

# Application for resource consent or fast-track resource consent

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

## 1. Pre-Lodgement Meeting

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

## 2. Type of Consent being applied for

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

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

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

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

☐ Yes ☐ No

## 4. Consultation

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

If yes, which groups have you consulted with?

Who else have you consulted with?

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

## 5. Applicant Details

**Name/s:**

AG Construction Ltd

**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:**

Williams & King, Attention: Natalie Watson

**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:**

Matthew John Allison

**Property Address/  
Location:**

## 8. Application Site Details

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

**Name/s:**

**Site Address/  
Location:**

**Legal Description:**

**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.

Proposed earthworks (volume of approximately 625m<sup>2</sup>) in the Rural Living Zone associated with development of a site for a dwelling and driveway.

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) Colleen Vitali (GJ Gardner Homes)

**Email:**

**Phone number:**

**Postal address:**

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

### Fees Information

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

### Declaration concerning Payment of Fees

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

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

Monica Lombard

**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)

Natalie Watson

**Signature:**

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

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

- ☒ Payment (cheques payable to Far North District Council)
- ☒ A current Certificate of Title (Search Copy not more than 6 months old)
- ☐ Details of your consultation with Iwi and hapū
- ☒ Copies of any listed encumbrances, easements and/or consent notices relevant to the application
- ☒ Applicant / Agent / Property Owner / Bill Payer details provided
- ☒ Location of property and description of proposal
- ☒ Assessment of Environmental Effects
- ☐ Written Approvals / correspondence from consulted parties
- ☐ Reports from technical experts (if required)
- ☐ Copies of other relevant consents associated with this application
- ☒ Location and Site plans (land use) AND/OR
- ☐ Location and Scheme Plan (subdivision)
- ☒ Elevations / Floor plans
- ☒ Topographical / contour plans

Please refer to Chapter 4 of the District Plan for details of the information that must be provided with an application. Please also refer to the RC Checklist available on the Council's website. This contains more helpful hints as to what information needs to be shown on plans.



# AG Construction Ltd

## Land Use Consent for Earthworks 37C Riddell Road, Kerikeri

Williams & King, Kerikeri<sup>1</sup>  
11 September 2025

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<sup>1</sup> Williams & King - a Division of Survey & Planning Solutions (2010) Ltd  
Surveyors, Planners, Resource Managers - Kerikeri and Kaitia  
PO Box 937 Kerikeri Phone (09) 407 6030 Email: nat@saps.co.nz

# 1. OVERVIEW

## 1.2 Summary of proposal

On behalf of K. Marcroft and L. Clark, AG Construction Ltd propose to develop a property located at 37C Riddell Road in Kerikeri. The subject site is legally described as Lot 5 DP 573245 and is held in the Record of Title 1043244.

The proposed development involves the construction of a new dwelling and concrete driveway. The building platform and driveway will be formed through earthworks.

Proposed impermeable surfaces will be within the confines of land use consent RC 2300648-RMACOM Decision B, which consents up to 1,113.25 m<sup>2</sup> (25%) of impermeable surface on this site.

Consent notice conditions relating to water storage, onsite wastewater disposal, foundation design, stormwater management, and overland flow paths will all be complied with.

## 1.2 District Plan zoning and activity status

The subject site is in the Rural Living Zone in the Operative Far North District Plan. The proposed development requires resource consent under the District Wide Rules 'Excavation and/or Filling...'. The proposal has been assessed as being a restricted discretionary activity overall.

Under the Proposed Far North District Plan, the site is zoned 'Rural Residential'. Relevant rules with legal effect under the Proposed District Plan are EW-R12 and EW-R13, both of which can be satisfied as a permitted activity via consent conditions and an advice note.

## 1.3 Statutory framework

This report and its appendix accompany the Resource Consent application made by the Applicant and is provided in accordance with the requirements set out in Schedule 4 of the Resource Management Act 1991 ("RMA"). It is intended to provide the necessary information, in sufficient detail, to provide an understanding of the proposal, including any actual or potential effects the proposed activity may have on the environment, any proposed or agreed to measure to ensure positive effects, and the relevant matters specified under section 104 of the RMA (Consideration of applications). As the application is for a discretionary activity, Section 104C of the RMA is relevant:

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

*(1) When considering an application for a resource consent for a restricted discretionary activity, a consent authority must consider only those matters over which—*

- (a) a discretion is restricted in national environmental standards or other regulations:*
- (b) it has restricted the exercise of its discretion in its plan or proposed plan.*

*(2) The consent authority may grant or refuse the application.*

*(3) However, if it grants the application, the consent authority may impose conditions under section 108 only for those matters over which—*

- (a) a discretion is restricted in national environmental standards or other regulations:*
- (b) it has restricted the exercise of its discretion in its plan or proposed plan.*



## 2. DESCRIPTION OF PROPOSAL

### 2.2 Overall Purpose

The overarching purpose of the proposal is to establish a new dwelling on a site within the Rural Living zone of the Operative District Plan. Refer to the G.J. Gardner Homes Plan Set in **Appendix 1a. Figure 1** below depicts the overall site plan.

A single level three-bedroom dwelling is proposed, with a floor area of approximately 180m<sup>2</sup> and a total roof area of approximately 212m<sup>2</sup>. The dwelling will be built on a raft foundation on compacted hard fill. The maximum height (apex height) will be approximately 5.72m. The building will be orientated towards the east.

The site includes an existing metalled driveway, which provides shared vehicle access to adjacent sites, and a new section of concrete driveway will be formed to provide connection to the internal garage and manoeuvring at the south western side of the dwelling. Car parking will be available within the garage, or upon outdoor concrete hardstand areas adjacent to the dwelling.

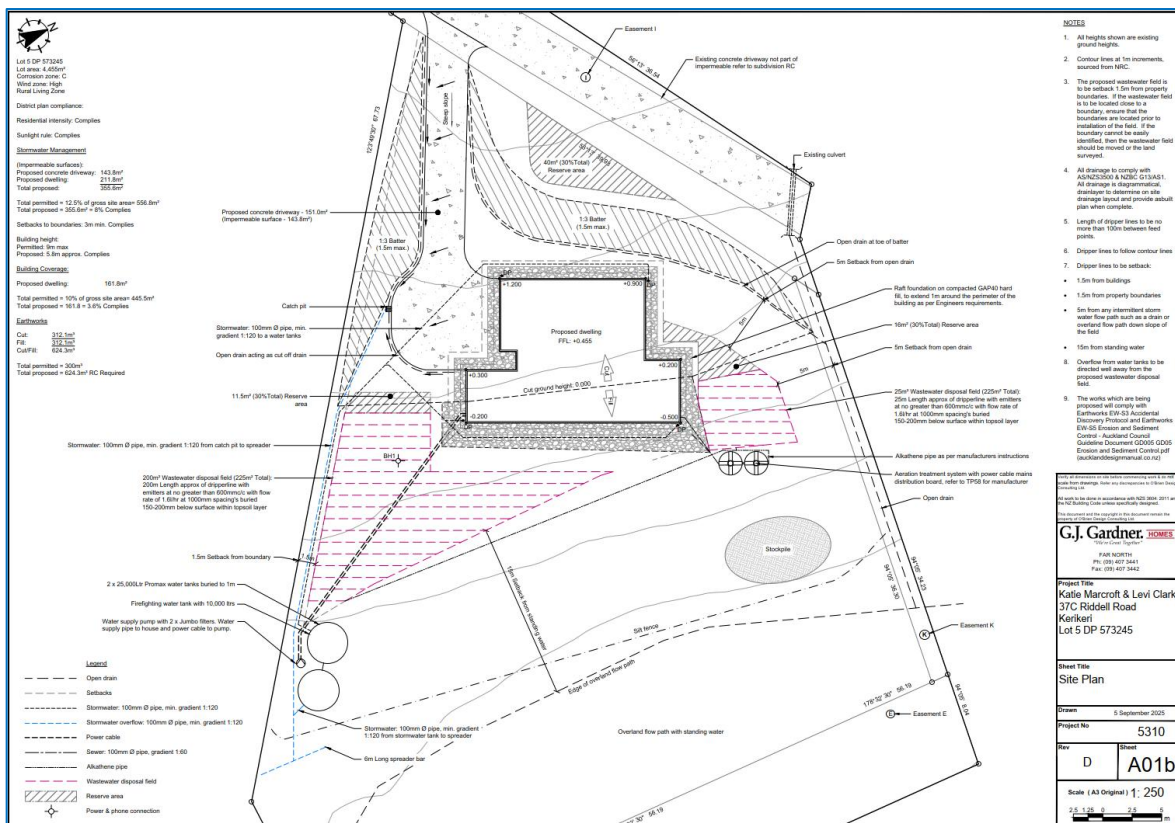


Figure 1: Site Plan

### 2.2 Earthworks

Earthworks are required to prepare the building platform and driveway alignment. This will involve excavation of approximately 312m<sup>2</sup> with 1:3 battered banks up to a maximum height of 1.5m. Fill will be used beneath the eastern side of the dwelling to provide a level platform. The remainder of the excavated material will be temporarily stockpiled to the north east of the dwelling, before being spread and used for landscaping by the owners. Therefore, total earthworks comprising the cut and fill will be approximately 625m<sup>3</sup>.

All earthworks undertaken at the site will be carried out in accordance with Auckland Council Guidance Document 2016/005: Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GC05). Sediment laden stormwater runoff will be controlled by appropriate management techniques to ensure that sediment does not migrate beyond the site. As shown on the Site Plan, a silt fence will be installed, to be positioned along the contour and along the downslope area of the earthworks (including the stockpile), with 2m returns up the slope (to prevent water from travelling around the edges) for the duration of the project. Immediately following the earthworks, exposed areas must be stabilised and/or topsoiled and re-vegetated. Once revegetation is satisfactorily established and stabilisation is complete, sediment control measures can be removed from the site.

The stockpile will be placed away from the open drain and within the silt fence perimeter as shown on the proposed Site Plan. Any longer-term stockpile will be re-grassed, until used for landscaping.

Roof downpipes will be connected to the installed stormwater drainage as soon as practical once roof cladding has been installed.

The above measures can be monitored by the appointed contractor, with regular inspection of silt fences and additional checks prior to and following heavy or persistent rainfall to ensure that the erosion and sediment control measures are repaired, replaced, reinforced or cleaned out if required. The appointed contractor will adjust erosion and sediment control as needed to suit site adjustments and weather conditions.

Further construction management techniques will be implemented to avoid, remedy and mitigate adverse environmental effects. These will also be implemented and monitored by the appointed contractor responsible for overseeing the earthworks, and include the following principles.

- All noise generating activities during the period of site works for this project will be managed on site as far as is reasonably practicable to meet New Zealand Standard NZS 6803:1999 Acoustics - Construction Noise. In addition, all persons undertaking day to day management of construction activities on the site will wherever possible adopt the best practical option at all times to ensure the emission of noise from the site does not exceed a reasonable level in accordance with Section 16 of the Resource Management Act 1991.
- Construction traffic must prevent sediment from being tracked onto adjacent public roads. A rumble pad may be used. Construction traffic and parking must avoid any potential conflict with traffic and pedestrians in the vicinity of the site.
- Dust mitigation measures will be utilised on-site to avoid dust being generated and carried beyond the site, including covering or revegetating topsoil mounds if temporarily stockpiles remain beyond a short time period or are causing a dust nuisance.
- A copy of the Heritage New Zealand Pouhere Taonga Accidental Discovery Protocol (ADP) shall be made available to all contractors working on site.

## 2.3 Impermeable Surface Coverage

Decision B of RC 2300648-RMACOM permits up to 1,113.25m<sup>2</sup> (25%) impermeable coverage on Lot 5. Refer to **Appendix 3**. Existing metalled private accessway has been measured as approximately 630m<sup>2</sup>; while proposed impermeable coverage will add approximately 356m<sup>2</sup>. Cumulatively, impermeable surface coverage remains within the consented area.

### 3. APPLICATION SITE DETAILS AND DESCRIPTION

#### 3.1 Location

The site is located at 37C Riddell Road in Kerikeri, approximately 370m south west of the intersection with Shepherd Road. Refer to the Location and Cadastral Maps in **Figures 2 and 3**.

