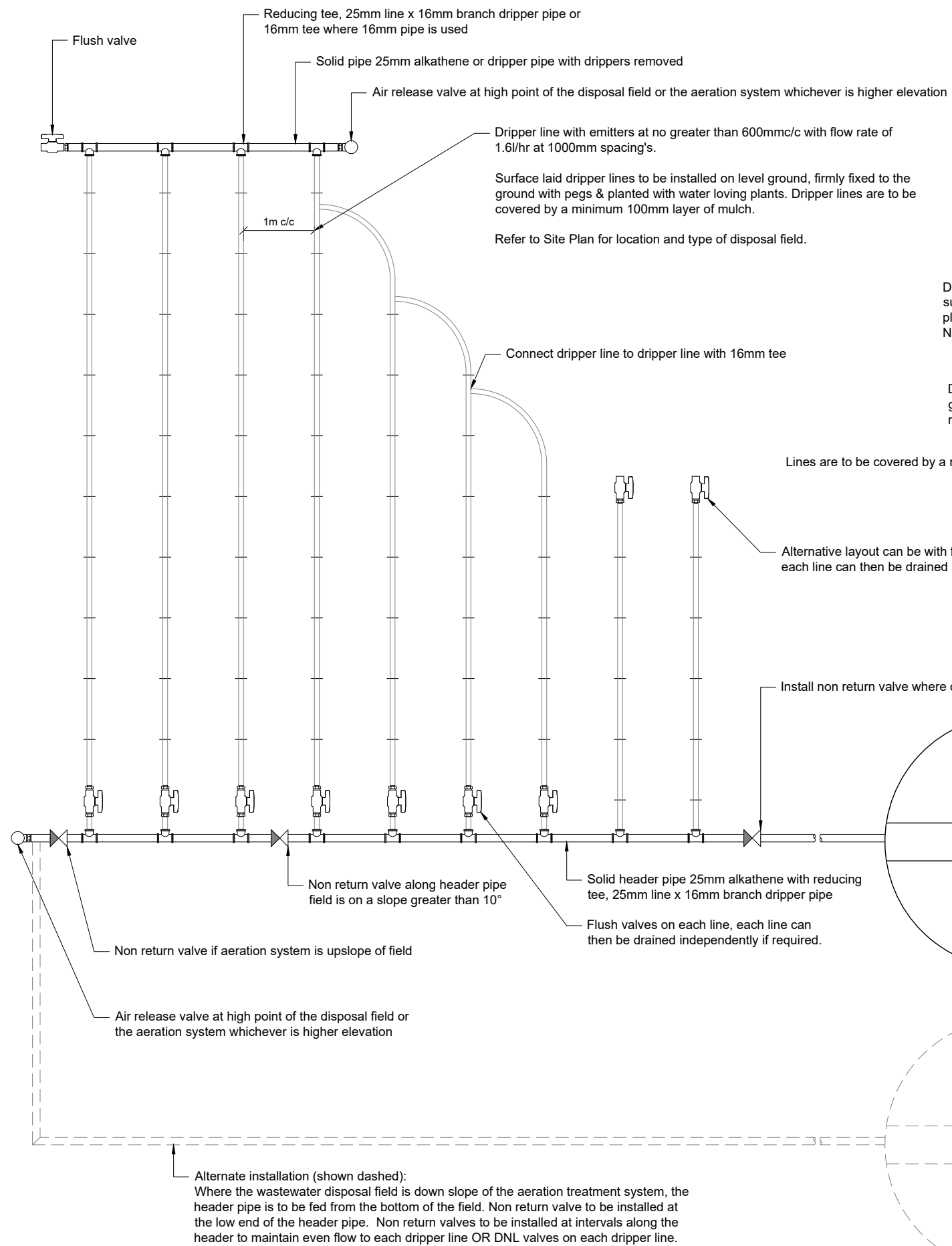
Drawn 17 February 2025

Project No 4209

Rev	Sheet
A	A01b

Scale ( A3 Original ) 1: 250

2.5 1.25 0 2.5 5 m



# APPROVAL

---

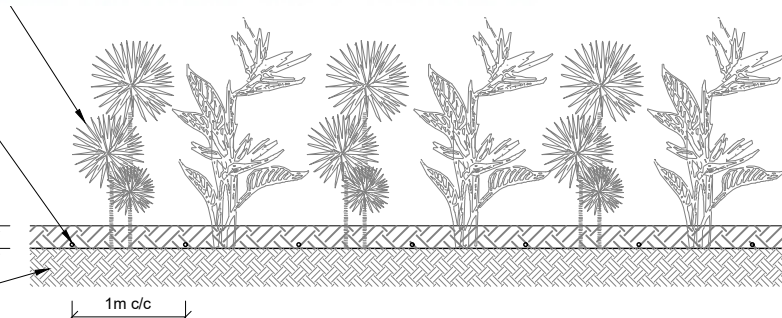
NAME

---

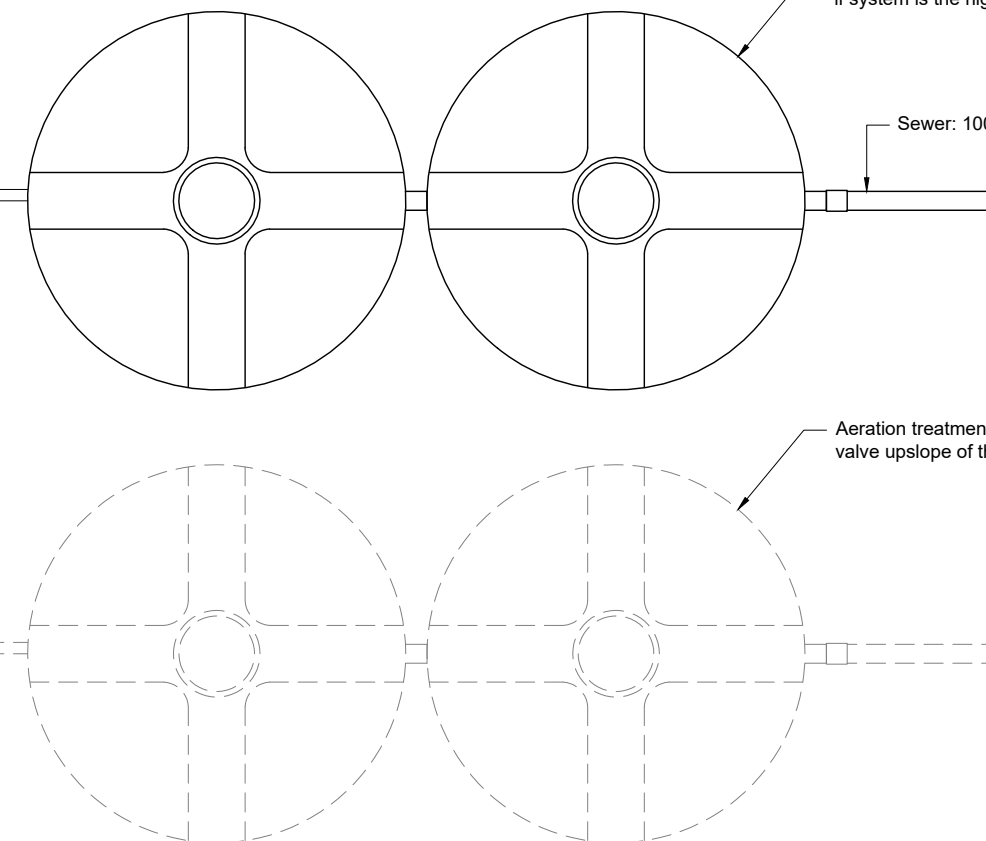
SIGNATURE
DATE

Dripper lin surface & plants, refer to TP58 report for the NRC suggested planting schedule

Dripperline with emitters at no greater than 600mm/c with flow rate of 1.6l/hr at 1000mm spacing's



**W03** Typical Surface Laid Dripper Line Detail  
SCALE = 1:20



**W01** Typical Wastewater Disposal Field Plan  
SCALE = 1:20

## NOTES

- All drainage is diagrammatical, do not scale from drawing.
- Length of dripper lines to be no more than 100m between feed points.
- Dripper lines to follow contour lines.
- Dripper lines to be laid on even ground, laying dripper lines on gully's or humps in the ground can cause ponding.
- Air release valve to be at the high point in the disposal field or at the system if that is a higher elevation, locations shown on detail are indicative.
- The works which are being proposed will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EW-S5 Erosion and Sediment Control - Auckland Council Guideline Document GD005 GD05 Erosion and Sediment Control.pdf (aucklanddesignmanual.co.nz)

Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.

All work to be done in accordance with NZS 3604: 2011 and the NZ Building Code unless specifically designed.

This document and the copyright in this document remain the property of O'Brien Design Consulting Ltd.



T 09 407 5208 | martin@obrienconsulting.co.nz

## Project Title

Justin Webster  
16 Parklands Drive  
Kerikeri  
Lot 3 DP 418368

## Sheet Title

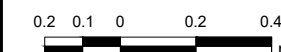
Wastewater Site Plan

Drawn 17 February 2025

Project No 4209

Rev	Sheet
A	A01c

Scale ( A3 Original ) 1: 20

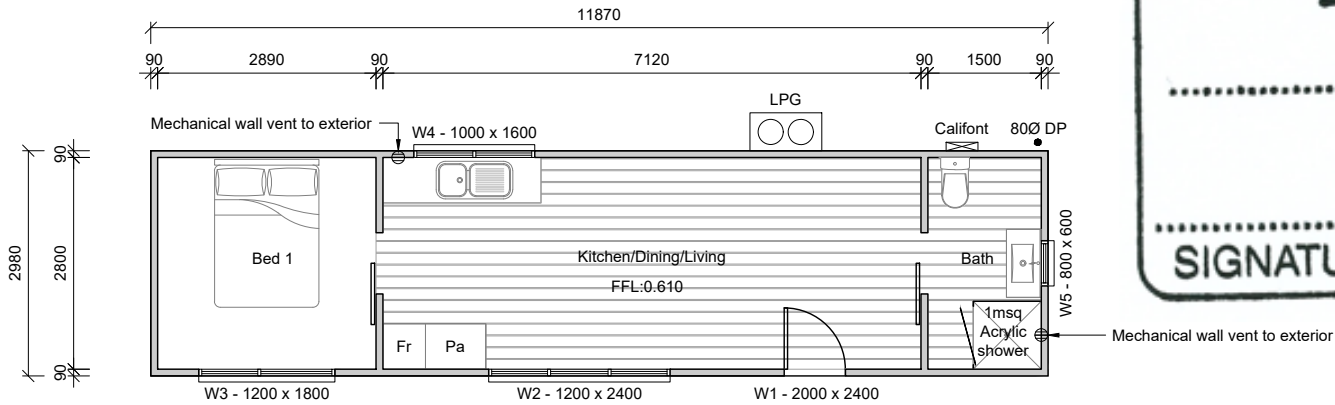






**SPECIFACTION:**

- High wind zone
- Exposure zone C
- Pile foundations & timber subfloor
- 2.1m - 2.4m Stud height
- Board & batten cladding
- ~3° Roof pitch
- Ply wall lining
- Ply ceiling lining
- PVC Spouting & timber fascia with 80Ø downpipe
- Aluminium single glazed joinery



**APPROVAL**

NAME

SIGNATURE DATE

- NOTE:**
1. All dimensions taken from the outside of pre-cut, please check all dimensions before construction commences.
  2. Refer to Section for lintel dimensions, stud spacing & external door offsets.
  2. Refer to Eave detail for stud, lintel and soffit framing heights.
  3. Additional nogs to be installed at framing stage to allow for fixed shelves, , wall mounted extractors, heat pump, A/C units & garage door components where required.
  4. Refer to attached sheet for cladding & roofing notes & details.
  5. All wall framing typically H1.2 treated unless specifically stated.
  6. All external linings to be installed to manufacturers instructions, refer to separate detail sheet for cladding details & notes.
  7. Waterproof membrane under the tiles (or similar) is to extend 1.5m from bathroom & kitchen sanitary fixtures to comply with E3/AS1 3.0
  8. Artificial lighting to be provided inline with NZS 6703:1984 & G8/AS1.

**BUILDING AREA:**

Floor Area: 35.4m<sup>2</sup>  
Roof Area: 35.4m<sup>2</sup>

**FIXINGS:**

Exposure Zone: C  
Durability of fixings to comply with NZS 3604:2011 Section 4 & NZBC B2/AS1

Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.

All work to be done in accordance with NZS 3604: 2011 and the NZ Building Code unless specifically designed.

This document and the copyright in this document remain the property of O'Brien Design Consulting Ltd.



**Project Title**

Justin Webster  
16 Parklands Drive  
Kerikeri  
Lot 3 DP 418368

**Sheet Title**

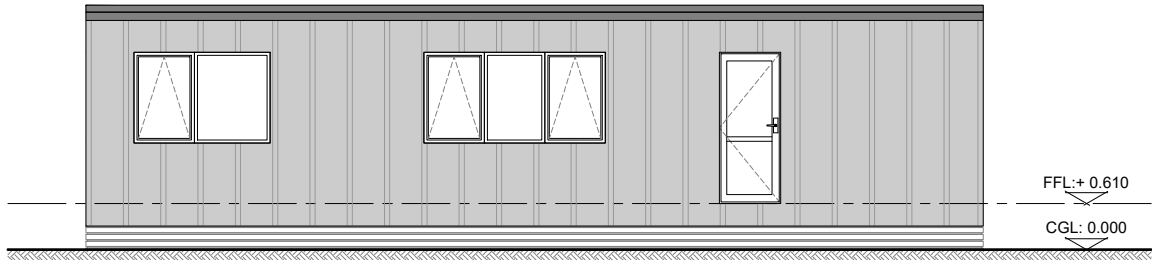
Floor Plan

Drawn 17 February 2025

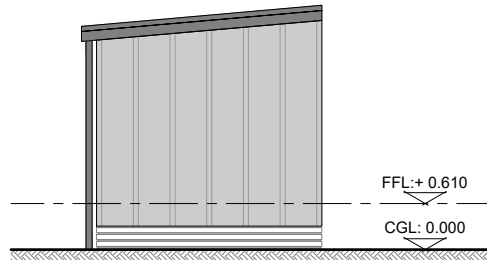
Project No 4209

Rev A Sheet A02

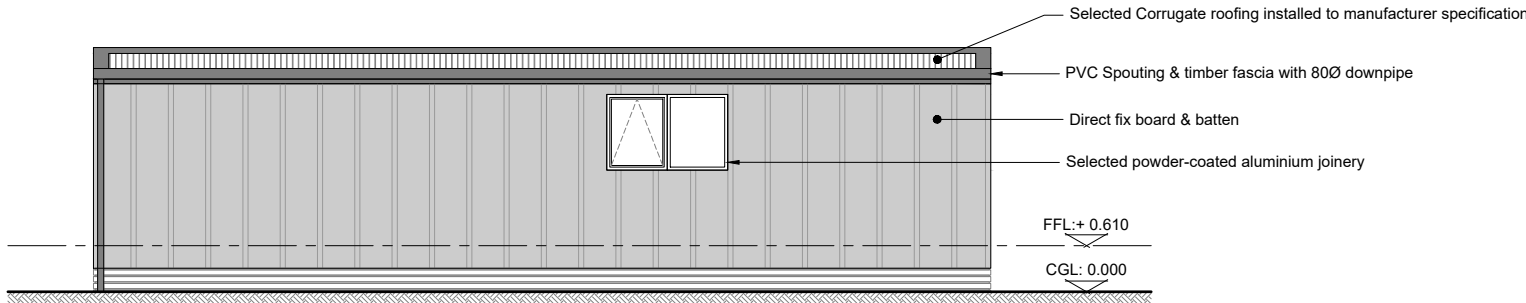
Scale ( A3 Original ) 1: 100



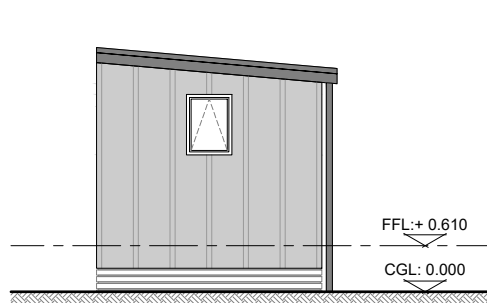
**A** Elevation  
A02 SCALE = 1:100 @ A3



**B** Elevation  
A02 SCALE = 1:100 @ A3



**C** Elevation  
A02 SCALE = 1:100 @ A3



**D** Elevation  
A02 SCALE = 1:100 @ A3



## NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

### PART A – To be completed by Applicant

Applicant/s Name:

Justin Webster

Address of proposed activity:

16 Parkland Drive, Pakaraka

Legal description:

Lot 3 DP 418368

Description of the proposal (including why you need resource consent):

Variation of consent notice under s221 RMA to locate new building (minor dwelling) outside of specified building area

Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):

1. Site Plan Drawings by o'Brien Design Consulting
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

### Notes to Applicant:

1. Written approval must be obtained from all registered owners and occupiers.
2. The **original copy** of this signed form and **signed plans and accompanying documents** must be supplied to the Far North District Council.
3. The amount and type of information provided to the party from whom you seek written approval should be sufficient to give them a full understanding of your proposal, its effects and why resource consent is needed.



## PART B – To be completed by Parties giving approval

### Notes to the party giving written approval:

1. If the owner and the occupier of your property are different people then separate written approvals are required from each.
2. You should only sign in the place provided on this form and accompanying plans and documents if you **fully understand** the proposal and if you **support** or have **no opposition** to the proposal. Council will not accept conditional approvals. If you have conditions on your approval, these should be discussed and resolved with the applicant directly.
3. Please note that when you give your written approval to an application, council cannot take into consideration any actual or potential effects of the proposed activity on you unless you formally withdraw your written approval **before** a decision has been made as to whether the application is to be notified or not. After that time you can no longer withdraw your written approval.
4. Please sign and date all associated plans and documentation as referenced overleaf and return with this form.
5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

Full name/s of party giving approval:

Address of affected property including legal description

14 Parkland Drive, Pakaraka, Moerewa  
Lot 2 DP 418368

Contact Phone Number/s and email address

Daytime:

email:

I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

*Please note: in most instances the approval of **all** the legal owners and the occupiers of the affected property will be necessary.*

1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.
2. I/We have signed each page of the plans and documentation in respect of this proposal (these need to accompany this form).
3. I/We understand and accept that once I/we give my/our approval the Consent Authority (Council) cannot take account of any actual or potential effect of the activity and/or proposal upon me/us when considering the application and the fact that any such effect may occur shall not be relevant grounds upon which the Consent Authority may refuse to grant the application.
4. I/We understand that at any time before the notification decision is made on the application, I/we may give notice in writing to Council that this approval is withdrawn.