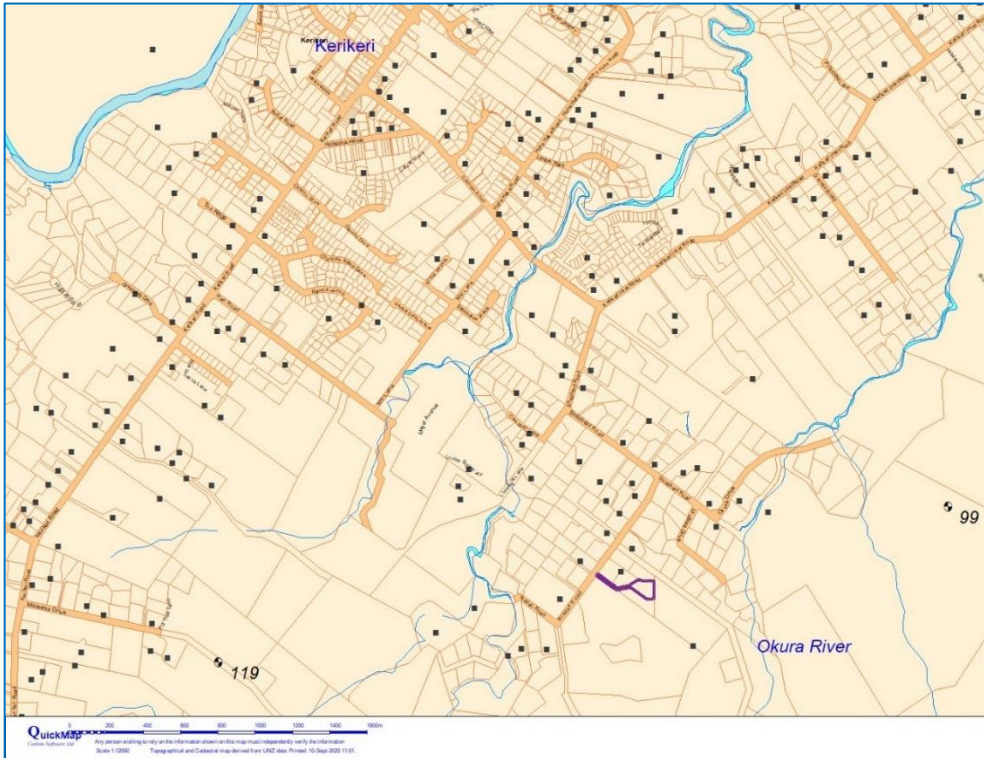


Figure 2: Location Map (Source: QuickMap)

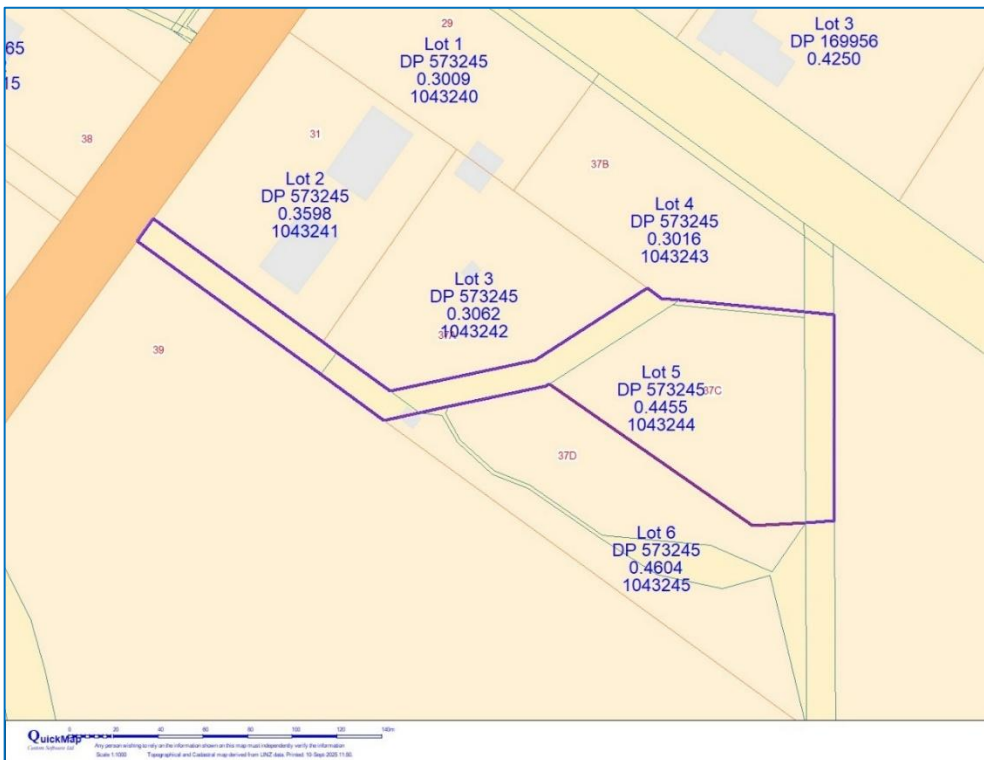


Figure 3: Cadastral Map Highlighting the Application Site (Source: QuickMap).



### 3.2 Legal details

Legal details of the application site are summarised below and in the Record of Title (**Appendix 2**).

LEGAL DESCRIPTION	RECORD OF TITLE IDENTIFIER	TITLE AREA
Lot 5 DP 573245	1043244	4455m <sup>2</sup> more or less

Relevant interests on the Record of Title are listed below.

- Easement Instrument 7134428.1: Appurtenant right of way and right to convey water and transmit electricity.
- Easement Instrument 11567017.2: Subject to a right to drain water over part marked E. Subject to Section 243(a) RMA 1991.
- 12720071.3 Consent Notice pursuant to Section 221 RMA 1991.

#### Lots 1, 3, 4, 5, and 6 DP 573245

- In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for fire fighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Supply Code of Practice SNZ PAS 4509.
- In conjunction with the construction of any building requiring a wastewater disposal system the lot owner shall obtain a Building Consent and install the wastewater treatment and effluent disposal system as detailed in the report prepared by Vision Consulting Engineers and Planners, 'Site Suitability Report', with reference J14484, dated 12 May 2021 and provided in support of this Resource Consent 2300648.

Where a wastewater treatment and effluent disposal system is proposed that differs from that detailed in the above-mentioned report, a new TP 58 / Site and Soil Evaluation Report will be required to be submitted, and Council's approval of the new system must be obtained, prior to its installation.

- Any building erected on the lot shall have foundations designed in accordance with the engineering recommendations contained in the Site Suitability Report, prepared by Vision Consulting Engineers and Planners, with reference J14484, dated 12 May 2021 and provided in support of Resource Consent 2300648. The details of the design shall be submitted in conjunction with any Building Consent Application.
- In conjunction with the construction of any building which exceeds the total impervious and building coverage allowances provided through Conditions 1-6 Decision B – Landuse for RC 2300648, the lot owner shall submit for the approval of Council's Stormwater Engineer a report prepared by a suitably qualified Chartered Professional Engineer. The report shall detail the on-site detention and flow attenuation of stormwater from the site. The flow shall be limited to the pre-development level for rainfall events up to those with a 1% AEP with a climate change allowance included. The report must consider the restrictions and recommendations within the Vision Consulting Engineers and Planners Feasibility Stormwater Report, with reference J14484, dated 12 May 2021.

#### Overland Flow Paths:

- Without the prior approval of the Council, no building shall be erected, nor any works which increase impermeable surfaces be undertaken, nor any planting or structure placed which may create a flow obstruction, on any area of the site which has been proposed as a secondary / overland (Q100) flow path as identified on the subdivision scheme plan and in the details submitted to satisfy condition 3(a) of RC 2300648-RMACOM.

- Easement Instrument 12720071.4: Appurtenant right to drain water. Subject to a right of way and a right to convey electricity, telecommunications and water over parts marked G, H and I and a right to drain water over parts marked E, K, G, H and I on DP 573245. Some of the easements in 12720071.4 subject to Section 243(a) RMA 1991.
- Easement Instrument 12720071.5: Subject to a right (in gross) to convey electricity over parts marked G, H and I on DP 573245 in favour of Chorus New Zealand Limited.
- Easement Instrument 12720071.6: Subject to a right (in gross) to convey electricity over parts marked G, H and I on DP 573245 in favour of Top Energy Limited.
- Covenant Instrument 12720071.7: Land Covenant (Private).

### 3.3 Existing site conditions

The subject site is a vacant site, in grass within the location of the building envelope, and moderately sloping towards the pond along the eastern boundary. Refer to **Photograph 1**.



*Photograph 1: View south-east over proposed building site.*

### 3.4 Natural and recorded features

The area of land parallel with the site's eastern boundary is described on the Site Plan as an overland flow path with standing water. This same area was also shown to be within the 'secondary flow path extent' in the Feasibility Stormwater Report provided with the application for RC 2300648-RMACOM, with the same description provided in the Planner's Report including an Assessment of Environmental Effects. Within the Site Suitability Report provided with RC 2300648-RMACOM, the area is referred to in the site description, where it specifies that the "water course located near the south-eastern site boundary has two ponds present". Based on the assessment and reporting completed at the subdivision stage, together with the development of Lot 6 DP 573245 to the south of the application site, it is considered that the ponded water at the eastern boundary is not classified as wetland.

The site is not within the coastal environment. It does not include any areas of high or outstanding natural character, or outstanding natural landscapes or features as recorded in the Regional Policy Statement.

The proposed building site is not part of any ecological unit recorded in the Department of Conservation Protected Natural Area (“PNA”) mapping, does not contain any mapped ‘biodiversity wetlands’ in the NRC Map of the same name, and is part of a wider ‘kiwi present’ in Far North Maps “Species Distribution (DoC)” Map.<sup>2</sup> The maps referenced in this paragraph are non-statutory documents.

The site is mapped as comprising Land Use Capability (“LUC”) unit IIs1, however the site is not within a primary production zone and does not meet the definition of ‘definition of ‘highly productive land’ in the National Policy Statement for Highly Productive Land. It does meet the definition of ‘highly versatile soils’ as per the Regional Policy Statement.

### 3.5 Surrounding land

The subject site is surrounded by rural residential lots to the north, south and west. A rural lifestyle site is located to the east.

## 4. DISTRICT PLAN ASSESSMENT

### 4.1 Far North Operative District Plan

The application site is zoned Rural Living. The proposal is assessed against the relevant rules of the Operative District Plan as follows.

#### 4.1.1 Rural Living Zone

Rule	Discussion	Compliance
<b>8.7.5.1 PERMITTED ACTIVITIES</b>		
8.7.5.1.1 Residential Intensity	The proposal is for a single residential unit.	Complies
8.7.5.1.2 Scale of Activities	The proposed dwelling will be used by people who normally reside on the site.	Complies
8.7.5.1.3 Building Height	Building height does not exceed 9m.	Complies
8.7.5.1.4 Sunlight	Permitted activity recession planes are met.	Complies
8.7.5.1.5 Stormwater Management	Proposed impermeable surfaces will not exceed 1,113.25m <sup>2</sup> (25%), being the coverage already consented by Decision B RC 2300648-RMACOM (expiry September 2031).	Consented, by Decision B RC 2300648-RMACOM
8.7.5.1.6 Setback from Boundaries	Proposed buildings are at least 3m from all site boundaries.	Complies
8.7.5.1.13 Building Coverage	Less than 10% building coverage proposed.	Complies

<sup>2</sup> A map showing the distribution of Northland Brown Kiwi and Northland Mudfish in the Far North District. Kiwi habitat distribution based on call count monitoring in 2019 by Department of Conservation: Craig, E. (2020): Call count monitoring of Northland brown kiwi 2019. Department of Conservation, Whangarei, New Zealand.