Signature

Date

Signature

Date

Signature

Date

Signature

Date



# Proposed Dwelling

Justin Webster  
16 Parklands Drive  
Kerikeri  
Lot 3 DP 418368

APPROVAL

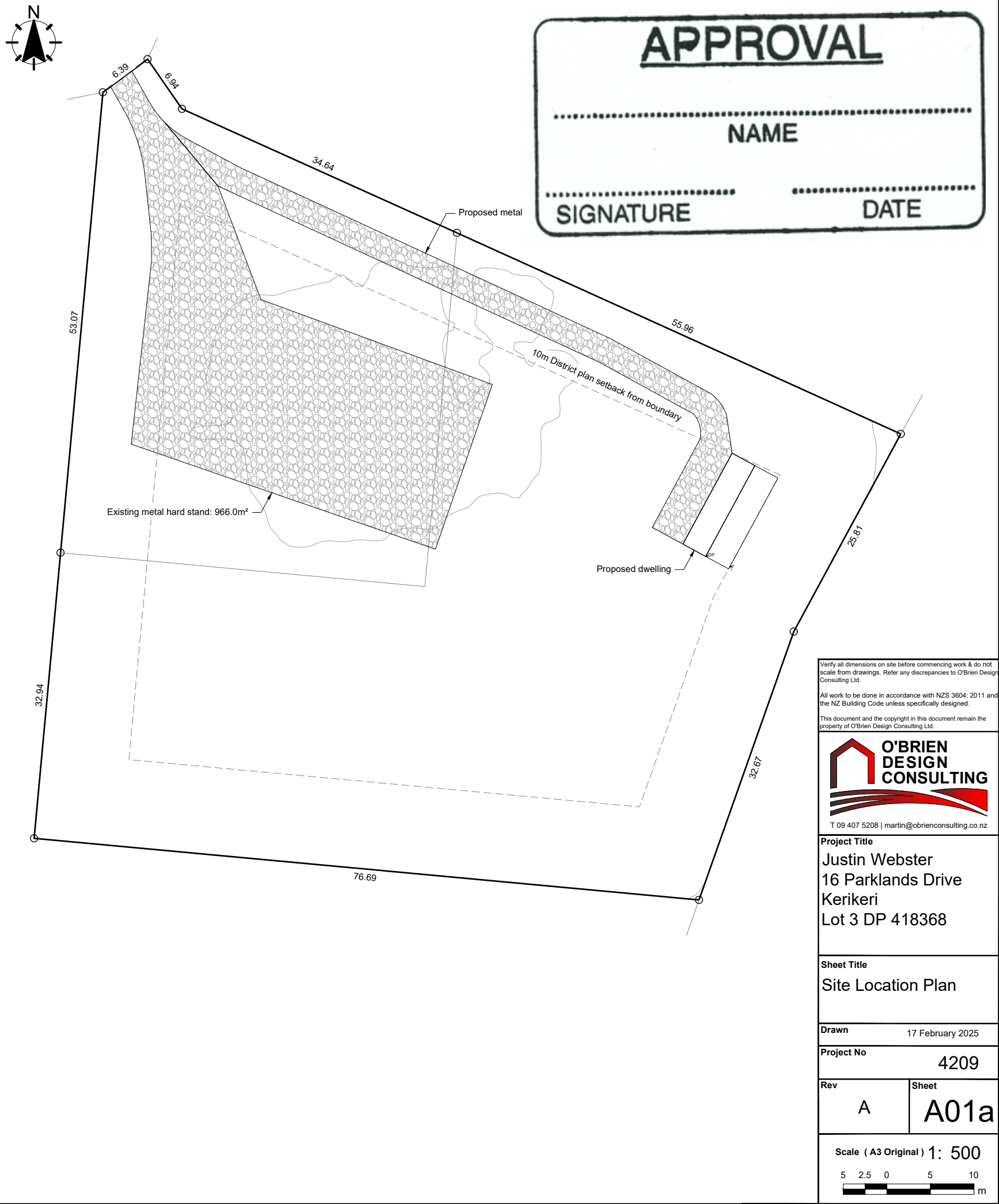
NAME

SIGNATURE

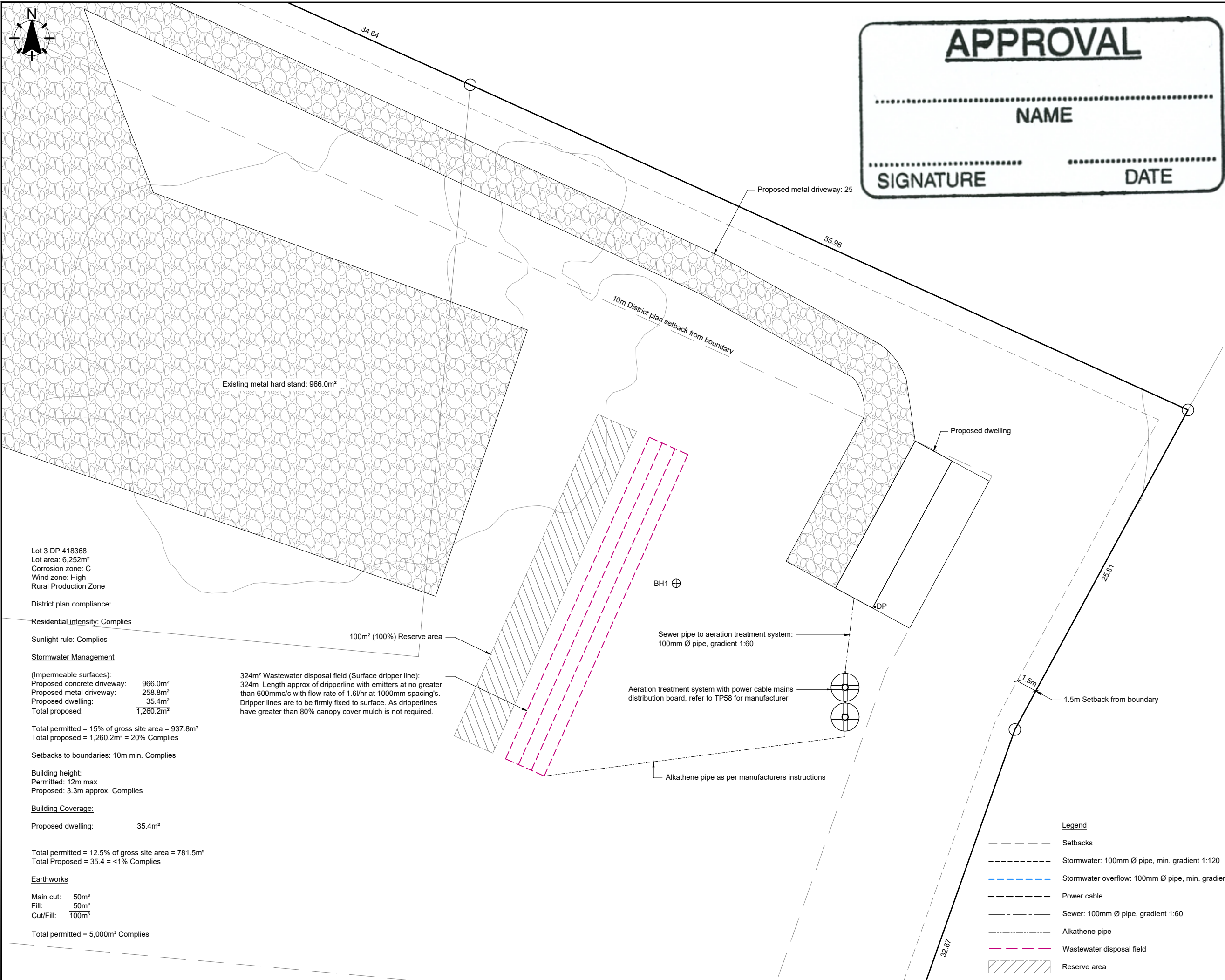
DATE

Sheet Index		
Sheet No.	Sheet Title	Rev
A01a	Site Location Plan	A
A01b	Site Plan	A
A02	Floor Plan & Elevations	A
Revisions		
-	-	-

Site Plan Drawings  
Date: 17 February 2025  
Job Number: 4209  
Drawn by:







- NOTES
1. Contour lines at 1m increments, sourced from NRC .
  2. All drainage to comply with AS/NZS3500 & NZBC G13/AS1. All drainage is diagrammatical, drainlayer to determine on site drainage layout and provide asbuilt plan when complete.
  3. Length of dripper lines to be no more than 100m between feed points.
  4. Dripper lines to follow contour lines
  5. Dripper lines to be setback:
    - 1.5m from buildings
    - 1.5m from property boundaries
    - 5m from any intermittent storm water flow path such as a drain or overland flow path down slope of the field
  6. Overflow from water tanks to be directed well away from the proposed wastewater disposal field.
  7. Smoke alarms to be installed to NZS 4514:2021, refer to TP58 report for details.
  8. The works which are being proposed will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EW-S5 Erosion and Sediment Control - Auckland Council Guideline Document GD005 GD05 Erosion and Sediment Control.pdf (aucklanddesignmanual.co.nz)

Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.

All work to be done in accordance with NZS 3604: 2011 and the NZ Building Code unless specifically designed.

This document and the copyright in this document remain the property of O'Brien Design Consulting Ltd.

**O'BRIEN DESIGN CONSULTING**

T 09 407 5208 | martin@obrienconsulting.co.nz

**Project Title**  
Justin Webster  
16 Parklands Drive  
Kerikeri  
Lot 3 DP 418368

**Sheet Title**  
Site Plan

**Drawn** 17 February 2025

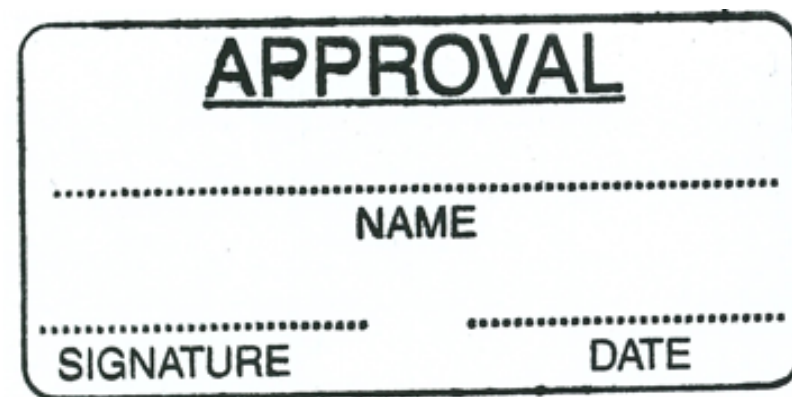
**Project No** 4209

**Rev** A **Sheet** A01b

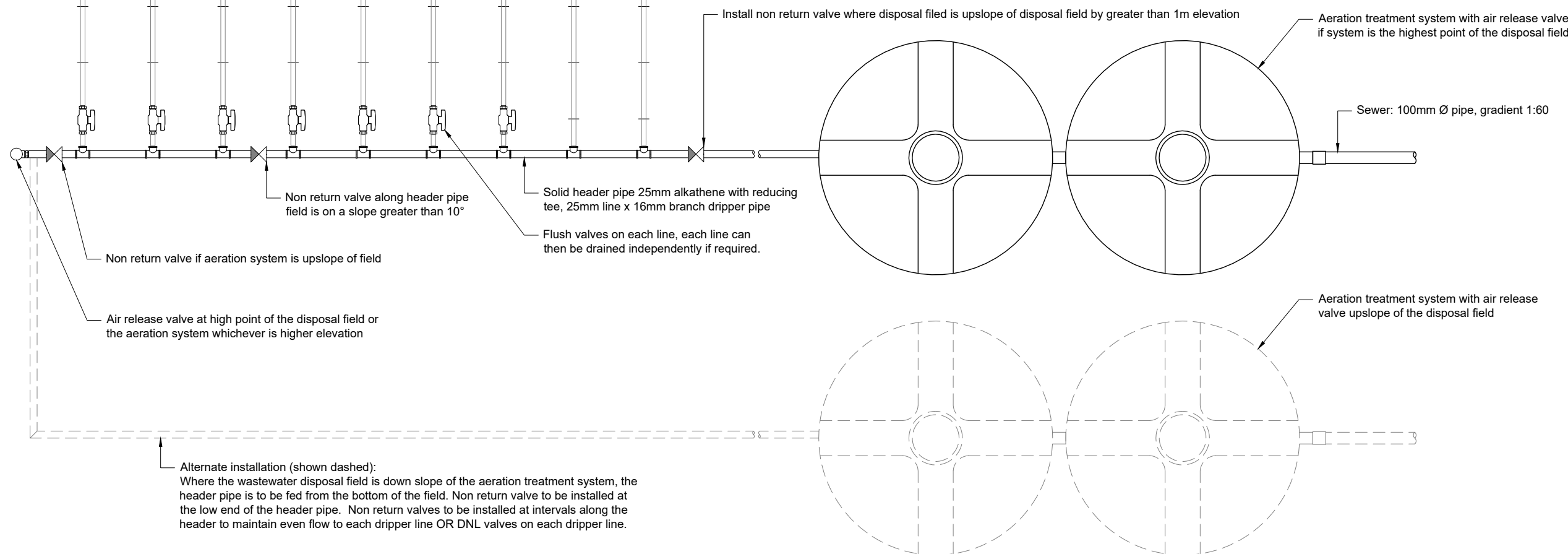
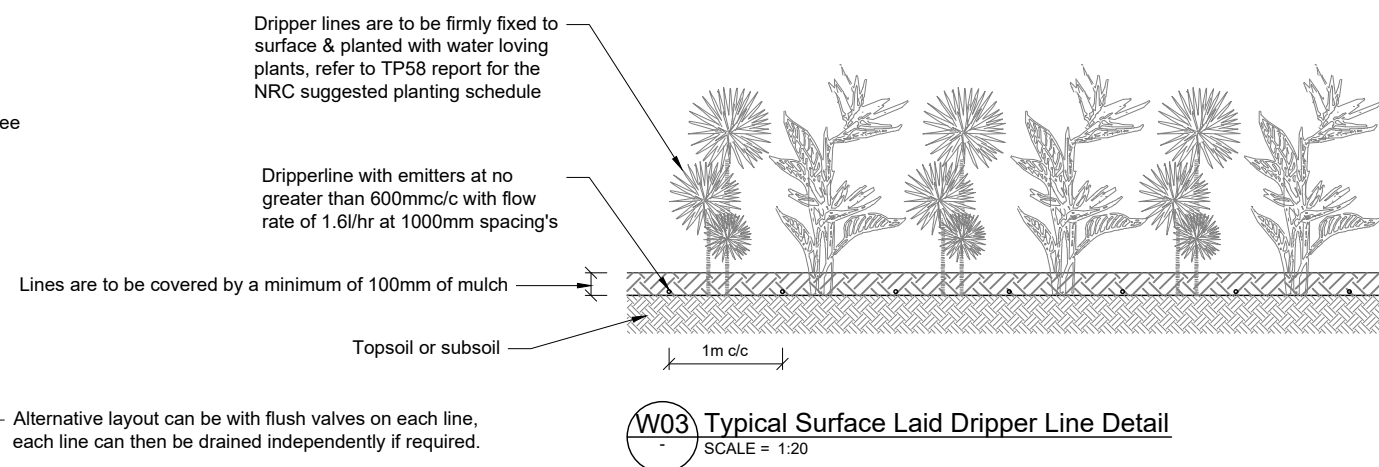
**Scale ( A3 Original ) 1: 250**

2.5 1.25 0 2.5 5 m





- ## NOTES
1. All drainage is diagrammatical, do not scale from drawing.
  2. Length of dripper lines to be no more than 100m between feed points.
  3. Dripper lines to follow contour lines.
  4. Dripper lines to laid on even ground, laying dripper lines on gully's or humps in the ground can cause ponding.
  5. Air release valve to be at the high point in the disposal field or at the system if that is a higher elevation, locations shown on detail are indicative.
  6. The works which are being proposed will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EW-S5 Erosion and Sediment Control - Auckland Council Guideline Document GD005 GD05 Erosion and Sedimen Control.pdf ([aucklanddesignmanual.co.nz](http://aucklanddesignmanual.co.nz))



W01 Typical Wastewater Disposal Field Plan  
- SCALE = 1:20

Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.

All work to be done in accordance with NZS 3604: 2011 and the NZ Building Code unless specifically designed.

This document and the copyright in this document remain the property of O'Brien Design Consulting Ltd.



T 09 407 5208 | martin@obrienconsulting.co

Project Title

Justin Webster  
16 Parklands Drive  
Kerikeri  
Lot 3 DP 418368

Sheet Title

Wastewater Site Plan

Drawn	17 February 2025
-------	------------------

Project No	1000
------------	------

Rev	Sheet
A	A01c

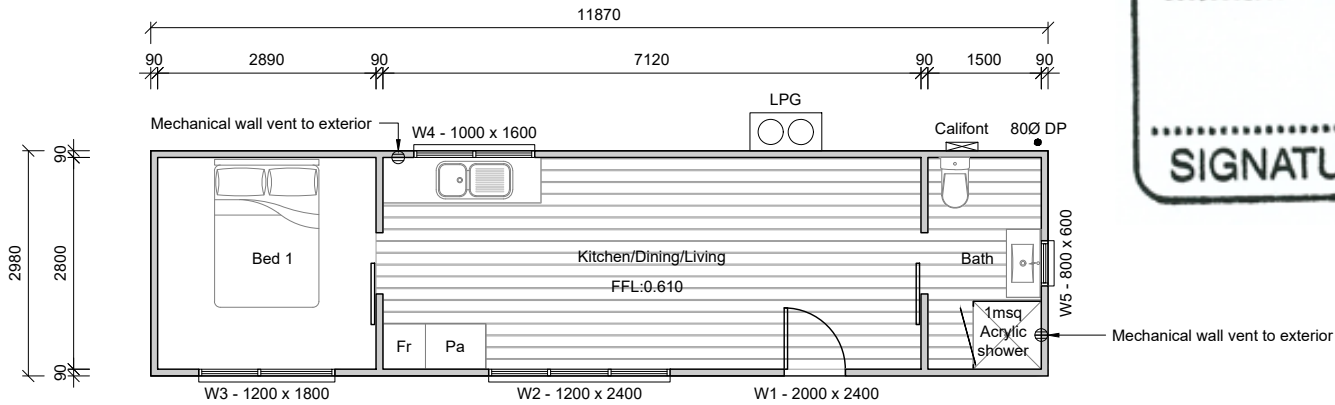
Scale ( A3 Original ) 1: 20





**SPECIFICATION:**

- High wind zone
- Exposure zone C
- Pile foundations & timber subfloor
- 2.1m - 2.4m Stud height
- Board & batten cladding
- ~3° Roof pitch
- Ply wall lining
- Ply ceiling lining
- PVC Spouting & timber fascia with 80Ø downpipe
- Aluminium single glazed joinery



APPROVAL

NAME

SIGNATURE

DATE

- NOTE:**
1. All dimensions taken from the outside of pre-cut, please check all dimensions before construction commences.
  2. Refer to Section for lintel dimensions, stud spacing & external door offsets.
  2. Refer to Eave detail for stud, lintel and soffit framing heights.
  3. Additional nogs to be installed at framing stage to allow for fixed shelves, , wall mounted extractors, heat pump, A/C units & garage door components where required.
  4. Refer to attached sheet for cladding & roofing notes & details.
  5. All wall framing typically H1.2 treated unless specifically stated.
  6. All external linings to be installed to manufacturers instructions, refer to separate detail sheet for cladding details & notes.
  7. Waterproof membrane under the tiles (or similar) is to extend 1.5m from bathroom & kitchen sanitary fixtures to comply with E3/AS1 3.0
  8. Artificial lighting to be provided inline with NZS 6703:1984 & G8/AS1.

**BUILDING AREA:**

Floor Area: 35.4m<sup>2</sup>  
Roof Area: 35.4m<sup>2</sup>

**FIXINGS:**

Exposure Zone: C  
Durability of fixings to comply with NZS 3604:2011 Section 4 & NZBC B2/AS1

Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.

All work to be done in accordance with NZS 3604: 2011 and the NZ Building Code unless specifically designed.

This document and the copyright in this document remain the property of O'Brien Design Consulting Ltd.



**Project Title**  
Justin Webster  
16 Parklands Drive  
Kerikeri  
Lot 3 DP 418368

**Sheet Title**  
Floor Plan

**Drawn** 17 February 2025

**Project No** 4209

Rev	Sheet
A	A02

Scale ( A3 Original ) 1: 100





## NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

### PART A – To be completed by Applicant

Applicant/s Name:

Justin Webster

Address of proposed activity:

16 Parkland Drive, Pakaraka

Legal description:

Lot 3 DP 418368

Description of the proposal (including why you need resource consent):

Variation of consent notice under s221 RMA to locate new building (minor dwelling) outside of specified building area

Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):

1. Site Plan Drawings by o'Brien Design Consulting
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

#### Notes to Applicant:

1. Written approval must be obtained from all registered owners and occupiers.
2. The **original copy** of this signed form and **signed plans and accompanying documents** must be supplied to the Far North District Council.
3. The amount and type of information provided to the party from whom you seek written approval should be sufficient to give them a full understanding of your proposal, its effects and why resource consent is needed.





## PART B – To be completed by Parties giving approval

### Notes to the party giving written approval:

1. If the owner and the occupier of your property are different people then separate written approvals are required from each.
2. You should only sign in the place provided on this form and accompanying plans and documents if you **fully understand** the proposal and if you **support** or have **no opposition** to the proposal. Council will not accept conditional approvals. If you have conditions on your approval, these should be discussed and resolved with the applicant directly.
3. Please note that when you give your written approval to an application, council cannot take into consideration any actual or potential effects of the proposed activity on you unless you formally withdraw your written approval **before** a decision has been made as to whether the application is to be notified or not. After that time you can no longer withdraw your written approval.
4. Please sign and date all associated plans and documentation as referenced overleaf and return with this form.
5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

Full name/s of party giving approval:

Address of affected property including legal description

15 Parkland Drive, Pakaraka, Moerewa  
Lot 4 DP 418368

Contact Phone Number/s and email address

Daytime:

email:

I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

*Please note: in most instances the approval of **all** the legal owners and the occupiers of the affected property will be necessary.*

1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.
2. I/We have signed each page of the plans and documentation in respect of this proposal (these need to accompany this form).
3. I/We understand and accept that once I/we give my/our approval the Consent Authority (Council) cannot take account of any actual or potential effect of the activity and/or proposal upon me/us when considering the application and the fact that any such effect may occur shall not be relevant grounds upon which the Consent Authority may refuse to grant the application.
4. I/We understand that at any time before the notification decision is made on the application, I/we may give notice in writing to Council that this approval is withdrawn.

Signature

Date

Signature

Date

Signature

Date

Signature

Date

# Proposed Dwelling

Justin Webster  
16 Parklands Drive  
Kerikeri  
Lot 3 DP 418368

APPROVAL

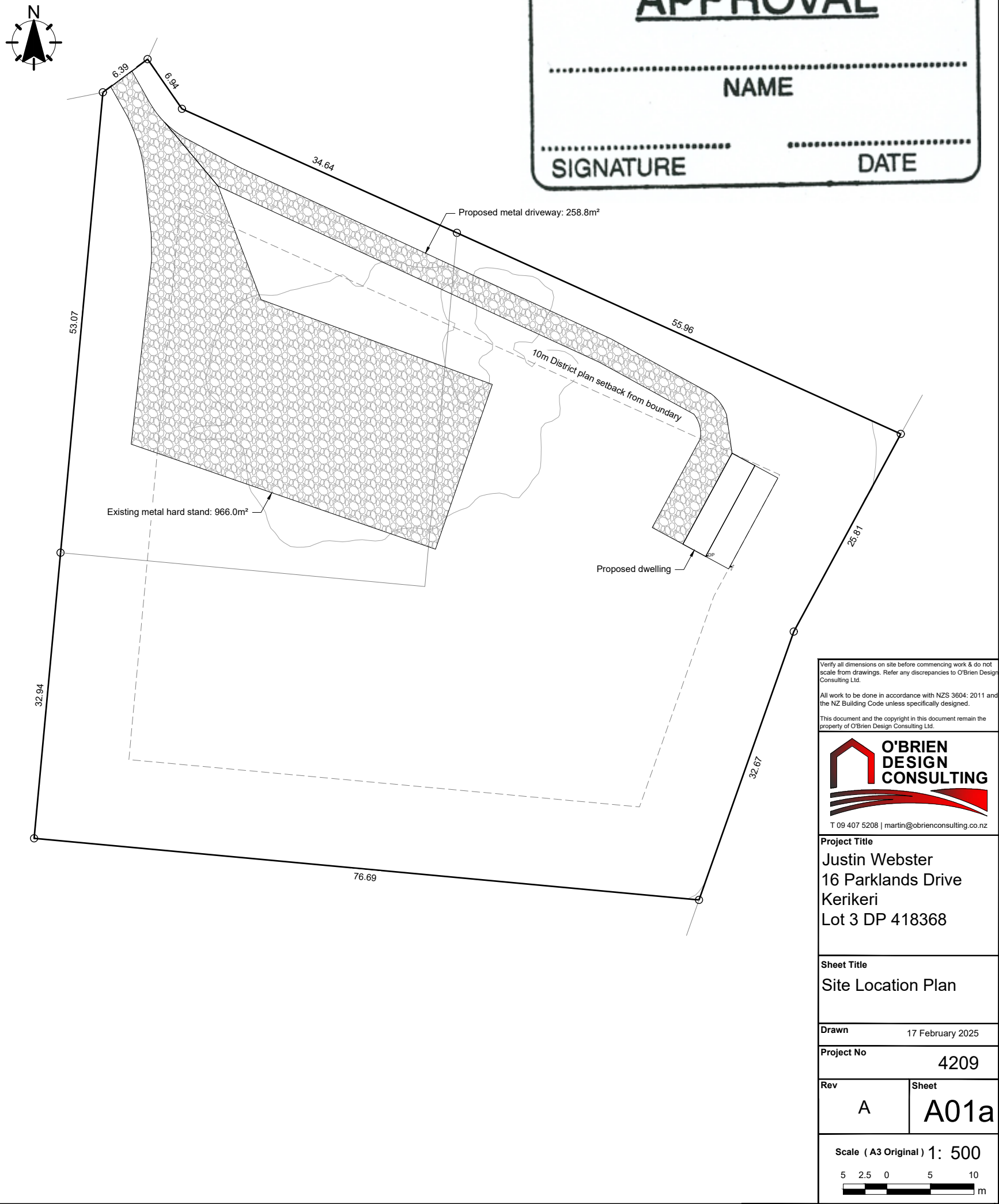
NAME

SIGNATURE

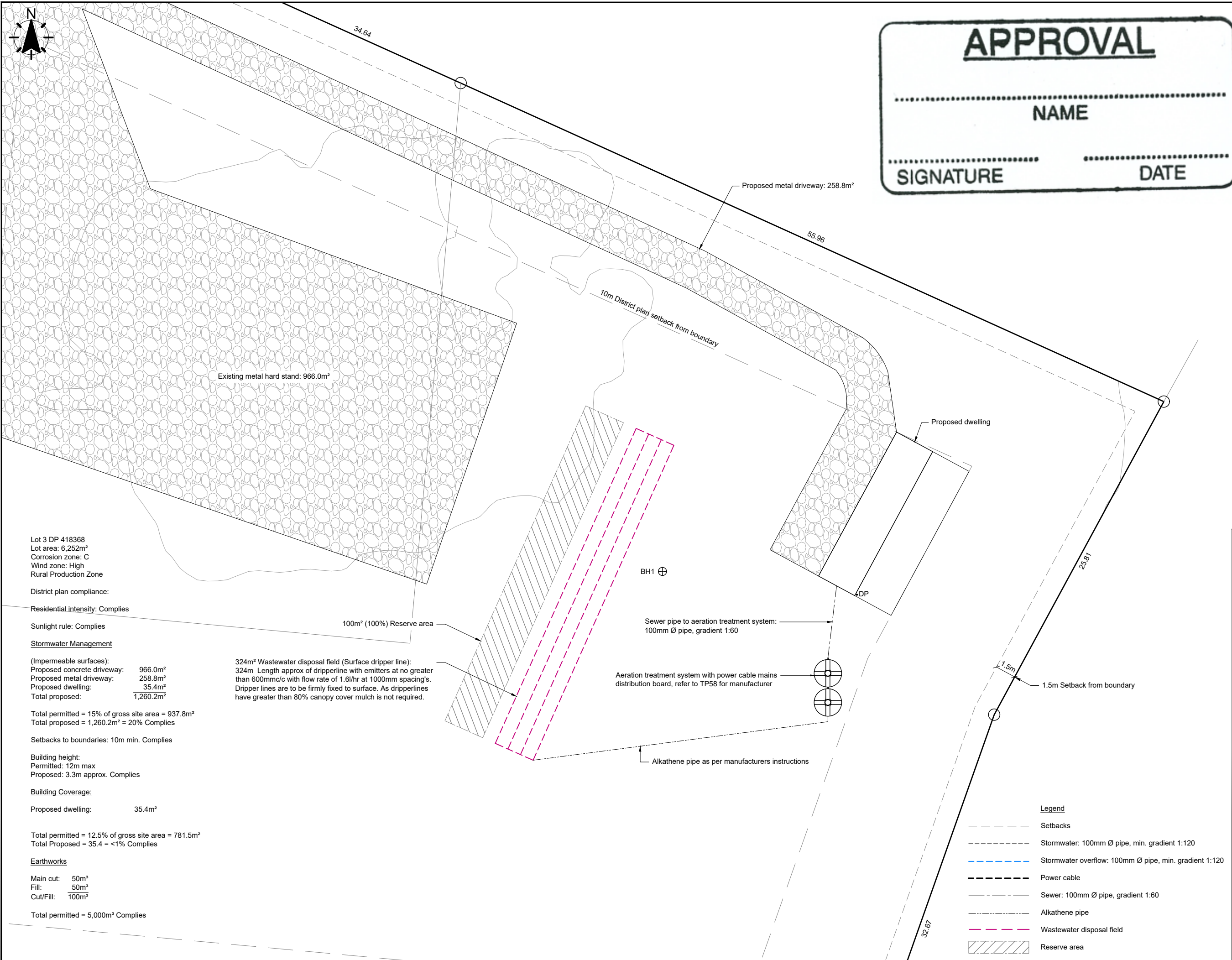
DATE

Sheet Index		
Sheet No.	Sheet Title	Rev
A01a	Site Location Plan	A
A01b	Site Plan	A
A02	Floor Plan & Elevations	A
Revisions		
-	-	-

Site Plan Drawings  
Date: 17 February 2025  
Job Number: 4209  
Drawn by:







APPROVAL

NAME

SIGNATURE


DATE

- NOTES
- Contour lines at 1m increments, sourced from NRC .
  - All drainage to comply with AS/NZS3500 & NZBC G13/AS1. All drainage is diagrammatical, drainlayer to determine on site drainage layout and provide asbuilt plan when complete.
  - Length of dripper lines to be no more than 100m between feed points.
  - Dripper lines to follow contour lines
  - Dripper lines to be setback:
    - 1.5m from buildings
    - 1.5m from property boundaries
    - 5m from any intermittent storm water flow path such as a drain or overland flow path down slope of the field
  - Overflow from water tanks to be directed well away from the proposed wastewater disposal field.
  - Smoke alarms to be installed to NZS 4514:2021, refer to TP58 report for details.
  - The works which are being proposed will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EW-S5 Erosion and Sediment Control - Auckland Council Guideline Document GD005 GD05 Erosion and Sediment Control.pdf (aucklanddesignmanual.co.nz)

Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.