#### 4.1.2 Natural & Physical Resources

Rule	Discussion	Compliance
<b>PERMITTED ACTIVITIES</b>		
12.3.6.1.2 Excavation and/or filling ... in the Rural Living ... zones	Earthworks will exceed the permitted activity standard (300m³ per 12 month period).	Does not comply
12.4.6.1.2 Fire Risk to Residential Units	The dwelling will be located more 20m from any continuously vegetated areas.	Complies
<b>RESTRICTED DISCRETIONARY ACTIVITIES</b>		
12.3.6.2.1 Excavation and/or filling ... in the Rural Living ... zones	The combined volume of cut and fill does not exceed 2,000m³.	Complies

#### 4.1.3 Transportation

Rule	Discussion	Compliance
<b>Traffic – Permitted Activities</b>		
15.1.6A.2.1 Traffic Intensity	The first residential unit on a site is exempt from this rule.	Complies
<b>Parking – Permitted Activities</b>		
15.1.6B.1.1 On-Site Car Parking Spaces	More than two off street car parks will be available.	Complies
<b>Access – Permitted Activities</b>		
15.1.6C.1.1 Private Accessway in all Zones	Access to the site has been formed in accordance with RC 2300648, in compliance with these standards.	Complies
15.1.6C.1.5 Vehicle crossing standards in ... Rural Zones		Complies.
15.1.6C.1.7 General Access Standards	Clauses (a) – (d) will be met by the proposed access design.	Complies

#### 4.1.4 Summary of Activity Status under the Far North Operative District Plan

Overall, the proposal has been assessed as a restricted discretionary activity. Sections 104 and 104C of the RMA are applicable.

### 4.2 Far North Proposed District Plan

The application site is zoned 'Rural Residential' in the Far North Proposed District Plan. The proposal is assessed against the relevant rules of the Proposed District Plan as follows.

#### 4.2.1 Rules with Immediate Legal Effect

Rules relating to earthworks and the discovery of suspected sensitive material, and earthworks and erosion and sediment control (EW-R12 and EW-R13) and associated standards EW-S3 and EW-S5 can be complied with through advice notes relating to the Heritage New Zealand Accidental Discovery Protocol and the requirement for erosion and sediment control to be implemented in accordance with the specified guideline document for the duration of earthworks. We are not aware of any other applicable rules with immediate legal effect under the Proposed District Plan. Other relevant rules without immediate legal effect are assessed below.

## 4.2.2 Area-Specific Matters – Rural Residential Zone

Rule	Discussion	Compliance
RRZ-R1 New buildings or structures...	PER-1 – the proposed buildings accommodate a permitted activity (RRZ-R3). PER-2: RRZ-S1: 8m height not exceeded. RRZ-S2: Recession planes complied with. RRZ-S3: 3m setbacks achieved. RRZ-S4: More than 30m from MHWS. RRZ-S5: Building / structure coverage is less than 12.5%.	These rules do not have legal effect.
RRZ-R2 Impermeable Surface Coverage	Proposed impermeable surfaces will not exceed 1,113.25m <sup>2</sup> (25%), being the coverage already consented by Decision B RC 2300648-RMACOM (expiry September 2031).	
RRZ-R3 Residential activity	A single residential unit is proposed.	

## 4.2.3 District-Wide Matters - Hazards and Risks

Rule	Discussion	Compliance
<b>Permitted Activities</b>		
NH-R5 Wild Fire - Buildings used for a vulnerable activity (excluding accessory buildings)	The proposal will include rainwater storage tanks, which will be suitable for storing water for firefighting as per condition 2 of PER-1. It is noted that water supply for fire fighting is a consent notice condition.  The building will not be within 20m of any continuous areas of vegetation and complies with PER-2.	This rule does not have legal effect.

## 4.2.4 District-Wide Matters – Energy, Infrastructure, & Transport – Transport

Rule	Discussion	Compliance
TRAN-R1 Parking	Off street car parking is available.	These rules do not have legal effect.
TRAN-R2 Vehicle crossings and access, including private accessways	Access is for a single dwelling via an existing crossing.	
TRAN-R5 Trip generation	Single residential unit proposed. Proposed development does not generate traffic exceeding that listed in TRAN-Table 11 – Trip generation.	

## 4.2.5 Earthworks

Rule	Discussion	Compliance
EW-R1 Earthworks for building or structures ...	Earthworks will be undertaken for this purpose. Standards reported on below.	These rules do not have legal effect.
EW-R12 Earthworks and the discovery of suspected sensitive material	An Accidental Discovery Protocol advisory note can be added to the resource consent.	Complies. Refer to EW-S3 below.
EW-R13 Earthworks and erosion and sediment control	Erosion and sediment control will be implemented.	Complies. Refer to EW-S5 below.

EW-S1 Maximum earthworks thresholds.	More than 300m <sup>3</sup> proposed per calendar year.	These rules do not have legal effect.
EW-S2 Maximum depth & slope	Depth will not exceed 1.5m.	
EW-S3 Accidental Discovery Protocol	Will be complied with.	Complies
EW-S4 Site reinstatement	Will comply.	This rule does not have legal effect.
EW-S5 Erosion & sediment control	Will be complied with.	Complies

#### 4.2.6 Summary of Activity Status under the Far North Proposed District Plan

Relevant rules with immediate effect are EW-R12 and EW-R13, both of which can be satisfied as a permitted activity via consent conditions and an advice note.

## 5. ASSESSMENT OF ENVIRONMENTAL EFFECTS

*Section 104(1)(a) and (ab) requires the consent authority to have regard to any actual and potential effects on the environment of allowing the activity; and any measure proposed or agreed to by the application for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity.*

*Section 104(2) indicates that a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard of the plan permits an activity with that effect and Section 104(3)(a)(ii) requires a consent authority to not, when considering an application, have regard to any effect on a person who has given written approval to the application (unless that person has withdrawn the written approval before the date of a hearing or before the application is determined, as set out in 104(4)).*

*Clauses 6 and 7 of Schedule 4 of the RMA indicate the information requirements and matters that must be addressed in or by an assessment of environmental effects, both of which are subject to the provisions of any policy statement or plan. This assessment of environmental effects therefore includes an assessment of the relevant matters that Council will restrict the exercise of its discretion to that are listed in Operative District Plan Rule 12.6.2.1 (Excavation and/or Filling ...).*

### 5.1 Earthworks effects

#### ***(i) the effects of the area and volume of soils and other materials to be excavated;***

The volume of proposed earthworks only marginally exceeds the permitted activity standard. It is limited to the extent required to form the building platform and driveway.

#### ***(ii) the effects of height and slope of the cut or filled faces;***

Battered banks will be formed to the south and west of the building development zone, these will have a height not exceeding 1.5m as shown on the Site Plan.

#### ***(iii) the time of the year when the earthworks will be carried out and the duration of the activity;***

Earthworks are likely to commence once building and resource consents have been issued, in the next construction season.

The proposed earthworks will occur for a short duration and in a single stage, solely for the purpose of preparing a residential building site.

***(iv) the degree to which the activity may cause or exacerbate erosion and/or other natural hazards on the site or in the vicinity of the site, particularly lakes, rivers, wetlands and the coastline;***

Erosion and sediment control will be installed and maintained for the duration of the earthworks activity, with a particular view to protecting the water quality of downslope overland flow path areas. Completed earthworks will be stabilised with aggregate and/or revegetated. Grass will be retained downslope of the proposed earthworks area to further protect water quality.

The nominated Head Contractor will monitor the effectiveness of erosion and sediment control, particularly during heavy and/or persistent rainfall to ensure that silt fences and clean water diversion drains are working as intended.

The site is not subject to any recorded natural hazards.

***(v) the extent to which the activity may adversely impact on visual and amenity values;***

The proposed earthworks are part of a residential building project. They allow the new buildings and driveway hardstand areas to be set into the slope, rather than protruding above it. Short term construction effects on amenity values can be avoided and mitigated using standard techniques, i.e. management of dust, noise and traffic. The adjacent developed rural residential properties have established boundary plantings, which will in time provide screening.

Potential effects on visual and amenity values are considered to be less than minor.

***(vi) the extent to which the activity may adversely affect cultural and spiritual values;***

There are no recorded historic sites (including those recorded in the District Plan, or NZAA archaeological sites) or sites of cultural significance mapped within the property in the Far North Maps 'Historic sites' map. A standard advisory note that the Accidental Discovery Protocol is to be followed in the event of any inadvertent uncovering of any archaeological site can be added to the consent to sufficiently avoid adverse archaeological effects.

***(vii) the extent to which the activity may adversely affect areas of significant indigenous vegetation or significant habitats of indigenous fauna;***

The building site is located on an area of grass and does not directly disturb any indigenous vegetation or habitats. Appropriate management of the earthworks phase of development, together with long term stormwater and wastewater management, will ensure that water quality of the downslope overland flow path is protected.

***(viii) the number, trip pattern and type of vehicles associated with the activity;***

An excavator will be used to remove topsoil, prepare the cut to fill areas, and form drainage where necessary. Aggregate for the building platform will be bought in in a tipper truck, with the number of trips depending on the size of truck.

***(ix) the location, adequacy and safety of vehicular access and egress;***

The site has frontage to Riddell Road, with existing concrete vehicle crossing and metalled driveway having been formed as part of the underlying subdivision consent. There is good visibility in both directions at the property entrance. Access to the building site is readily available with no safety issues.

**(x) the means by which any adverse environmental effects of the activity will be avoided, remedied or mitigated.**

The extent of earthworks is typical for this type of property and proposed activity. The earthworks that are proposed are for the purpose of a single residential dwelling, as an expected activity on the site and with appropriate mitigation of environmental effects.

Standard conditions and advice notes can be applied to this consent to ensure prior implementation of erosion and sediment control measures and the maintenance of these for the duration of the earthworks activity, and rapid stabilisation of exposed areas, undertaking works in dry and stable weather, observance construction noise limits for the Rural Living Zone, and observance the Accidental Discovery Protocol.

## 6. STATUTORY ASSESSMENT

*Section 104(1)(b) of the Resource Management Act 1991 requires the consent authority, subject to Part 2 of the Act, to have regard to any relevant provisions of a national environmental standard, other regulations, a national policy statement, a New Zealand coastal policy statement, a regional policy statement, a plan or proposed plan, and any other matter the consent authority considers relevant and reasonably necessary to determine the application. The following documents are commented on in the proceeding Sections 6.1 – 6.4 of this Report. This is followed by an assessment of Part 2 of the Act.*

- *Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011*
- *Resource Management (National Environmental Standards for Freshwater) Regulations 2020*
- *Regional Policy Statement for Northland*
- *Operative Far North District Plan*
- *Proposed Far North District Plan*
- *Proposed Regional Plan for Northland*

### 6.1 National Environmental Standards

#### 6.1.1 Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (“NES-CS”)

The subject land is not recorded on the Northland Regional Council Selected Land-use Register as a site that has been used for any activity included in the Ministry for the Environment’s Hazardous Activities and Industries List (“HAIL”).<sup>3</sup> The underlying subdivision application (RC 2300648-RMACOM) stated that *“The site is not shown on the Northland Regional Council’s Selected Land Use database as being currently, or historically, a verified or unverified contaminated site. RC 2190500, the subdivision that created the application site, was processed in 2019 with no references to the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011 (NES-CS). The Council accepted the statement within that application that the site was not HAIL and that therefore the NES-CS did not apply,”*

As such, using the method set out in Section 6(2) of the above Regulations, the subject site is not considered to be a ‘piece of land’ in terms of the above regulations.

---

<sup>3</sup> Northland Regional Council (n.d.): *Selected Land-use Register Map*. Retrieved 10 September 2025 from <https://localmaps.nrc.govt.nz/localmapviewer/?map=65b660a9454142d88f0c77b258a05f21>

## 6.1.2 Resource Management (National Environmental Standard for Freshwater) Regulations 2020

There is no recorded wetland in the NRC Biodiversity Wetland Mapping.

The underlying subdivision application (RC 2300648-RMACOM) (June 2021) stated that aside from the NES-CS, there were no other National Environmental Standards considered relevant.

As noted, the area at the bottom (eastern boundary) of the site is described on the Site Plan as an overland flow path with standing water. This same area was also shown to be within the 'secondary flow path extent' in the Feasibility Stormwater Report provided with the application for RC 2300648-RMACOM, with the same description provided in the Planner's Report including an Assessment of Environmental Effects. Within the Site Suitability Report provided with RC 2300648-RMACOM, the area is referred to in the site description, where it specifies that the "water course located near the south-eastern site boundary has two ponds present". These referenced reports all post-date the above Regulations. Therefore, based on the assessment and reporting completed at the subdivision stage, together with the development of Lot 6 DP 573245 to the south of the application site, it is considered that the above Regulations are not applicable to the proposed activity.