All work to be done in accordance with NZS 3604: 2011 and the NZ Building Code unless specifically designed.

This document and the copyright in this document remain the property of O'Brien Design Consulting Ltd.



T 09 407 5208 | martin@obrienconsulting.co.nz

Project Title

Justin Webster  
16 Parklands Drive  
Kerikeri  
Lot 3 DP 418368

Sheet Title

Site Plan

Drawn 17 February 2025

Project No 4209

Rev	Sheet
A	A01b

Scale ( A3 Original ) 1: 250

2.5 1.25 0 2.5 5 m

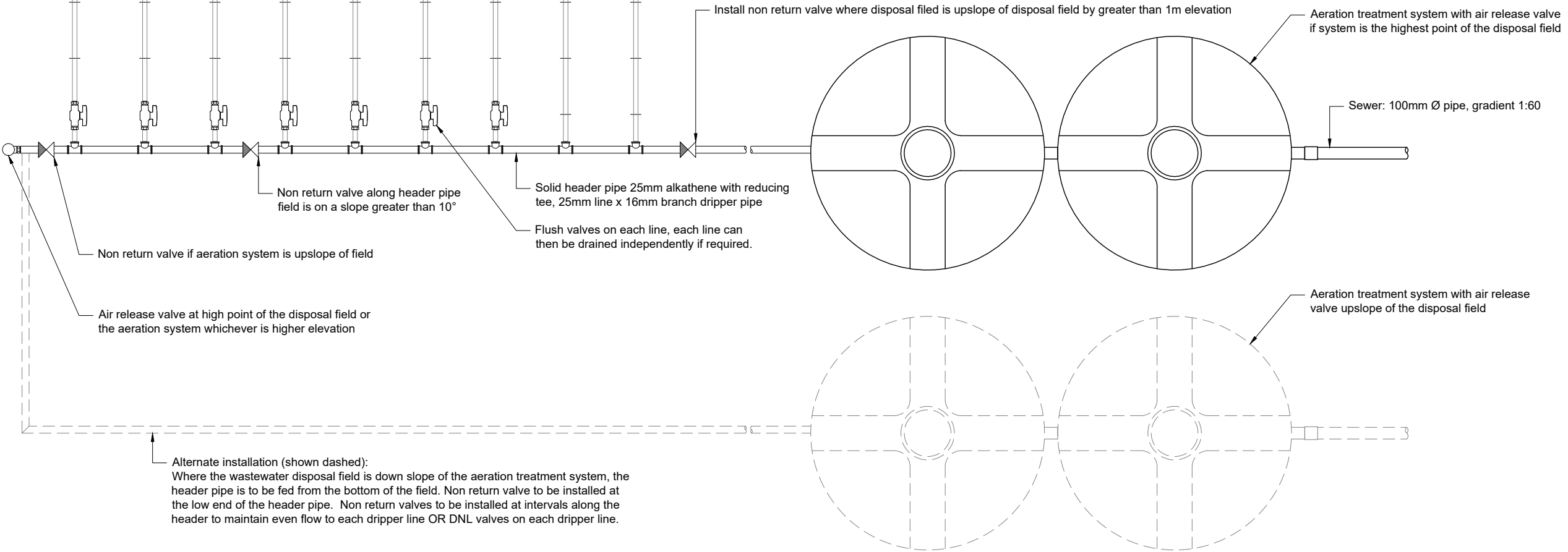
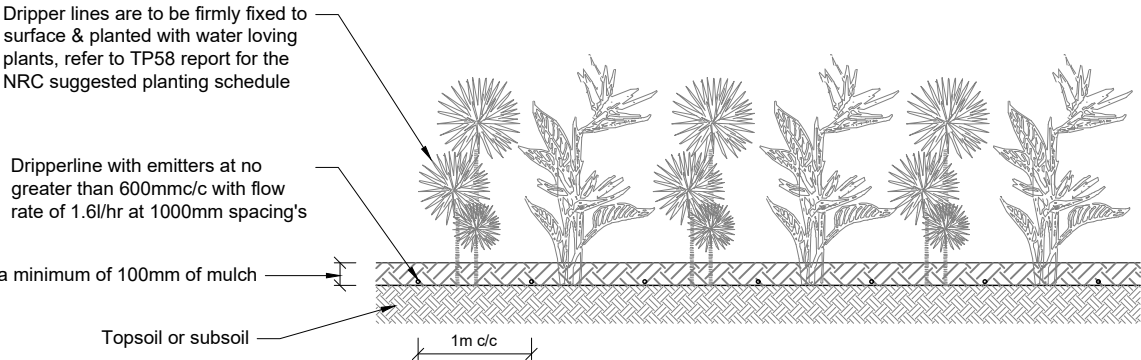
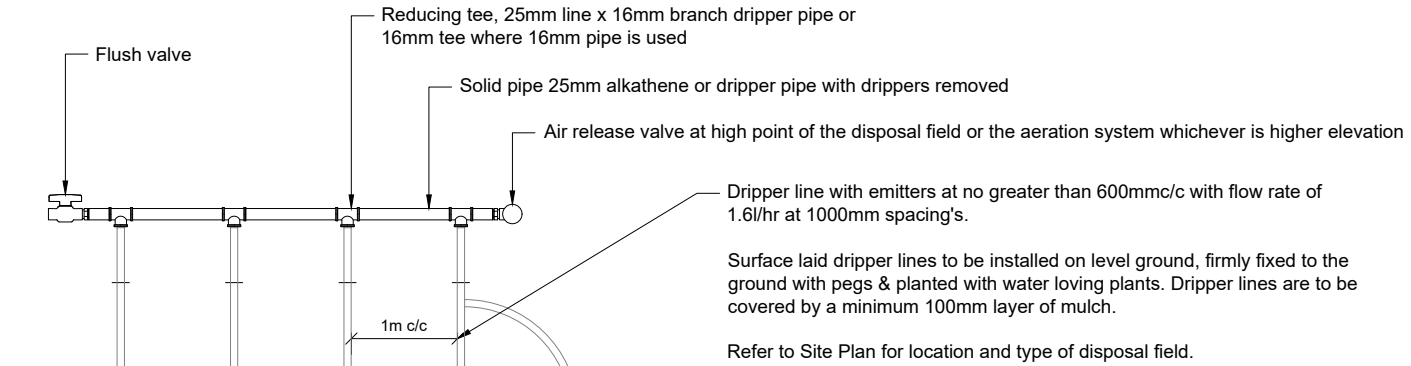
APPROVAL

NAME

SIGNATURE

DATE

- NOTES
- All drainage is diagrammatical, do not scale from drawing.
  - Length of dripper lines to be no more than 100m between feed points.
  - Dripper lines to follow contour lines.
  - Dripper lines to be laid on even ground, laying dripper lines on gully's or humps in the ground can cause ponding.
  - Air release valve to be at the high point in the disposal field or at the system if that is a higher elevation, locations shown on detail are indicative.
  - The works which are being proposed will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EW-S5 Erosion and Sediment Control - Auckland Council Guideline Document GD005 GD05 Erosion and Sediment Control.pdf (aucklanddesignmanual.co.nz)



W01 Typical Wastewater Disposal Field Plan

SCALE = 1:20

Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.

All work to be done in accordance with NZS 3604: 2011 and the NZ Building Code unless specifically designed.

This document and the copyright in this document remain the property of O'Brien Design Consulting Ltd.



Project Title

Justin Webster  
16 Parklands Drive  
Kerikeri  
Lot 3 DP 418368

Sheet Title

Wastewater Site Plan

Drawn 17 February 2025

Project No 4209

Rev	Sheet
A	A01c

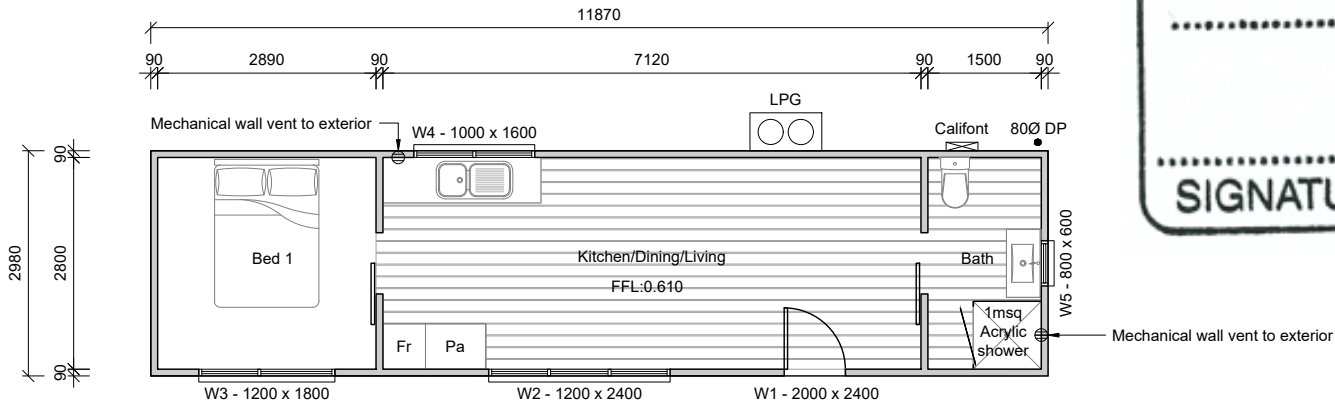
Scale ( A3 Original ) 1: 20

0.2 0.1 0 0.2 0.4 m



**SPECIFICATION:**

- High wind zone
- Exposure zone C
- Pile foundations & timber subfloor
- 2.1m - 2.4m Stud height
- Board & batten cladding
- ~3° Roof pitch
- Ply wall lining
- Ply ceiling lining
- PVC Spouting & timber fascia with 80Ø downpipe
- Aluminium single glazed joinery



**APPROVAL**

NAME

SIGNATURE

DATE

- NOTE:**
1. All dimensions taken from the outside of pre-cut, please check all dimensions before construction commences.
  2. Refer to Section for lintel dimensions, stud spacing & external door offsets.
  2. Refer to Eave detail for stud, lintel and soffit framing heights.
  3. Additional nogs to be installed at framing stage to allow for fixed shelves, , wall mounted extractors, heat pump, A/C units & garage door components where required.
  4. Refer to attached sheet for cladding & roofing notes & details.
  5. All wall framing typically H1.2 treated unless specifically stated.
  6. All external linings to be installed to manufacturers instructions, refer to separate detail sheet for cladding details & notes.
  7. Waterproof membrane under the tiles (or similar) is to extend 1.5m from bathroom & kitchen sanitary fixtures to comply with E3/AS1 3.0
  8. Artificial lighting to be provided inline with NZS 6703:1984 & G8/AS1.

**BUILDING AREA:**

Floor Area: 35.4m<sup>2</sup>  
Roof Area: 35.4m<sup>2</sup>

**FIXINGS:**

Exposure Zone: C  
Durability of fixings to comply with NZS 3604:2011 Section 4 & NZBC B2/AS1

Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.

All work to be done in accordance with NZS 3604: 2011 and the NZ Building Code unless specifically designed.

This document and the copyright in this document remain the property of O'Brien Design Consulting Ltd.