## 6.2 Regional Policy Statement for Northland ("RPS")

The RPS provides an overview of resource management issues and gives objectives, policies, and methods to achieve integrated management of natural and physical resources of the region. The site is not within the coastal environment, nor does it include any areas of high or outstanding natural character, or outstanding natural landscapes or features as recorded in the RPS. The relevant policy from the RPS is addressed below.

### ***Policy 5.1.1 – Planned and coordinated development***

This policy requires co-ordinated location, design and building for subdivision, land use and development. Relevant matters are listed under (a), (c), (e), (g) and (h). The proposed use and development comply with all permitted activity Rural Living Zone standards. Development of a vacant site for a single dwelling and accessory building is an anticipated land use in this zone, and the development of the site for this purpose will be compatible with other existing activities in the area so as to maintain the character of the surrounding environment.

## 6.3 District Plan Objectives and policies

### 6.3.1 Operative Far North District Plan

The proposal achieves a restricted discretionary activity status and is considered to be in accordance with the relevant objectives and policies of the Operative District Plan.

### 6.3.2 Proposed Far North District Plan

The proposed activity achieves the permitted activity standard in terms of rules with immediate legal effect. In terms of the relevant inoperative rules, a restricted discretionary activity status is attained in relation to the maximum earthworks threshold permitted by EW-S1, and with the relevant matters of discretion having been considered in the application, it is considered that the proposal is in accordance with the relevant objectives and policies of the Proposed District Plan.

### 6.3.3 Weighting assessment of Operative and Proposed Far North District Plan

The current District Plan review process was initiated in 2016. Operative and proposed District Plan provisions are comparable in terms of earthworks, including permitted volumes for the respective zones.



## 6.4 Proposed Regional Plan for Northland (February 2024)

The discharge of sewage effluent onto land is controlled by the permitted activity rules C.6.1.3 of the Regional Plan for Northland. A feasible design that complies with that standard has been devised as shown on the Site Plan.

Proposed earthworks will not exceed 5,000m<sup>2</sup> of exposed earth at any time, and will be within the permitted activity earthworks thresholds specified in Table 15 of Rule C.8.3.1.

No consents are considered necessary for the proposed activity under the Proposed Regional Plan for this proposal, although careful implementation of earthworks, and the designed onsite wastewater and stormwater management systems, will be required.

## 6.5 Part 2 of the Resource Management Act 1991

An assessment of the proposal in relation to the relevant purpose and principles of Part 2 of the Resource Management Act 1991 is given below.

### **PART 2 PURPOSE AND PRINCIPLES**

#### **5 Purpose**

- (1) *The purpose of this Act is to promote the sustainable management of natural and physical resources.*
- (2) *In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while-*
  - (a) *Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
  - (b) *Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
  - (c) *Avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

#### **7 Other matters**

*In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development and protection of natural and physical resources, shall have particular regard to-*

- (b) *The efficient use and development of natural and physical resources;*
- (c) *The maintenance and enhancement of amenity values;*
- (f) *Maintenance and enhancement of the quality of the environment;*

#### **8 Treaty of Waitangi**

*In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).*

The proposal is considered to promote sustainable management as per the purpose of the Act (Section 5) by enabling the development of an existing site for its intended purpose. The scale of the earthworks and proposed erosion and sediment control will ensure that adverse effects are appropriately avoided and mitigated. The proposal provides for the economic and social well-being of the owners of the property by allowing them to live on the site, resulting in physical changes to the site that are consistent with the nature and scale of development anticipated in the surrounding area. The proposed development can be completed in such a way that avoids, remedies and mitigates actual and potential adverse effects arising from earthworks.

There are no relevant matters of national importance.

The proposal has regard to Section 7 Matters and represents an efficient and anticipated use of the land, which will retain existing amenity values and maintain the quality of the environment.

The proposal has no known implications in terms of the Treaty of Waitangi.

The proposal is considered to be consistent with the purpose and principles of the RMA.

## 7. CONSULTATION & NOTIFICATION ASSESSMENT

### 7.1 Public notification

Step 1: Public notification is not requested. Sections 95A(3)(b) and (c) do not apply.

Step 2: Public notification is not precluded.

Step 3: There are no relevant rules that require public notification, and the adverse effects of the proposal have been assessed as being less than minor, as set out in Section 5 of this Report. As such, public notification is not considered necessary.

Step 4: No special circumstances are considered to exist to warrant public notification.

### 7.2 Limited notification

Step 1: The site is not in the marine and coastal area or common marine and coastal area. There are no affected protected customary rights groups or affected customary marine title groups, the land is not subject to a statutory acknowledgement.

Step 2: Limited notification is not precluded.

Step 3: Section 95E describes when a person is an affected person. Section 95E(1) specifies that a person is an affected person if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but are not less than minor).

Section 95E(2) provides guidance as to how a consent authority should assess an activity's adverse effects on a person for the purposes of Section 95E, including clause (a), where they may disregard an adverse effect of the activity on a person if a rule or national environmental standard permits an activity with that effect and clause (b), where they must, if the activity is a controlled activity or a restricted discretionary activity, disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion.

The anticipated adverse effects of the proposed development are expected to be less than minor as:

- The proposal does not include infringement of any boundary rules.
- The location, extent and design of the proposed earthworks together with control or erosion and sediment runoff and other construction management techniques, means that off-site effects can be avoided and mitigated so as to be less than minor.
- Extent of proposed earthworks volume over the permitted activity standard is negligible.

As such, it is considered that limited notification is not required via Step 3.

Step 4: There are no special circumstances to warrant notification to any other person.

### 7.3 Summary of Notification Assessment

As outlined above we are of the opinion that the proposal satisfies the statutory requirements for non-notification, and we respectfully request that it be processed on that basis.

## 8. CONCLUSION

In terms of section 104 and 104C of the Resource Management Act 1991, we consider that:

- The actual and potential adverse effects of the proposal can be avoided and mitigated so as to be less than minor.
- The proposal is considered to be consistent with the relevant objectives and policies of the Operative District Plan, Proposed District Plan and Regional Policy Statement.
- The proposal is in accordance with the Purpose and Principles of the Resource Management Act 1991.

We also note that:

- The proposal satisfies the statutory requirements for non-notification, and we respectfully request that it be processed on that basis.

For these reasons it is requested this application be considered to be a non-notified application, and that the Council grant consent to the proposal, under delegated authority, as detailed in the application and supporting information.

Signed   
Natalie Watson,  
Resource Planner

Date: 11 September 2025  
WILLIAMS & KING  
Kerikeri

## 10. APPENDICES

<b>Appendix 1</b>	G. J. Gardner Homes Architectural Plans
<b>Appendix 2</b>	Record of Title
<b>Appendix 3</b>	RC 2300648-RMACOM

# Proposed Dwelling

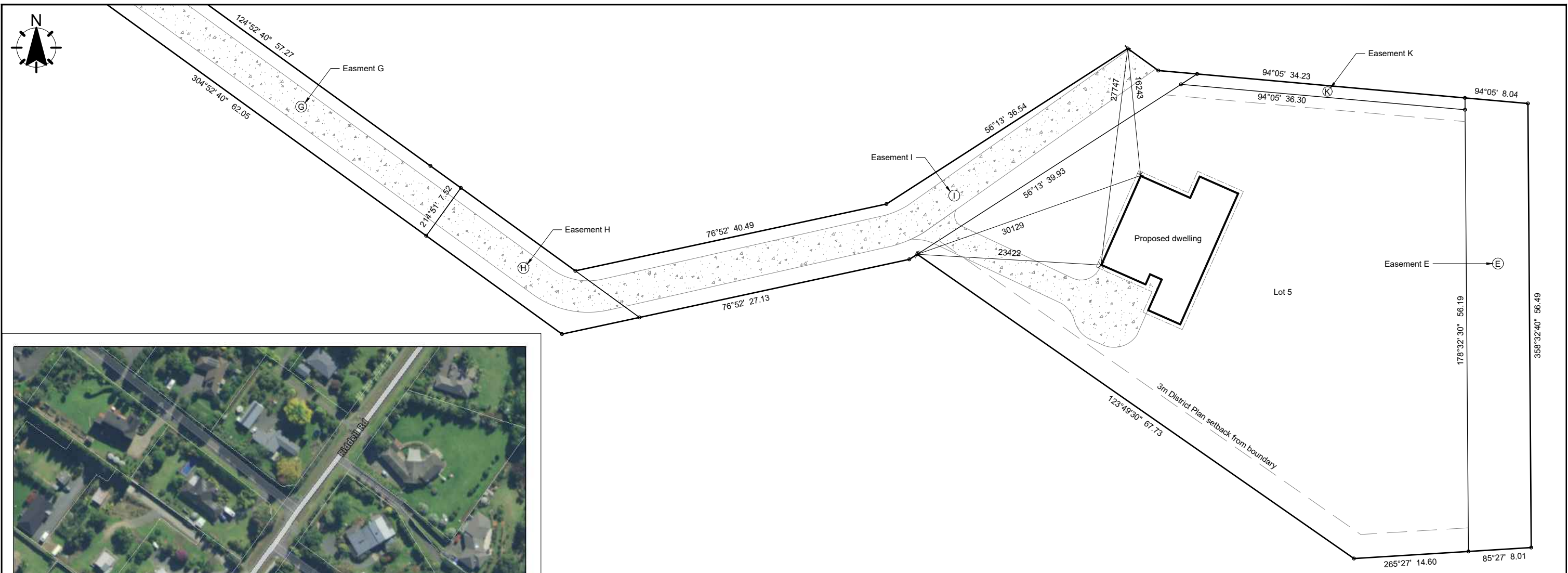
Katie Marcroft & Levi Clark  
37C Riddell Road  
Kerikeri  
Lot 5 DP 573245

Sheet Index		
Sheet No.	Sheet Title	Rev
A01a	Site Location Plan	D
A01b	Site Plan	D
A01c	Wastewater Details	D
A02	Floor Plan	D
A03	Elevations	D
A04	Electrical Plan	D
Revisions		
-	-	-

Concept Plans  
Date: 5 September 2025

**G.J. Gardner.** **HOMES**  
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FAR NORTH  
Ph: (09) 407 3441  
Fax: (09) 407 3442



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**Project Title**  
 Katie Marcroft & Levi Clark  
 37C Riddell Road  
 Kerikeri  
 Lot 5 DP 573245

**Sheet Title**  
 Site Location Plan

**Drawn** 5 September 2025

**Project No** 5310

**Rev** D **Sheet** A01a

**Scale ( A3 Original ) 1: 500**

5 2.5 0 5 10 m





Lot 5 DP 573245  
Lot area: 4,455m<sup>2</sup>  
Corrosion zone: C  
Wind zone: High  
Rural Living Zone

District plan compliance:

Residential intensity: Complies

Sunlight rule: Complies

Stormwater Management

(Impermeable surfaces):

Proposed concrete driveway: 143.8m<sup>2</sup>  
Proposed dwelling: 211.8m<sup>2</sup>  
Total proposed: 355.6m<sup>2</sup>

Total permitted = 12.5% of gross site area= 556.8m<sup>2</sup>  
Total proposed = 355.6m<sup>2</sup> = 8% Complies

Setbacks to boundaries: 3m min. Complies

Building height:

Permitted: 9m max  
Proposed: 5.8m approx. Complies

Building Coverage:

Proposed dwelling: 161.8m<sup>2</sup>

Total permitted = 10% of gross site area= 445.5m<sup>2</sup>  
Total proposed = 161.8 = 3.6% Complies

Earthworks

Cut: 312.1m<sup>3</sup>  
Fill: 312.1m<sup>3</sup>  
Cut/Fill: 624.3m<sup>3</sup>

Total permitted = 300m<sup>3</sup>  
Total proposed = 624.3m<sup>3</sup> RC Required

Legend

- Open drain
- 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
- Power & phone connection

Proposed concrete driveway - 151.0m<sup>2</sup>  
(Impermeable surface - 143.8m<sup>2</sup>)

Catch pit  
Stormwater: 100mm Ø pipe, min.  
gradient 1:120 to a water tanks  
Open drain acting as cut off drain

11.5m<sup>2</sup> (30%Total) Reserve area

Stormwater: 100mm Ø pipe, min. gradient 1:120 from catch pit to spreader

200m<sup>2</sup> Wastewater disposal field (225m<sup>2</sup> Total):  
200m Length approx of dripperline with  
emitters at no greater than 600mm/c with flow  
rate of 1.6l/hr at 1000mm spacing's buried  
150-200mm below surface within topsoil layer

1.5m Setback from boundary

2 x 25,000Ltr Promax water tanks buried to 1m

Firefighting water tank with 10,000 ltrs

Water supply pump with 2 x Jumbo filters. Water  
supply pipe to house and power cable to pump.

Stormwater: 100mm Ø pipe, min. gradient  
1:120 from stormwater tank to spreader

6m Long spreader bar

Easement I

Existing concrete driveway not part of  
impermeable refer to subdivision RC

Existing culvert

Open drain at toe of batter

5m Setback from open drain

Raft foundation on compacted GAP40 hard  
fill, to extend 1m around the perimeter of the  
building as per Engineers requirements.

16m<sup>2</sup> (30%Total) Reserve area

5m Setback from open drain

25m<sup>2</sup> Wastewater disposal field (225m<sup>2</sup> Total):  
25m Length approx of dripperline with emitters  
at no greater than 600mm/c with flow rate of  
1.6l/hr at 1000mm spacing's buried  
150-200mm below surface within topsoil layer

Alkathene pipe as per manufacturers instructions

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

Open drain

Stockpile

Easement K

Easement E

NOTES

- All heights shown are existing ground heights.
- Contour lines at 1m increments, sourced from NRC.
- The proposed wastewater field is to be setback 1.5m from property boundaries. If the wastewater field is to be located close to a boundary, ensure that the boundaries are located prior to installation of the field. If the boundary cannot be easily identified, then the wastewater field should be moved or the land surveyed.
- 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
  - 15m from standing water
- Overflow from water tanks to be directed well away from the proposed wastewater disposal field.
- 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.

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Project Title

Katie Marcroft & Levi Clark  
37C Riddell Road  
Kerikeri  
Lot 5 DP 573245

Sheet Title

Site Plan

Drawn 5 September 2025

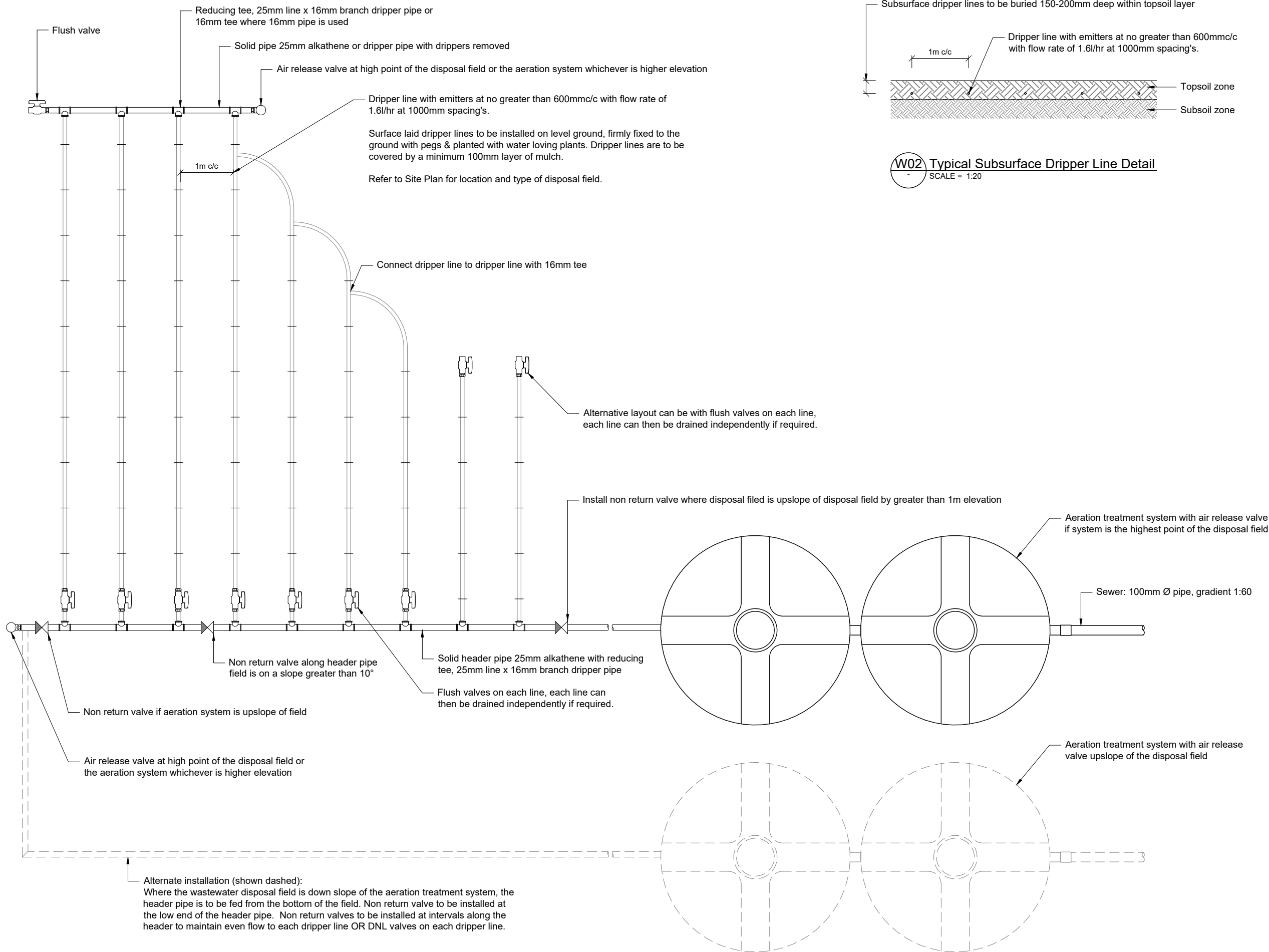
Project No 5310

Rev D Sheet A01b

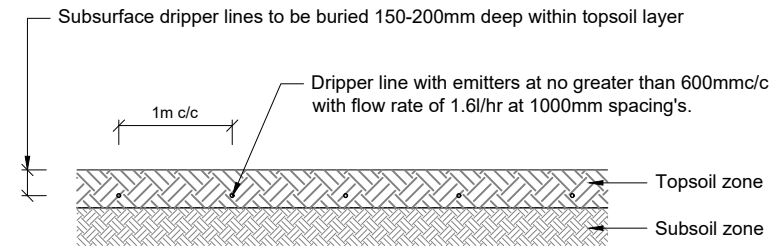
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2.5 1.25 0 2.5 5 m





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



**W02 Typical Subsurface Dripper Line Detail**  
SCALE = 1:20

## 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 be 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 Sediment Control.pdf (aucklanddesignmanual.co.nz)

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## Project Title

Katie Marcroft & Levi Clark  
37C Riddell Road  
Kerikeri  
Lot 5 DP 573245

## Sheet Title

Wastewater Details

Drawn 5 September 2025

Project No 5310

Rev	Sheet
D	A01c

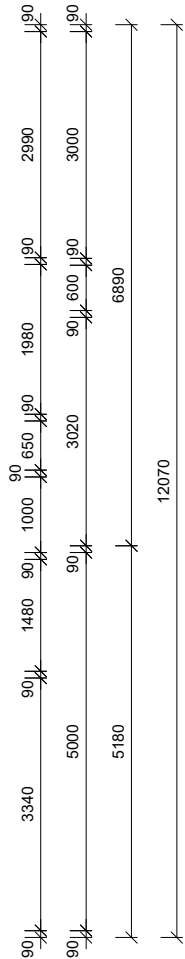
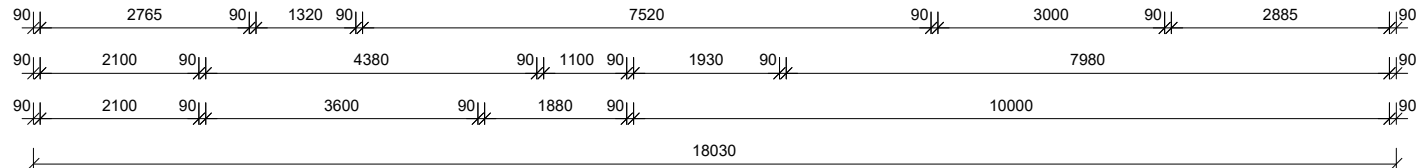
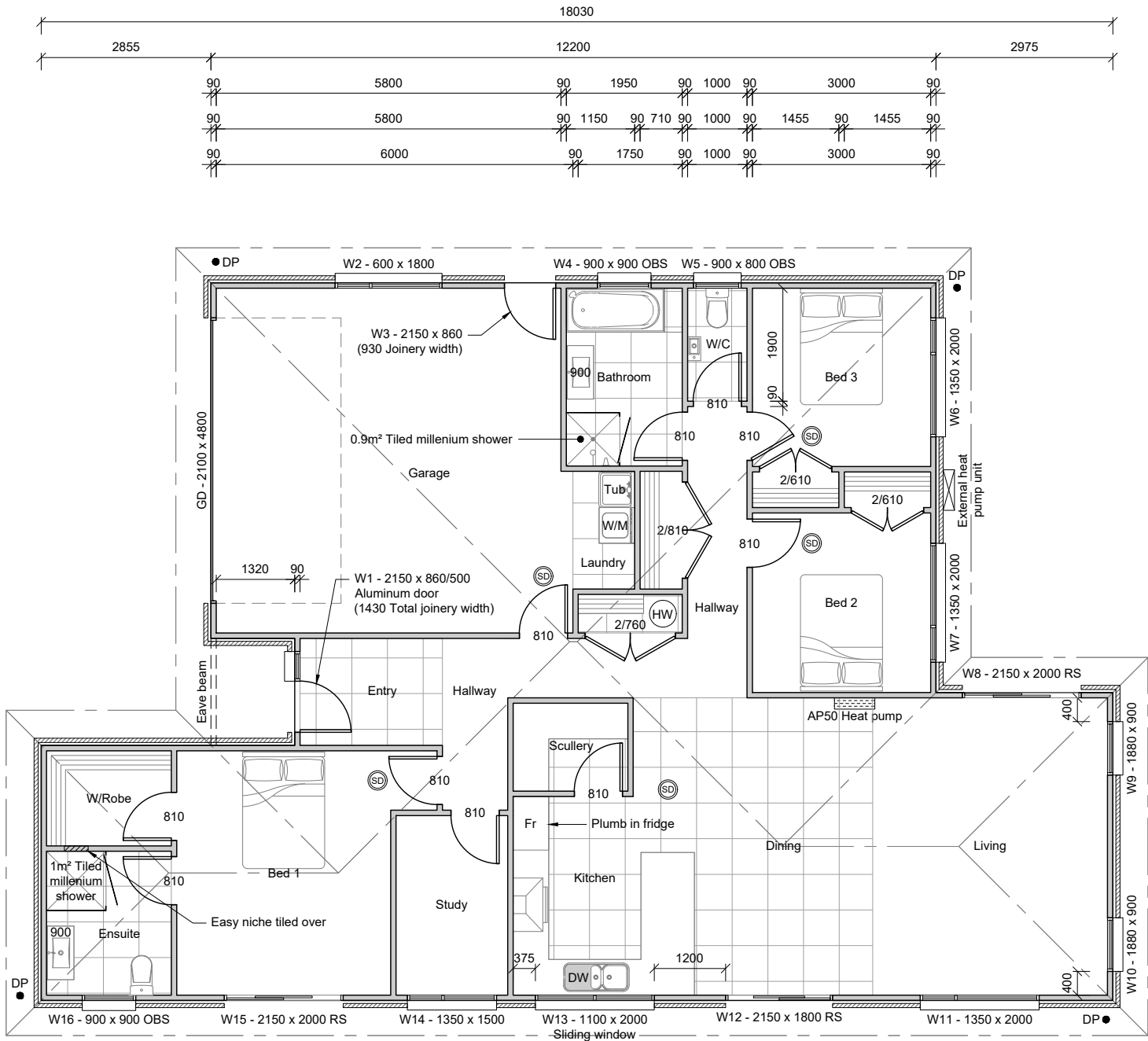
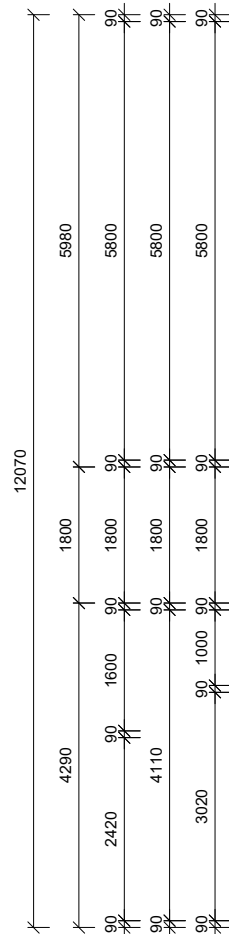
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0.2 0.1 0 0.2 0.4 m



SPECIFICATION:

- Stud height - 2440 (2400 Nominal)
- 70 Series brick veneer
- Gerard metal tile roofing



NOTE:

1. All dimensions taken from the outside of pre-cut, please check all dimensions before construction commences.
2. Refer to Framing & Lintel Plan 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 towel rails, wardrobe & fixed shelves, WC cistern, toilet roll holders, 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 wet areas to be provided with impervious linings as per NZBC E3/AS1.
6. Grade A safety glazing in shower screens inline with NZS 4223
7. Where studs exceed 450mm c/c install polypropylene tape horizontally at 300mm c/c over building wrap.
8. All wall framing typically H1.2 treated unless specifically stated.
9. All external linings to be installed to manufacturers instructions, refer to separate detail sheet for cladding details & notes.