T 09 407 5208 | martin@obrienconsulting.co.nz

**Project Title**

Justin Webster  
16 Parklands Drive  
Kerikeri  
Lot 3 DP 418368

**Sheet Title**

Floor Plan

Drawn 17 February 2025

Project No 4209

Rev A Sheet A02

Scale ( A3 Original ) 1: 100





**Justin Webster**  
**16 Parkland Drive, Moerewa**  
**Consent Notice Variation**



**APPENDIX E: Decision of Consent Notice Variation at  
14 Parkland Drive**

PLANNERS  
SURVEYORS  
ENGINEERS  
ARCHITECTS  
ENVIRONMENTAL



**Far North  
District Council**

**FAR NORTH DISTRICT COUNCIL**

**FAR NORTH OPERATIVE DISTRICT PLAN  
DECISION ON RESOURCE CONSENT APPLICATION (LANDUSE)**

**Resource Consent Number: 2050737-RMAVAR/B**

**Pursuant to section 221(3) of the Resource Management Act 1991 (the Act), the Far North District Council hereby *grants* consent to:**

**Justin Webster**

**Change condition (b) of consent notice 8396914.1 (as it relates to Lot 2 DP 418368) to allow for building outside the building envelope.**

**Subject Site Details**

Address: 14 Parkland Drive, Pakaraka 0472  
Legal Description: Lot 2 DP 418368  
Certificate of Title reference: CT-477343

**Pursuant to Section 221(3) of the Act Council hereby varies condition (b) of consent notice 8396914.1. The consent notice shall now read;**

***Lot 2 DP 418368***

All buildings and structures on the lot are to be located within the identified building envelope shown on the survey plan. Except that a single shed no larger than 140m<sup>2</sup> shall be permitted within the area shown on the attached plan.

**Advice Notes**

1. Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority obtained from the Historic Places Trust. Should any site be inadvertently uncovered, the procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains).

**Reasons for the Decision**

**1. Description of the Activity:**

The construction of a habitable shed (<140m<sup>2</sup>) outside the building envelope shown on the survey plan.

**2. District Plan Rules Affected:**

The proposed activity complies with the permitted activity standards for the Rural Production zone. However, the proposed building is outside the building envelope specified in condition (b) of consent notice 8396914.1. Consent is sought pursuant to s.221(3) of the Act.

### **3. Main Findings**

It was determined that the purpose of the consent notice was to protect visual amenity, rural character and productive landscapes. The proposed variation to the consent notice is compatible with this purpose. Written approval has been obtained from all potentially affected persons.

### **4. Relevant Statutory Provisions:**

#### **National and Regional Policy Statements & Plans:**

There are no National or Regional Policy Statements or Plans relevant to this issue.

#### **Operative District Plan**

The proposed activity is considered to be consistent with the objectives and policies of the Operative District Plan.

### **5. Notification and Affected Parties**

The Council has determined (by way of an earlier report and resolution) that the adverse environmental effects associated with the proposed activity are no more than minor and that there are no affected protected customary rights group or affected customary title groups.

#### **Approval**

This consent has been prepared by Louise Wilson, Resource Planner and is granted under delegated authority (pursuant to section 34A of the Resource Management Act 1991) from the Far North District Council by:

  
**Pat Killalea – Principal Planner**

  
**Date**

#### **Right of Objection**

If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Resource Management Act 1991) to object to the decision. The objection must be in writing, stating reasons for the objection and must be received by Council within 15 working days of the receipt of this decision.

#### **Lapsing Of Consent**

Pursuant to section 125 of the Resource Management Act 1991, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;

The consent is given effect to; or

An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Resource Management Act 1991.





**Justin Webster**  
**16 Parkland Drive, Moerewa**

**Resource Consent Application**  
**RMA s221 Consent Notice Variation**

**PLANNERS | SURVEYORS | ENGINEERS | ARCHITECTS | ENVIRONMENTAL**

**catobolam.co.nz**

## Document Record

Client	Justin Webster
Site Address	16 Parkland Drive, Moerewa
Job Number	48862
Document No	48862-RP-PLN-PL01 s221 Consent Notice Variation.

## Issue and Status

Date of Issue	22/08/2025
Status	For Resource Consent

Author



---

Cameron W Browne – Senior Planner


Reviewer



---

Kaaren Joubert – Planning Manager

Approved for Issue



---

Jarred Lloyd - Associate

## Originating Office

Office	Whangarei
Postal Address	PO Box 1919, Whangarei 0140
Phone	09 438 1684

## Contents

<b>1.0</b>	<b>Property / Application Details .....</b>	<b>1</b>
<b>2.0</b>	<b>Introduction .....</b>	<b>1</b>
2.1	Purpose of this AEE.....	1
2.2	Summary of the Proposal .....	1
<b>3.0</b>	<b>Context – Locality and the Site .....</b>	<b>3</b>
3.1	The Locality .....	3
3.2	The Site .....	4
3.3	Legal and Consenting Background Matters .....	5
<b>4.0</b>	<b>Reasons for the Application.....</b>	<b>6</b>
4.1	RMA s221 Change to Consent Notice .....	6
<b>5.0</b>	<b>Statutory Assessment .....</b>	<b>6</b>
5.1	Part 2 .....	6
5.2	Section 104(1)(a) Actual and Potential Effects on the Environment .....	7
5.2.1	<i>Location of Proposed Building Outside of Identified Building Envelope .....</i>	<i>7</i>
5.2.2	<i>Landscape and Amenity .....</i>	<i>7</i>
5.2.3	<i>Cultural and Heritage Values.....</i>	<i>8</i>
5.2.4	<i>Natural Hazards and Features.....</i>	<i>8</i>
5.2.5	<i>Neighbouring Properties.....</i>	<i>8</i>
5.3	Section 104(1)(b)(i) – (iv) Relevant provisions of NES, other regulations, NPS and NZCPS .....	9
5.4	Section 104(1)(b)(v) Relevant provisions of the Northland Regional Policy Statement .....	9
5.5	Section 104(1)(b)(vi) Relevant Provisions of the Regional/District Plans .....	10
<b>6.0</b>	<b>Notification (Sections 95A, 95C-95D) .....</b>	<b>10</b>
6.1	Public Notification .....	10
6.2	Limited Notification .....	11
<b>7.0</b>	<b>Conclusion .....</b>	<b>12</b>
<b>8.0</b>	<b>Limitations.....</b>	<b>12</b>
	Appendix A: Record of Title and Interests .....	i
	Appendix B: Proposed Dwelling Plan.....	ii
	Appendix C: Landscape Assessment .....	iii
	Appendix D: Notices of Written Approval .....	iv
	Appendix E: Decision of Consent Notice Variation at 14 Parkland Drive .....	v



## 1.0 PROPERTY / APPLICATION DETAILS

Site Address:	16 Parkland Drive, Moerewa
Legal Description:	Lot 3 DP 418368
Site Area:	6,252m <sup>2</sup>
Plans Applying:	FNDC Operative District Plan 2009 (the “ODP”)
Zoning:	Rural Production
Overlays / Controls/ Designations:	NA
Proposed Plan Changes:	Far North Proposed District Plan 2022 (the “PDP”)
Proposed Zoning:	Rural Production, Pouerua Heritage Area Overlay
Non-statutory:	NA
Other Applications Required:	NA

## 2.0 INTRODUCTION

### 2.1 Purpose of this AEE

The purpose of this Assessment of Environmental Effects (“AEE”) relates to an application to vary a consent notice. This AEE has been prepared in accordance with the requirements of section 88 and the Fourth Schedule of the Resource Management Act 1991 (“RMA”). The AEE canvasses all relevant aspects for consideration and is structured so that relevant parts of it can be highlighted for the purposes of specialist review.

It is acknowledged a Council planner will produce a s42A report on this application, however that report need not repeat AEE content that can be simply adopted. In that respect reference is made to the following parts of s42A RMA.

- (1A) *The report does not need to repeat material from an assessment of environmental effects provided by the applicant.*
- (1B) *Instead, the report may—*
  - (a) *adopt the whole assessment; or*
  - (b) *adopt any part of the assessment by referring to the part adopted.*

### 2.2 Summary of the Proposal

Justin Webster (“**the consent holder**”) seeks to vary Consent Notice 8396914.1 to construct a small dwelling outside of the identified building envelope ‘Marked C’ shown on the survey plan at 16 Parkland Drive, Pakaraka (“**the Site**”). The Record of Title and interests are contained in

**Appendix A.** The interests include Consent Notice 8396914.1 (see **Figure 1** below), in which paragraph (b) requires buildings to be located within the identified building envelope shown on the survey plan.

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

**SCHEDULE**

- (a) The owners of each Lot shall be required to comply at all times with all aspects of the approved Management Plan. (Lots 1-18, 19 & 20).*
- (b) All buildings and structures on a Lot are to be located within the identified building envelope shown on the survey plan. (Lots 1-18, 19 & 20).*
- (c) Stormwater runoff from roofs, driveways and paved areas and overflow from water storage tanks on the residential Lots shall be contained within the lot boundaries and disposed of to ground. No stormwater shall be allowed to discharge in an uncontrolled manner to slopes nor to areas identified for effluent disposal and soakage. (Lots 1-18)*
- (d) Sewerage effluent treatment and disposal shall be by aerated treatment systems with driplines and shall comply with the requirements set out in the report by Duffill Watts and King and included in the approved Management Plan. (Lots 1-18).*

*A programmed maintenance contract for the treatment system and disposal area is required. The minimum operational and maintenance procedures which must be followed for a standard aerated tank comprise a monthly check that the tank vent is clear and a yearly check on the level of sludge and scum in the tank. All the manufacturers recommendations shall be complied with.*

- (e) Each dwelling shall have a roof water collection system with 45,000 litre storage tanks. The watertanks shall be positioned so that they are accessible (safely) for fire fighting purposes and be coupled together and have one tank fitted with an outlet compatible with rural fire service equipment or be fitted with a sprinkler system approved by Council. (Lots 1-18).*
- (f) No further re-subdivision of any allotment within the subdivision shall be permitted (it being noted that this condition was offered by the applicant). (Lots 1-18, 19 & 20).*
- (g) No occupier or visitor to the site shall keep or introduce mustelids to the site. No visitor to the site shall keep or introduce to the site any cat or dog. On all lots, no occupier of the lot shall keep or introduce to the site any cat or dog unless the lot or part of the lot is completely contained within a cat and dog proof fence such as the Radio Pet Containment System and the cats and dogs are at all times fitted with the appropriate sensor device to ensure they do not stray outside the contained area. The fencing and all associated equipment must be maintained at all times in a totally secure and working condition. If for any reason the fencing and equipment is damaged or faulty or is removed, no occupier or visitor to the site shall keep or introduce to the site any cat or dog. Other than when being transported in an appropriate container, cats are not allowed outside the contained area on their owner's lot. Dogs must at all times be kept on a leash when inside the confines of the subdivision but outside the boundaries of the owner's lot. (Lots 1-18 & 20).*

- (h) *No dog shall be permitted on Lot 19. (Lot 19)*
- (i) *The proposed vegetation areas (restoration planting with indigenous vegetation and horticultural crops) shown in the Landscape Plan and identified on the survey plan are to be retained in perpetuity. No person shall without the prior written consent of the Council and then in strict compliance with any conditions imposed by the Council, cut down, damage or destroy any of the trees within the planted area defined as "Olive trees" and restoration areas identified on the survey plan. Where such request involves the introduction of a different productive crop or alternative indigenous vegetation, Council approval will not be unreasonably withheld. A person shall not be in breach of this prohibition if any such vegetation shall die of natural causes, not attributable to any act or default by or on behalf of the land owners/occupiers of for which the land owner/occupier is responsible provided however that any such vegetation shall be replaced following consultation with the Council. (Lots 1-18, 19 & 20).*
- (j) *Lots 7 and 8 may be used for horticultural purposes or for the grazing of no more than 6 sheep or 4 cattle stock (less than 12 months old) at any one time. Other livestock management or production including beef and horses shall be prohibited on these sites. (Lots 7 & 8).*
- (k) *The owner of each allotment shall be required to be a member of the Pakaraka Parkland Owners Association and shall be required to comply at all times with the provisions of the approved Management Plan. (Lots 1-18, 19 & 20).*
- (l) *In the event of default by the Pakaraka Parkland Owners Association of its obligations under these conditions, council will call upon the owners of each Lot to comply with these conditions. (Lots 1-18, 19 & 20).*
- (m) *No residential buildings are to be constructed on Lots 19 or 20. The farm buildings that existed on Lot 20 as at the date the original RC 2050737 was issued (15 October 2008) may remain and may be repaired or replaced provided any replacement building is located within the same general building envelope. (Lots 19 & 20).*

*Figure 1: Consent Notice 8396914.1 with paragraph (b) underlined.*

The proposed variation will enable the construction of a small living unit outside the identified building envelope, as shown on the drawings in [Appendix B](#), in the north-eastern corner of the Site as an interim measure until the consent holder constructs a permanent dwelling within the identified building envelope. A new driveway is proposed from the existing vehicle crossing to the new building.