BUILDING AREA:

Floor Area (Framing): 172.3m<sup>2</sup>  
Floor Area (Brickline): 179.9m<sup>2</sup>

Roof Area: 211.8m<sup>2</sup>

FIXINGS:

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

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Project Title

Katie Marcroft & Levi Clark  
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Lot 5 DP 573245

Sheet Title

Floor Plan

Drawn 5 September 2025

Project No 5310

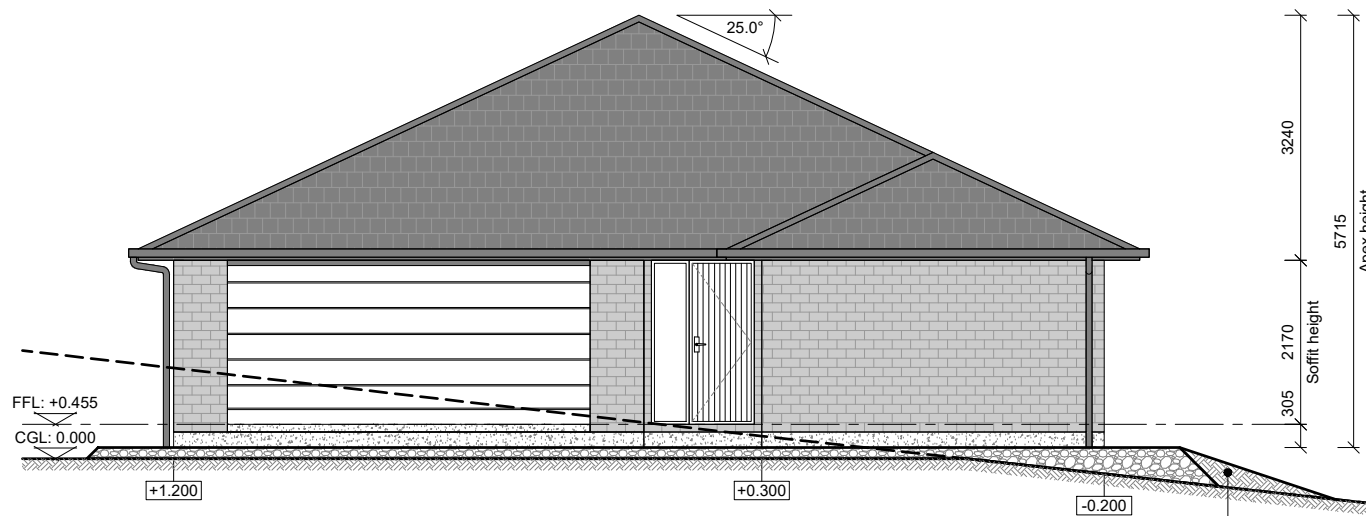
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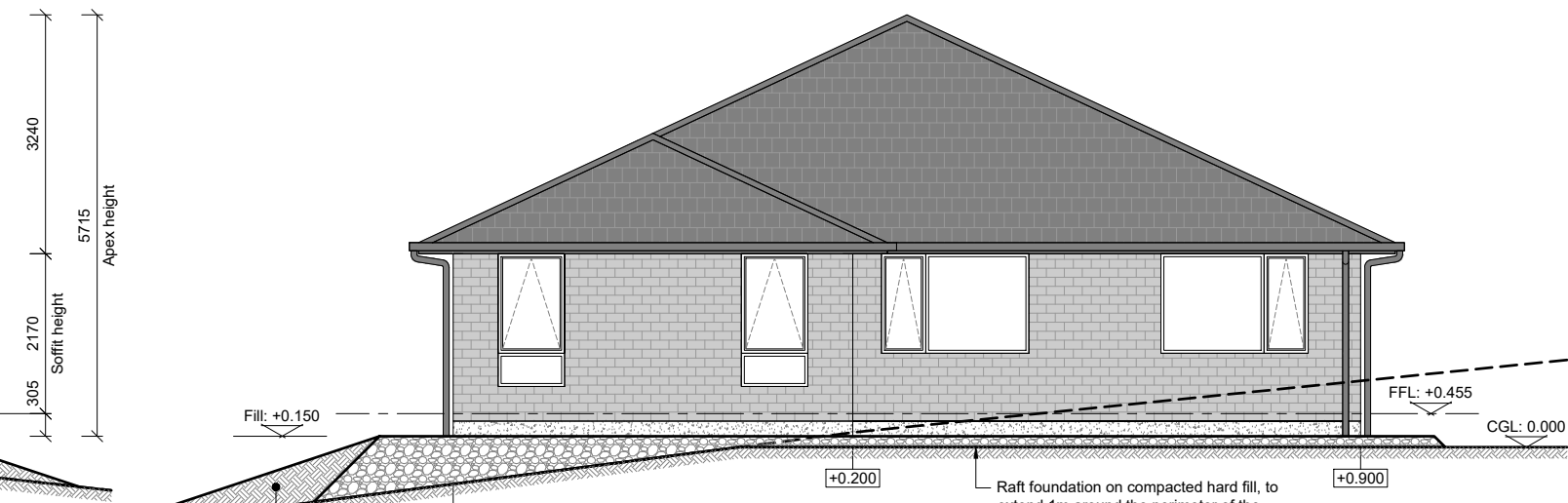


LEGEND

- Smoke Detector
- Roof Line
- 90 x 45 SG8 H1.2 Timber framing walls
- Brick Veneer
- Selected tiles on selected tile underlay to all wet areas installed to manufacturers specifications & Branz tiling good practice guide
- 180L Mains pressure hot water cylinder



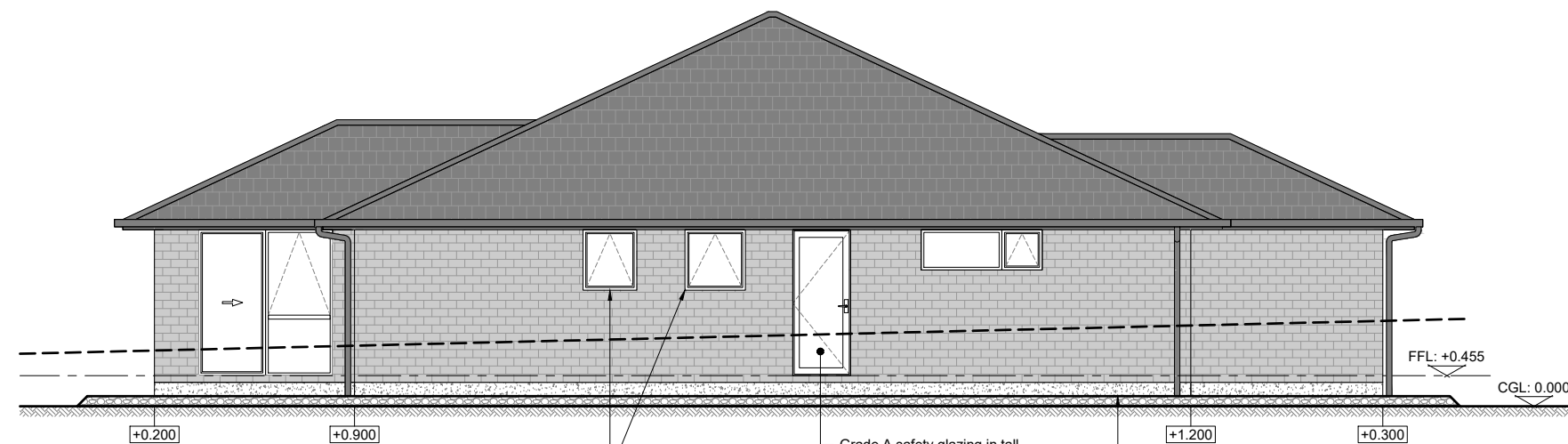
**B** Elevation  
A02 SCALE = 1:100 @ A3



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



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



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

**NOTE:**

1. All heights shown are existing ground heights.
2. All external linings to be installed to manufacturers instructions, refer to separate detail sheet for cladding details & notes.
3. All windows and doors double glazing low E Xcel.
4. Grade A safety glazing in bathrooms & tall windows and sliders inline with NZS 4223.

**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.

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**G.J. Gardner. HOMES**  
"We're Great Together"