This application includes a landscape assessment ([Appendix C](#)) confirming there will be no adverse visual effects as a result of the new building and is supported by four written approvals from neighbours ([Appendix D](#)) who are bound by the same consent notice. The adjoining site to the south, Lot 2 DP 418368 or 14 Parkland Drive, has also obtained a variation of their consent notice on 10 November 2015 for the construction of a small building outside of the identified building envelope. The decision letter for this consent notice variation is provided in [Appendix E](#).

### **3.0 CONTEXT – LOCALITY AND THE SITE**

#### **3.1 The Locality**

An aerial view of the site's neighbourhood context appears below in [Figure 2](#).





*Figure 2: Contextual aerial view of site and surrounding environment.*

The Site's locality is characterised by low-density rural-residential development, being one of the 20 lots comprising the Pakaraka Parkland lifestyle block subdivision, which developed around a now-established olive orchard, with other horticultural and restoration planting integrated into the lot layout. To the north and west, the surrounding environment includes other subdivision lots containing olive trees, native planting, and scattered rural-residential dwellings, while the land to the south and east is used for pastoral farming.

The land surrounding the Pakaraka Parkland subdivision consists of rural production activities to the south and east, and the Pouerua Heritage Area covering the southern portion of the subdivision. Much of this development and subdivision pattern will be retained and reinforced under the underlying and adjoining Rural Production Zone (both in the ODP and PDP), which allows for one dwelling per site and prioritises rural production.

The surrounding area is generally flat, with land gently rising south of the subdivision near State Highway 1, distant hills visible in the direction of State Highway 10 towards Kerikeri, and the 270m tall Pouērua maunga being prominent to the west. The subject Site is approximately 600m southeast of the intersection of State Highway 1 and State Highway 10, and 650m south of Pakaraka School.

### **3.2 The Site**

The site is legally described as Lot 3 DP 418368 and has an area of 6,252m<sup>2</sup>. The subject site is located at the southeastern end of the Parkland Drive cul-de-sac head, having 6.39m of road frontage (see **Figure 3** below), with the western side boundary adjoining the panhandle access to the southern neighbouring site. The topography of the Site has a gentle contour, with a slight fall towards the east and north-east, consistent with the rolling hill country and valley setting of the wider Pakaraka landscape. The Site currently has an existing building, being a temporary removable building within the identified building area, and currently has several vehicles parked on it.

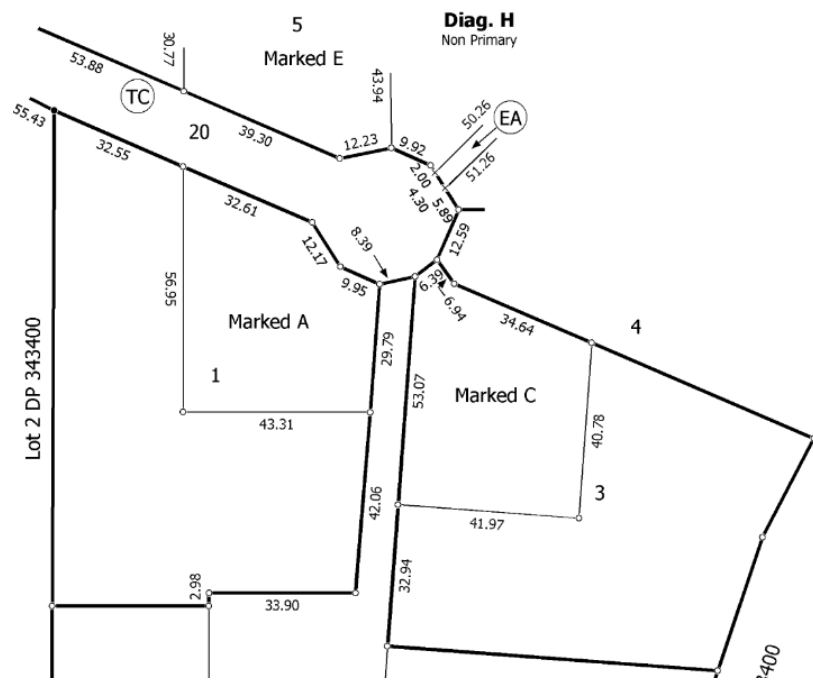


Figure 3: Excerpt of DP 418368 illustrating the Lot 3 boundaries and 6.39m of road frontage.

As described in the landscape assessment provided in **Appendix C**, approximately 40–50% of the site is planted in mature olive trees, which form part of the original subdivision planting required under the consent notice. An informal mixed hedge defines the northern boundary, comprising both native and exotic species. The remainder of the property is in pasture or open grassed areas.

Shown as ‘Marked C’ in **Figure 3** above, the identified building envelope is located at the north-western corner of the Site. The proposed building site, in the north-eastern corner, is largely open grass with a lower density of olive trees along its western edge.

### 3.3 Legal and Consenting Background Matters

The Pakaraka Parkland lifestyle blocks were established in the mid-2000s under consent RC 20580737, later varied by RC 2090346 and RC 2090397. This subdivision consent created 20 rural-residential allotments around a central olive orchard and associated restoration planting, with the intent of maintaining a strong vegetative and rural character framework across the development.

As part of the subdivision approval, the Council imposed Consent Notice 8396914.1 under Section 221 of the RMA on the new titles in 2009 with a suite of ongoing conditions to ensure that built development, vegetation, and land management practices were integrated into the landscape and that the rural and heritage values of the area were preserved.

The specific control relevant to this application is paragraph (b), which restricts all buildings on the site to the identified building envelope in the north-western corner of the lot. This control was imposed to ensure built form was visually contained within areas screened by planting and consistent with the subdivision design framework.

Accordingly, this application is made under s221(3) of the RMA to amend a condition of Consent Notice 8396914.1 to allow for one small living unit to be constructed in the north-eastern corner of Lot 3 DP 418368, supported by mitigation planting and tied to an approved site and landscape plan.

A Landscape Assessment of the proposed building platforms outside the consented assessment area has been undertaken by Simon Cocker Landscape Architecture, which concludes that “*The potential adverse effect on landscape values will be very low*” (see [Appendix C](#)).

Four neighbours within the same subdivision have provided Affected Party Approval for this application (see [Appendix D](#)), being the residents of 11, 12, 14, and 15 Parkland Drive.

## 4.0 REASONS FOR THE APPLICATION

### 4.1 RMA s221 Change to Consent Notice

Section 221 of the RMA states:

*“At any time after the deposit of the survey plan,-*

*(a) the owner may apply to a territorial authority to vary or cancel any condition specified in a consent notice:*

*(b) the territorial authority may review any condition specified in a consent notice and vary or cancel the condition.(3A) [Sections 88 to 121](#) and [127\(4\) to 132](#) apply, with all necessary modifications, in relation to an application made or review conducted under subsection (3).”*

Pursuant to s221 of the RMA, the applicant applies to the Council to amend paragraph (b) condition of Consent Notice 8396914.1 as follows (deleted text shown as strikethrough and new text shown as underline):

(b) *“All buildings and structures on a Lot are to be located within the identified building envelope shown on the survey plan, except that on Lot 3 DP 418368, one small living unit may be constructed in the north-eastern corner of the lot in the location shown on the approved Site Plan [Ref: Sheet A01a by O'Brien Design Consulting Ltd dated 17/02/2025]. This building must be constructed in accordance with the approved Landscape Mitigation Plan [Ref: Figure 2b by Simon Cocker Landscape Architecture, dated 16/07/2025], and the mitigation planting shown on that plan shall be implemented and maintained to the satisfaction of the Council. ~~(Lots 1-18, 19 & 20).~~”*

As no activity status is prescribed under s221 (3) the cancellation of the consent notice condition is treated as a **Discretionary Activity** under s87B (1) of the RMA.

## 5.0 STATUTORY ASSESSMENT

### 5.1 Part 2

The Council as consent authority must have regard to Part 2 of the RMA (“Purposes and Principles” – sections 5 to 8). The Court in *Davidson*<sup>1</sup> has determined that a Part 2 analysis may not be required where there is confidence that the relevant planning provisions in both the ODP and PDP give effect to Part 2. That is considered to be the case here.

This is a proposal that raises no area of uncertainty that may require further analysis under Part 2. No further Part 2 analysis is considered necessary, noting in particular that there are no section 6 or section 8 issues raised by this variation application and the assessment conducted in [Part 5.2](#) of this AEE confirms the application is fully consistent with Sections 5 and 7.

---

<sup>1</sup> RJ Davidson Family Trust v Marlborough District Council [2017] NZHC 52



## 5.2 Section 104(1)(a) Actual and Potential Effects on the Environment

Section 104(1)(a) of the RMA requires that a council have regard to any actual and potential effects on the environment of allowing the activity.

It is noted that the proposed building otherwise complies with the ODP standards for the Rural Production Zone, with Sheet A01b of the plans in **Appendix B** demonstrating that the proposal will comply with the 10m setbacks under Rule 8.6.5.1.4, the proposed 3.3m high building will be well below the 12m height limit under Rule 8.6.5.1.8, and the 35.4m<sup>2</sup> building means the Site will comply with building coverage under Rule 8.6.5.1.10. The low height of the proposed building and adherence to the 10m setbacks also ensure that the sunlight recession plane in Rule 8.6.5.1.2 will be complied with.

In terms of the incoming PDP, the proposal accords with Rule RPROZ-R1 for new buildings or structures that comply with the relevant standards, including the 12m maximum height under Rule RPROZ-S1 and height in relation to boundary under Rule RPROZ-S2. The proposed building location outside of the identified building envelope will comply with the 10m setback under Rule RPROZ-S3, and total building coverage will comply with Rule RPROZ-S5.

As noted on Sheet A01b of the plans in **Appendix B**, the 100m<sup>3</sup> of earthworks required for construction and driveway formation will comply with the permitted standards.

### 5.2.1 Location of Proposed Building Outside of Identified Building Envelope

The fixing of the identified building envelope on this Site and others in the Pakaraka Parkland subdivision was a requirement by Council to ensure rural-residential amenity, with the olive trees and planting providing separation and screening between dwellings. For this Site, the area 'Marked C' at the northwestern corner concentrates buildings towards the cul-de-sac head of Parkland Drive, provides separation distance from the southern neighbour, and ensures any buildings are partially screened from northern and western views by the boundary planting.

The applicant proposes a small dwelling that is located approximately 26m east of the identified building envelope, being at least 10m from both the northern and eastern boundaries. This separation distance ensures boundary screening can be achieved by five new native trees planted on the eastern boundary, being planted at 5m intervals at PB40 size, and retaining and enhancing the existing hedge on the northern boundary by removing noxious weed species and replacing them with native species. The proposed planting plan and general site layout is illustrated on Figure 2b: The Proposal in the landscape assessment provided in **Appendix C**.

The location of the proposed new small dwelling ensures the identified building envelope available for a future compliant building, while providing separation between the proposed building and a hypothetical new building, while allowing for the use of this area to park vehicles in the interim.

There is ample space on the Site for on-site infrastructure (wastewater disposal field and driveway) as per Sheet A01b of the plans in **Appendix B** and on Figure 2b of the landscape assessment in **Appendix C**.

### 5.2.2 Landscape and Amenity

The proposal is supported by the landscape and visual effects assessment in **Appendix C** by Simon Cocker Landscape Architecture. This assessment concludes that the physical changes associated with the proposal will be very limited. The proposed building will occupy a previously cleared grassed area,

with minimal earthworks and negligible ecological disturbance. The scale of the structure is modest at approximately 35m<sup>2</sup>, with a height of 3.3m, and will be finished in dark recessive colours (LRV <30%) to reduce visual contrast.

The Site is part of a wider rural-residential subdivision established around olive orchard planting and associated restoration areas. The existing consent notice requires buildings to be contained within identified building envelopes to ensure built form remains visually discreet and well-integrated into the planted landscape. The current proposal seeks to vary this control to allow for a small living unit in the north-eastern corner of Lot 3.