FAR NORTH  
Ph: (09) 407 3441  
Fax: (09) 407 3442

**Project Title**

Katie Marcroft & Levi Clark  
37C Riddell Road  
Kerikeri  
Lot 5 DP 573245

**Sheet Title**

Elevations

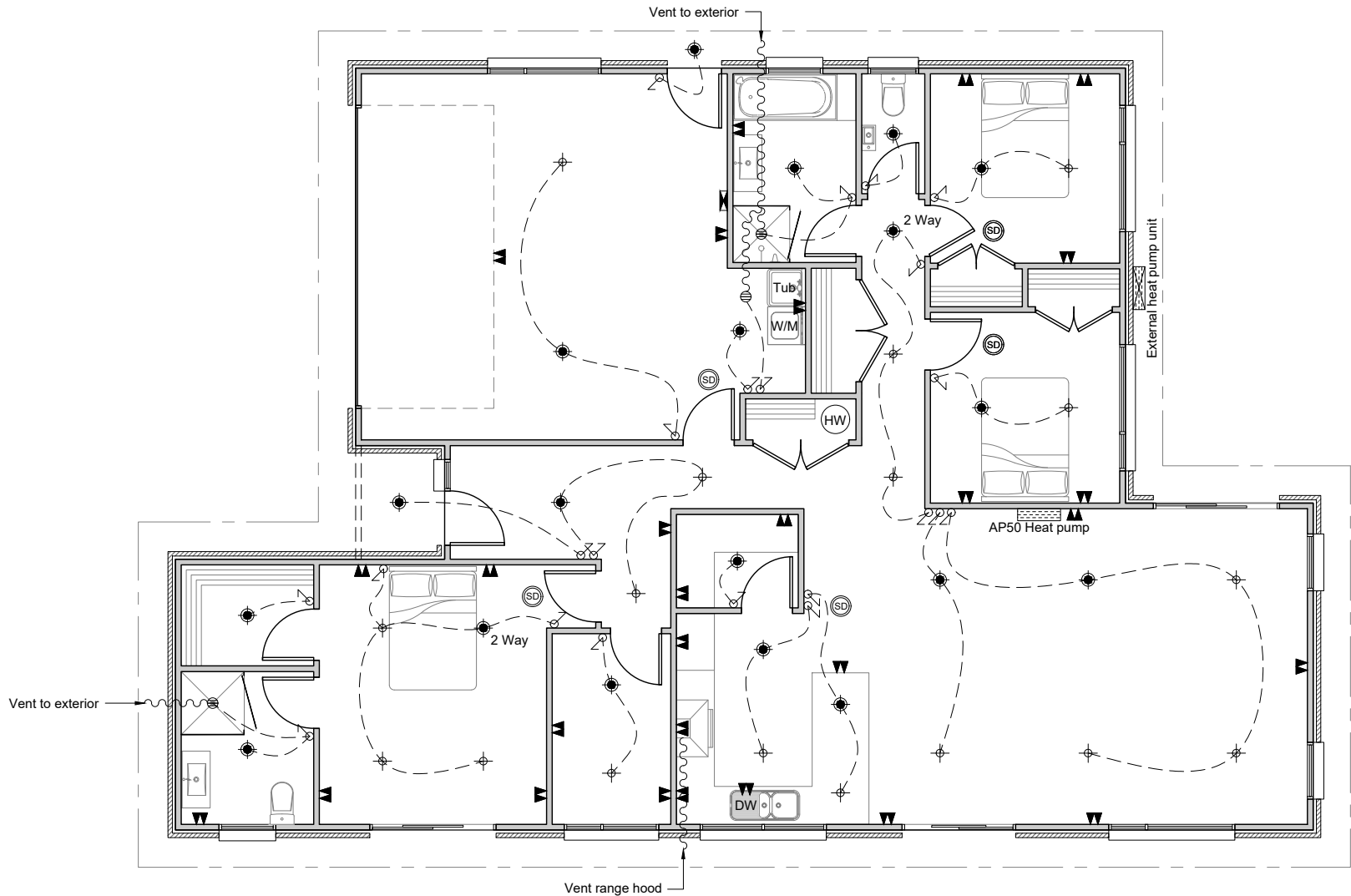
Drawn 5 September 2025

Project No 5310

Rev D Sheet A03

Scale ( A3 Original ) 1: 100





LEGEND

- 2 2 way
- 5 Smoke detector
- 19 Primary LED down Light
- 17 Secondary LED down light
- 3 Mechanical vent, vented to exterior
- 28 Double power points
- PH Phone Socket
- TV TV outlet
- 1 Distribution board & meter box
- 1 Heat pump internal unit
- 1 Heat pump external unit

NOTE:

- All electrical work to be by a registered Electrician to comply with Electricity regulations, NZ Standards & NZBC.
- Electrician to supply electrical "Certificate of Compliance" on completion.
- Electrical layout schematic only. All electrical & lighting fixtures & fittings are shown indicative - not to scale. To be confirmed on site with owner prior to installation.
- All power points to be 350mm above FFL and 200mm above bench top and fixed horizontally unless specified.
- All switches to be 1200mm above FFL and fixed vertically (up/down).
- Power point for rangehood to be in ceiling space
- Electrician to check bracing plan and offset flush boxes 90mm if penetration occurs.
- External power points and electrical Fittings to be IP rated to provide dust and weather protection to comply with NZ Standards.
- All recessed light fixtures to be CA rated to comply with AS/NZS 605982.2 (Insulation to comply with AS/NZS 60695.11.5)
- Interconnected Smoke alarms to be installed to NZS4514:2021 located in all bedrooms, living spaces, hallways, and landings within the building spaces. Where a kitchen is separated from the living spaces with a door a suitable kitchen smoke alarm shall be installed. This may be a heat alarm to avoid nuisance activations.
- Equipment required must be either 10 year long-life battery-operated (non-removable/sealed) or 240v mains powered, interconnected smoke alarms.
- Smoke alarms shall be located on or near the ceiling.
- Smoke alarms shall be located in all bedrooms, living spaces, hallways and landings within the building.
- Where more than one smoke alarm is needed to meet the requirements of this standard, these alarms shall be interconnected so that when one activates, all smoke alarm devices in the household unit will sound. The interconnection between alarms may be wired or wireless.
- Where a kitchen or scullery is separated from the living spaces and hallways by doors that can be closed, an alarm specified by its manufacturer as suitable for a kitchen shall be located in the kitchen. This may be a heat alarm to avoid nuisance activations.

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.

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**G.J. Gardner. HOMES**  
"We're Great Together"

FAR NORTH  
Ph: (09) 407 3441  
Fax: (09) 407 3442

**Project Title**  
Katie Marcroft & Levi Clark  
37C Riddell Road  
Kerikeri  
Lot 5 DP 573245

**Sheet Title**  
Electrical Plan

**Drawn** 5 September 2025

**Project No** 5310

Rev	Sheet
D	A04

**Scale ( A3 Original ) 1: 100**  
1 0.5 0 1 2 m



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



R.W. Muir  
Registrar-General  
of Land

**Identifier** **1043244**  
**Land Registration District** **North Auckland**  
**Date Issued** 27 September 2023

**Prior References**  
899883

---

**Estate** Fee Simple  
**Area** 4455 square metres more or less  
**Legal Description** Lot 5 Deposited Plan 573245  
**Registered Owners**  
Matthew John Allison

---

**Interests**

Subject to Section 8 Mining Act 1971

Subject to Section 168A Coal Mines Act 1925

Appurtenant hereto is a right of way and right to convey water and transmit electricity created by Easement Instrument 7134428.1 - 28.11.2006 at 9:00 am

Subject to a right to drain water over part marked E on DP 573245 created by Easement Instrument 11567017.2 - 16.10.2019 at 1:49 pm

The easements created by Easement Instrument 11567017.2 are subject to Section 243 (a) Resource Management Act 1991 12720071.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 27.9.2023 at 4:32 pm

Subject to a right of way and a right to convey electricity, telecommunications and water over parts marked G, H and I and a right to drain water over parts marked E, K, G, H and I all on DP 573245 created by Easement Instrument 12720071.4 - 27.9.2023 at 4:32 pm

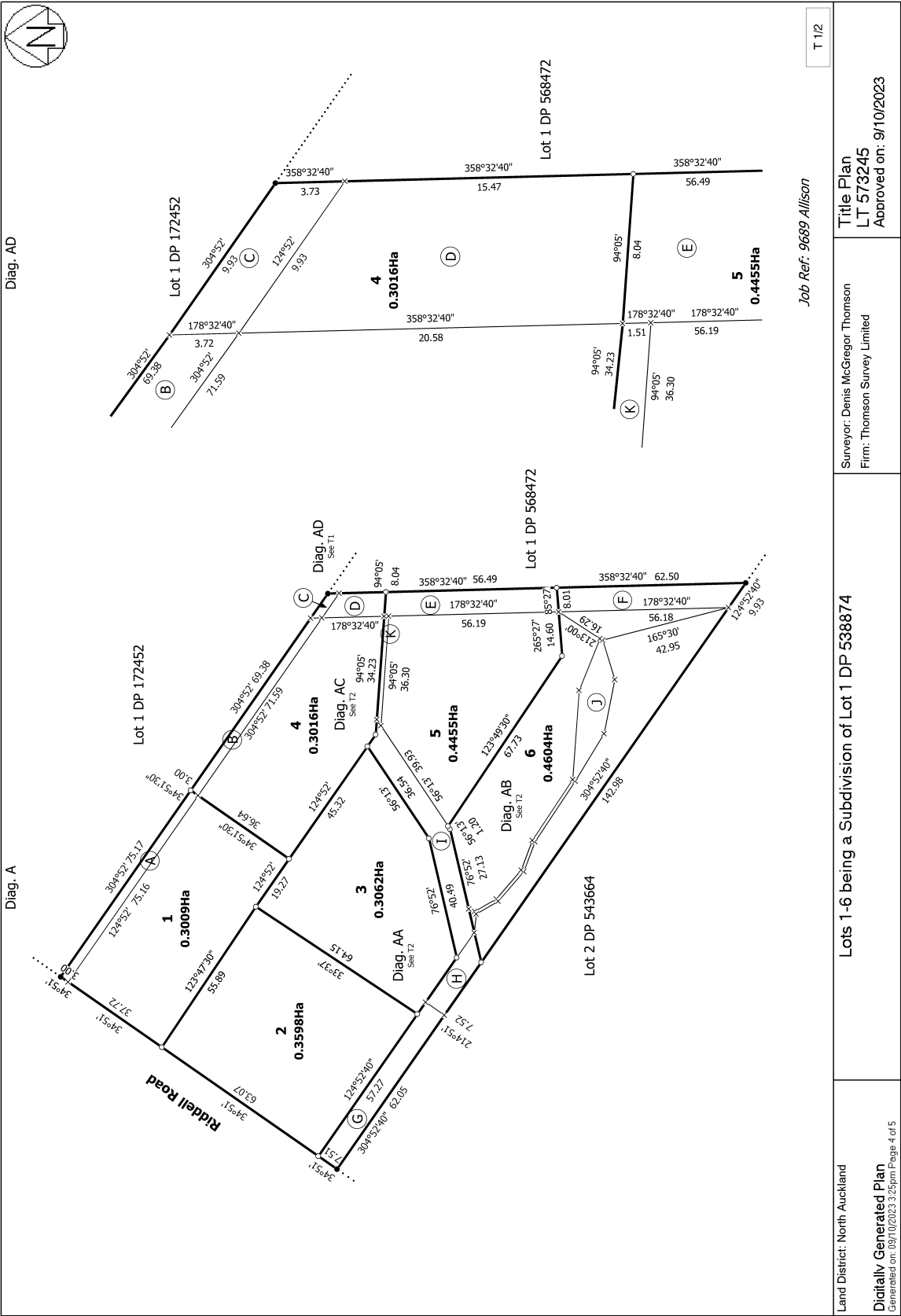
Appurtenant hereto is a right to drain water created by Easement Instrument 12720071.4 - 27.9.2023 at 4:32 pm

Some of the easements created by Easement Instrument 12720071.4 are subject to Section 243 (a) Resource Management Act 1991 (see DP 573245)

Subject to a right (in gross) to convey telecommunications over parts marked G, H and I on DP 573245 in favour of Chorus New Zealand Limited created by Easement Instrument 12720071.5 - 27.9.2023 at 4:32 pm

Subject to a right (in gross) to convey electricity over parts marked G, H and I on DP 573245 in favour of Top Energy Limited created by Easement Instrument 12720071.6 - 27.9.2023 at 4:32 pm

Land Covenant in Covenant Instrument 12720071.7 - 27.9.2023 at 4:32 pm





# View Instrument Details



Instrument No	12720071.3
Status	Registered
Date & Time Lodged	27 September 2023 16:32
Lodged By	Thompson, Emma Jane
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991



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Affected Records of Title	Land District
1043240	North Auckland
1043242	North Auckland
1043243	North Auckland
1043244	North Auckland
1043245	North Auckland

---

**Annexure Schedule** Contains 2 Pages.

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## Signature

Signed by Emma Jane Thompson as Territorial Authority Representative on 27/09/2023 10:10 AM

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



## THE RESOURCE MANAGEMENT ACT 1991

### SECTION 221: CONSENT NOTICE

#### REGARDING RC-2300648-RMACOM

Being the Subdivision of Lot 1 DP 538874  
North Auckland Registry

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

### SCHEDULE

#### Lots 1, 3, 4, 5, and 6 DP 573245

- i. In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for fire fighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Supply Code of Practice SNZ PAS 4509.
- ii. In conjunction with the construction of any building requiring a wastewater disposal system the lot owner shall obtain a Building Consent and install the wastewater treatment and effluent disposal system as detailed in the report prepared by Vision Consulting Engineers and Planners, 'Site Suitability Report', with reference J14484, dated 12 May 2021 and provided in support of this Resource Consent 2300648.

Where a wastewater treatment and effluent disposal system is proposed that differs from that detailed in the above-mentioned report, a new TP 58 / Site and Soil Evaluation Report will be required to be submitted, and Council's approval of the new system must be obtained, prior to its installation.

- iii. Any building erected on the lot shall have foundations designed in accordance with the engineering recommendations contained in the Site Suitability Report, prepared by Vision Consulting Engineers and Planners, with reference J14484, dated 12 May 2021 and provided in support of Resource Consent 2300648. The details of the design shall be submitted in conjunction with any Building Consent Application.