In terms of visual amenity effects, the site is well contained by existing olive trees and boundary hedging. Views into the site from the north, west, and south are screened or obscured by vegetation and existing subdivision development. The main open views occur from the east, approximately 500 to 600 metres from State Highway 1 from which the proposed building will be difficult to discern against the backdrop of trees, particularly with its recessive colour treatment and additional mitigation planting. The proposed native hedge reinforcement along the northern boundary and supplementary planting along the eastern boundary will further strengthen screening and integration over time.

### *5.2.3 Cultural and Heritage Values*

From a heritage and cultural landscape perspective, the Site is located on the periphery of the Pouerua Heritage Area Overlay, with Pouerua maunga being over 2.87km southwest of the Site. The proposal represents a very small-scale intervention within a landscape that has already been modified by subdivision and planting.

The potential for adverse cultural and heritage effects is low. The proposal will not affect any scheduled heritage resources, archaeological sites, or sites of significance to Māori, and no earthworks beyond minor site preparation are proposed. The development will not compromise the setting, integrity, or legibility of Pouerua or associated features in the wider landscape.

The landscape and visual effects assessment in **Appendix C** finds that the proposal will not detract from the associative values of the area, given the subject Site occupies a peripheral and already modified part of the overlay, being part of a modern subdivision established around an olive orchard.

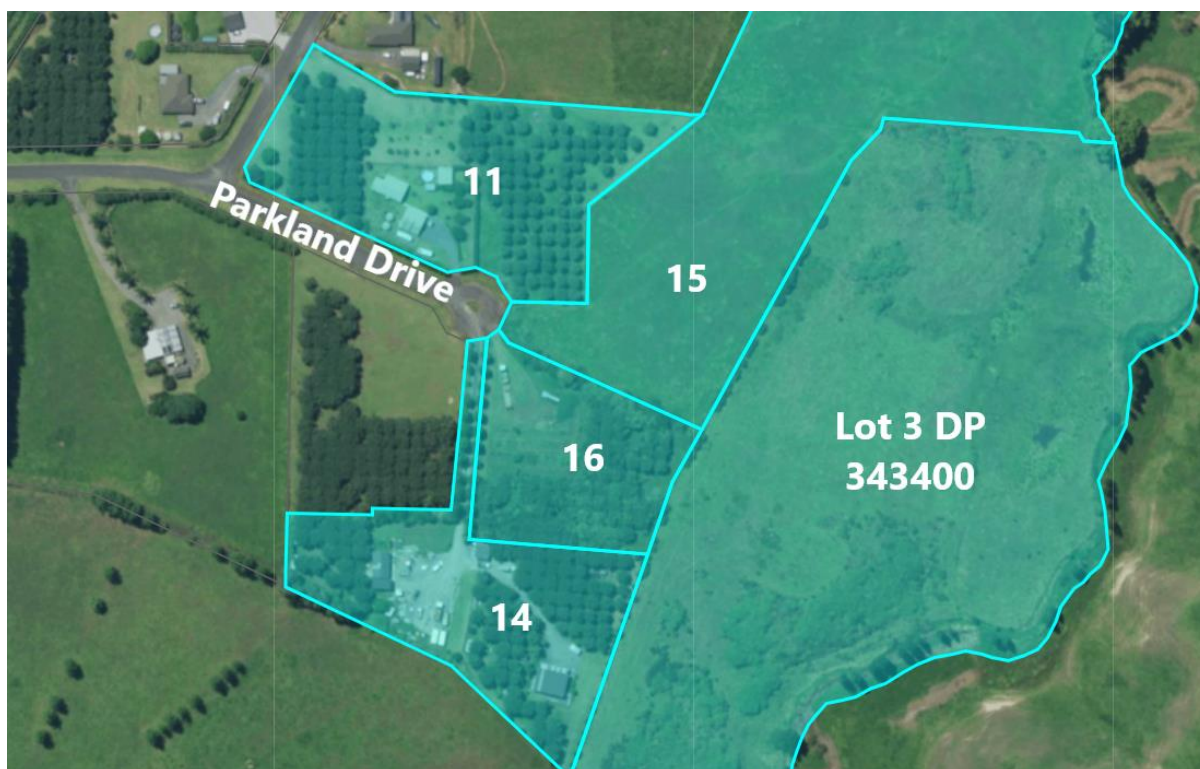
### *5.2.4 Natural Hazards and Features*

There are no overland flowpaths, flood plain, wetlands or areas of native vegetation that will be affected by the changed building location.

### *5.2.5 Neighbouring Properties*

In respect to adverse effects on neighbouring persons, the applicant has obtained written approval from four neighbours within the Pakaraka Parkland subdivision, being the owners of the adjoining sites to the north (15 Parkland) and south (14 Parkland), the persons to the west across the panhandle (12 Parkland), and the persons to the north across the road (11 Parkland). The adjoining land is identified in **Figure 4** below.

Given these are the only persons in the Pakaraka Parkland subdivision with direct visibility into the subject Site, while the land to the east is an operational farm which will be screened from the proposed dwelling by five new native trees, no other persons are adversely affected by the proposal.



*Figure 4: Aerial view of Site and adjoining properties highlighted in blue.*

Overall, the adverse effects of exempting the proposed small dwelling from the identified building envelope on the subdivision plan are considered to be less than minor.

### **5.3 Section 104(1)(b)(i) – (iv) Relevant provisions of NES, other regulations, NPS and NZCPS**

The National Policy Statement for Freshwater Management (“**NPS FM**”) is not relevant to the proposal as the nearest potential wetland to the Site is located over 160m southeast. No discharges will occur directly to water or within 100m of a wetland and no stream reclamation is proposed.

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health is not relevant to this application as the Site is not a HAIL site nor is subdivision proposed.

The National Policy Statement for Highly Productive Land is not applicable as the proposal does not involve subdivision of prime or elite soils, and the land has already been consented and subdivided for rural-residential use.

The National Policy Statement for Indigenous Biodiversity is not relevant as no native vegetation removal is proposed.

The New Zealand Coastal Policy Statement is not applicable to this application.

There are no other National Environmental Standards, National Policy Statements or other regulations that are considered relevant to this application.

### **5.4 Section 104(1)(b)(v) Relevant provisions of the Northland Regional Policy Statement**

The Northland Regional Policy Statement (“**RPS**”) sets out strategic direction for managing the use, development and protection of the natural and physical resources of the region. The strategic



objectives and policies provide a framework to achieve the integrated, consistent and co-ordinated management of the Region's resources.

The relevant provisions of the RPS have been considered. It is concluded the proposal is consistent with the RPS because the proposal involves a variation to the consent notice which stipulates building locations, while still achieving environmental and amenity enhancement, so there will be no additional effects on natural and physical resources arising from the variation to the consent notice.

## **5.5 Section 104(1)(b)(vi) Relevant Provisions of the Regional/District Plans**

As part of the underlying consent approval, a detailed assessment against the relevant objectives and policies of the ODP was completed. The ODP was implemented in 2009 and remains the plan that determines activity status and rules for land use and subdivision. The PDP was publicly notified on 27 July 2022, and further submissions have already been received. Council is in the hearings phase with an approved a timeframe extension from the Minister for the Environment, with decisions on submissions due by 27 May 2026.

Consistent with s104(1)(b) RMA and case law on weighting, the PDP provisions are afforded lower weighting at this time, except for any provisions with immediate legal effect under s86B RMA, which are afforded full weight. Greater weight is given to PDP objectives and policies that are uncontested or align with higher order instruments.

With reference to both the ODP and the PDP, the proposed consent notice variation accords with the objectives and policies of both district plans:

- Although the zone anticipates productive activities, the original subdivision established rural-residential allotments with olive planting and restoration areas to provide amenity. The proposal does not alter this land use pattern and will maintain the amenity values expected within this modified environment as per Objective 8.6.3.3 and Policy 8.6.4.4 of the ODP, and Objective RPROZ-O2 of the PDP.
- The proposed dwelling will be small in scale, recessive in colour, and screened by vegetation, thereby maintaining the rural character and amenity of the subdivision and surrounding area as per Objective RPROZ-O4 and Policies RPROZ-P4 and RPROZ-P7 of the PDP, avoiding adverse effects on natural and physical resources as per Objective 8.6.3.7 and Policy 8.6.4.3 of the ODP.
- The proposal will not sterilise or present reverse sensitivity effects on highly productive land, as per Policy RPROZ-P5 of the PDP, as the site is not used for commercial production and has already been subdivided for lifestyle purposes, while the adjoining land will not have their productivity impacted by the proposed development.

Overall, the proposed consent notice variation will enable the applicant to build a high-amenity lifestyle that is considered consistent with the relevant provisions of both district plans.

## **6.0 NOTIFICATION (SECTIONS 95A, 95C-95D)**

### **6.1 Public Notification**

#### **Step 1: mandatory public notification in certain circumstances**

No mandatory notification is required as:

- the applicant is not requesting that the application be publicly notified (s95A(3)(a));
- n/a – there are no requests for further information (s95A(3)(b) and s95C); and
- the application does not involve any exchange of recreation reserve land under s15AA of the Reserves Act 1977 (s95A(3)(c)).

Step 2: if not required by step 1, public notification precluded in certain circumstances

Public notification is not precluded as:

- The application is not subject to a rule or national environmental standard that precludes public notification.
- The application is not for a controlled activity or boundary activity.

Step 3: if not precluded by step 2, public notification required in certain circumstances

Public notification is not required due to the following circumstances:

- The application is not subject to a rule or national environmental standard that requires public notification ((s95A(8)(a)).
- For the reasons outlined in **Part 5.2** of this AEE, any adverse effects will be less than minor.

Step 4: public notification in special circumstances

If an application has not been publicly notified as a result of any of the previous steps, Council is required to determine whether special circumstances exist that warrant it being publicly notified (s95A(9)). Special circumstances are those that are:

- Exceptional, abnormal or unusual, but something less than extraordinary or unique;
- Outside of the common run of applications of this nature; or
- Circumstances which make notification desirable, notwithstanding the conclusion that the adverse effects will be no more than minor.

There is nothing exceptional or unusual about this proposal and is not outside the common run of applications of this nature. In this instance, there are no special circumstances that suggests public notification should occur.

It is therefore considered that this application can be processed **without public notification**.

## **6.2 Limited Notification**

Step 1: certain affected protected customary rights groups must be notified.

Under step 1, limited notification is not considered to be required with the following points being relevant:

- There are no protected customary rights groups or customary marine title groups affected by the proposed activity (s95B(2)).
- The northern part of the site is within a statutory acknowledgement area (s95B(3)(a)) however there is nothing within this proposal that requires mana whenua consultation.

Step 2: if not required by step 1, limited notification precluded in certain circumstances.

The application is not precluded from limited notification as:

- The application is not for one or more activities that are exclusively subject to a rule or NES which preclude limited notification (s95B(6)(a)).
- The application is not for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land) ((s95B(6)(b)).

Step 3: if not precluded by step 2, certain other affected persons must be notified.

Based on the assessment in **Part 5.2**, it is concluded that any potential adverse effects on persons will be less than minor and pursuant to s95E(1) there are no affected persons.

Step 4: limited notification in special circumstances.

It is considered that there are no special circumstances, and nothing exceptional or unusual about the application that suggests that limited notification should occur.

It is therefore considered that this application can be processed **without limited notification**.

## **7.0 CONCLUSION**

The proposal is to vary condition (b) of Consent Notice 8396914.1 to allow for a small dwelling outside of the identified building envelope on the Site. The actual and potential effects likely to result from the variation have been considered in accordance with section 104(1)(a) of the RMA, as set out in **Part 5.2** of this AEE. By way of summary, it is concluded that any actual or potential effects on the surrounding environment will be less than minor. The proposal has also been assessed to remain consistent with the relevant objectives and policies of both the ODP and PDP in accordance with section 104(1)(b) of the RMA.

Overall, it is considered that the proposed variation is consistent with the purpose and principles of the RMA and that the amended resource consent and boundary relocation sought should be granted.

## **8.0 LIMITATIONS**

This report has been prepared for the particular project described to us and its extent is limited to the scope of work agreed between the client and Cato Bolam Consultants Limited.

No responsibility is accepted by Cato Bolam Consultants Limited or its directors, servants, agents, staff or employees for the accuracy of information provided by third parties and/or the use of any part of this report in any other context or for any other purposes.

This report is for the use by the client only and should not be used or relied upon by any other person or entity or for any other projects.