- iv. In conjunction with the construction of any building which exceeds the total impervious and building coverage allowances provided through Conditions 1-6 Decision B – Landuse for RC 2300648, the lot owner shall submit for the approval of Council's Stormwater Engineer a report prepared by a suitably qualified Chartered Professional Engineer. The report shall detail the on-site detention and flow attenuation of stormwater from the site. The flow shall be limited to the pre-development level for rainfall events up to those with a 1% AEP with a climate change allowance included. The report must consider the restrictions and recommendations within the Vision Consulting Engineers and Planners Feasibility Stormwater Report, with reference J14484, dated 12 May 2021.

**Overland Flow Paths:**

- v. Without the prior approval of the Council, no building shall be erected, nor any works which increase impermeable surfaces be undertaken, nor any planting or structure placed which may create a flow obstruction, on any area of the site which has been proposed as a secondary / overland (Q100) flow path as identified on the subdivision scheme plan and in the details submitted to satisfy condition 3(a) of RC 2300648-RMACOM.

SIGNED:

Mr Simeon Alistair McLean - Authorised Officer

By the FAR NORTH DISTRICT COUNCIL

Under delegated authority:

TEAM LEADER – RESOURCE CONSENTS

DATED at **KERIKERI** this 18<sup>th</sup> day of September 2023

# View Instrument Details



**Instrument No** 12720071.4  
**Status** Registered  
**Date & Time Lodged** 27 September 2023 16:32  
**Lodged By** Thompson, Emma Jane  
**Instrument Type** Easement Instrument



Affected Records of Title	Land District
1043241	North Auckland
1043242	North Auckland
1043243	North Auckland
1043244	North Auckland
1043245	North Auckland

**Annexure Schedule** Contains 3 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 11612196.2 has consented to this transaction and I hold that consent ☒

## Signature

Signed by Emma Jane Thompson as Grantor Representative on 27/09/2023 10:11 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 ☒

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 Emma Jane Thompson as Grantee Representative on 27/09/2023 10:11 AM

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

**EASEMENT INSTRUMENT TO GRANT EASEMENT OR PROFIT À PRENDRE***Section 109 Land Transfer Act 2017***Grantor****MATTHEW JOHN ALLISON****Grantee****MATTHEW JOHN ALLISON****Grant of Easement or Profit à prendre**

**The Grantor** being the registered owner of the burdened land 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, 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; or <i>profit</i>	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right of Way Right to convey electricity, telecommunications and water	Marked G on Deposited Plan 573245	Lot 5 Deposited Plan 573245 (RoT 1043244)	Lots 3, 4 and 6 Deposited Plan 573245 (RoT 1043242, 1043243, 1043245)
	Marked H on Deposited Plan 573245	Lot 5 Deposited Plan 573245 (RoT 1043244)	Lots 4 and 6 Deposited Plan 573245 (RoT 1043243, 1043245)
	Marked I on Deposited Plan 573245	Lot 5 Deposited Plan 573245 (RoT 1043244)	Lot 4 Deposited Plan 573245 (RoT 1043243)
Continued on annexure schedule...			

**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 2018 and/or Schedule 5 of the Property Law Act 2007

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

~~**[Memorandum number \_\_\_\_\_, registered under section 209 of the Land Transfer Act 2017]**~~

**[the provisions set out in Annexure Schedule B ]**

## Annexure Schedule

Page 2 of 3 Pages

*Insert instrument type***Easement instrument****Schedule A***Continue in additional Annexure Schedule, if required*

Purpose (Nature and extent) of easement; or <i>profit</i>	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right to drain water	Marked F & J on Deposited Plan 573245	Lot 6 Deposited Plan 573245 (RoT 1043245)	Lots 2, 3 and 5 Deposited Plan 573245 (RoT 1043241, 1043242, 1043244)
	Marked E & K on Deposited Plan 573245	Lot 5 Deposited Plan 573245 (RoT 1043244)	Lots 2, 3 and 4 Deposited Plan 573245 (RoT 1043241, 1043242, 1043243)
	Marked G, H & I on Deposited Plan 573245	Lot 5 Deposited Plan 573245 (RoT 1043244)	Lot 2 and 3 Deposited Plan 573245 (RoT 1043241, 1043242)

**SCHEDULE B**

All the rights and powers implied in Easements are those set out in the Fifth Schedule of the Land Transfer Regulations 2018 but modified as set out below. Where the modifications and the Fifth Schedule are in conflict, the modifications must prevail.

**Easement granting the right to drain water over easement areas F & J on Deposited Plan 548869**

**Background**

1. The Grantor named herein obtained the consent of the local territorial authority to complete a subdivision of the Grantor's land described as Lot 1 Deposited Plan 538874 being all the land contained in Record of Title 899883 ("the Development"). As a condition of the resource consent, the Grantor (at its cost) has constructed a stormwater attenuation pond within the area marked J on Deposited Plan 573245 on Lot 6 Deposited Plan 573245 ("the Easement Area") for the benefit of the Benefited Land. Open swale drains channel the water from the Benefited Land to the stormwater attenuation pond on the Burdened Land. The stormwater attenuation pond itself is a grass batter slope and is designed to control the flow of water from the Benefited Land during significant rainfall events.
2. Regulation 1 "*easement facility*" (d) of the Fifth Schedule of the Land Transfer Regulations 2018 is amended by inserting the word "*stormwater attenuation pond*" immediately before the word "*manholes*".



Insert instrument type

Easement Instrument

Continue in additional Annexure Schedule, if required

**SCHEDULE B**

3. Regulation 4 is amended by adding new Regulation 4 (1)(c) as follows:

*“4 (1)(c) to collect and hold the stormwater in the Stormwater Detention Pond on the Burdened Land constructed for that purpose”.*

4. Regulation 11 of the Fifth Schedule of the Land Transfer Regulations 2018 is amended by adding new regulation 11 (8) to 11 (9) as follows:

*“11 (8) The Grantor and Grantee acknowledge and agree that the maintenance of the Stormwater Detention Pond and the grass batter slope includes but is not limited to mowing the easement area and undertaking weed control. The parties agree to co-operate regarding the maintenance of the Stormwater Detention Pond (and associated costs) to ensure operation of the easement facility.*

*11 (9) The Grantor must not do or allow any act which may interfere with or affect the rights of the Grantee or the operation of the easement facility, in particular, the Grantor must not without the consent in writing of the Grantee permit to grow any new tree or other vegetation within the Easement Area. For the avoidance of doubt, vegetation existing at the time of registration of the easement is permitted.”*

# View Instrument Details



**Instrument No** 12720071.7  
**Status** Registered  
**Date & Time Lodged** 27 September 2023 16:32  
**Lodged By** Thompson, Emma Jane  
**Instrument Type** Land Covenant under s116(1)(a) or (b) Land Transfer Act 2017



Affected Records of Title	Land District
1043240	North Auckland
1043241	North Auckland
1043242	North Auckland
1043243	North Auckland
1043244	North Auckland
1043245	North Auckland

**Annexure Schedule** Contains 3 Pages.

## Covenantor Certifications

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

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

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

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

## Signature

Signed by Emma Jane Thompson as Covenantor Representative on 27/09/2023 10:11 AM

## Covenantee Certifications

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

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

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

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

## Signature

Signed by Emma Jane Thompson as Covenantee Representative on 27/09/2023 10:11 AM

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

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

Covenantor

Surname(s) must be underlined or in CAPITALS

MATTHEW JOHN ALLISON

Covenantee

Surname(s) must be underlined or in CAPITALS

MATTHEW JOHN ALLISON

Grant of Covenant

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

Schedule A		Continue in additional Annexure Schedule, if required	
Purpose of covenant	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Land Covenants		Lots 1-6 on Deposited Plan 573245 (RoT 1043240-1043245)	Lots 1-6 on Deposited Plan 573245 (RoT 1043240-1043245)

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

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

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

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

[Annexure Schedule B ].

## Annexure Schedule

Page 2 of 3 Pages

*Insert instrument type***Covenant Instrument to Note Land Covenants***Continue in additional Annexure Schedule, if required***Schedule B**

1. The Covenantor and Covenantee HEREBY COVENANT AND AGREE in the manner set out in the Covenants so that:
  - a. the Covenants run in perpetuity with the Burdened Land for the benefit of the Benefitting Land and the owners and occupiers for the time being of the Benefitting Land; and
  - b. the Covenantee and Covenantor hereby request that the Covenants be noted on the Register.
2. The Covenantor covenants as follows:
  - a. To keep and maintain the Burdened Land in a neat and tidy condition and prevent the Burdened Land from becoming unsightly;
  - b. Not to allow any of the buildings, structures or fencing erected or placed on the Burdened Land to become dilapidated or to fall into disrepair. Notwithstanding anything contained herein, this covenant shall not apply to any newly constructed buildings or structures erected or placed on the Burdened Land which are designed to appear dilapidated PROVIDED THAT the prior written consent is obtained from the registered owners of the Benefited Land.;
  - c. Not to use the Burdened Land for stockpiling and storage of rubbish;
  - d. Not to place nor permit or suffer to be upon the Burdened land any caravan or vehicle unless such caravan or vehicle is currently registered has a current warrant of fitness, has wheels attached and is not occupied as a dwelling PROVIDED THAT during construction of the dwelling, this covenant will not apply; and
  - e. Not to allow the Burdened Land to be rented at anything less than a normal market rate for residential properties, of the nature and quality of the subject land in the Kerikeri area at that time and the tenancy period shall not exceed 12 months. This provision shall not apply where there is relationship between the landlord and tenant of a non-commercial nature.
3. If any dispute arises under these covenants, the Covenantor and Covenantee will in good faith:
  - a. Attempt without delay to resolve the dispute by negotiations between them; and
  - b. Failing such resolution refer the dispute to mediation with the assistance of a suitably qualified and experienced mediator agreed between them or failing such agreement, appointed by the President of the Auckland District Law Society; and
  - c. The Covenantor and Covenantee will bear their own costs in connection with any mediation under this clause.

Insert instrument type

Covenant Instrument to Note Land Covenants

Continue in additional Annexure Schedule, if required

Schedule B

4. If there is any breach or non-observance of any of the forgoing covenants, then without prejudice to any other liability which the Covenantee may have to the Covenantor and any person or persons having the benefit of the covenants, the Covenantee will upon written demand being made by the Covenantor of any registered owner of the Benefited Land:
- a. Pay to the person making demand, as liquidated damages, \$150.00 per day for every day that the breach or non-observance continues after the date upon which written demand is made; and
  - b. Remove or cause to be removed from the Burdened Land any rubbish or vehicles on the Burdened Land in breach of the covenants contained in clause 2 hereof.
5. If any of the provisions of this instrument is judged invalid, unlawful or unenforceable for any reason whatsoever by a Court of competent jurisdiction, such invalidity, unenforceability or illegality will not affect the operation, construction or interpretation of any other provision of this Instrument to the intent that the invalid, unenforceable or illegal provisions will be treated for all purposes as severed from this instrument.



**FAR NORTH DISTRICT COUNCIL**

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

**Resource Consent Number: 2300648-RMACOM**

**Pursuant to section 104B of the Resource Management Act 1991 (the Act), the Far North District Council hereby grants resource consent to:**

**Matthew John Allison**

**The activities to which this decision relates are listed below:**

**Activity A – Subdivision:**

To subdivide to create five (5) additional lots in the Rural Living Zone with a minimum lot size of 3,000m<sup>2</sup>.

**Activity B – Landuse:**

To breach the maximum permitted building coverage and impermeable surface thresholds for the Rural Living Zone. Breach to Rule 15.1.6C.1.8(b) as Riddell Road is not constructed to the Engineering Standards.

**Subject Site Details**

Address:	31 Riddell Road, Kerikeri 0230
Legal Description:	Lot 1 DP 538874
Certificate of Title reference:	CT-899883

**Pursuant to Section 108 of the Act, this consent is issued subject to the following conditions:**

**Decision A – Subdivision:**

- 1 The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Thomson Survey Ltd, referenced Proposed Subdivision of Lot 1 DP 538874, dated 10.03.21, and attached to this consent with the Council's "Approved Stamp" affixed to it.
2. The survey plan, submitted for approval pursuant to Section 223 of the Act shall show:
  - (a) All necessary easements for the provision of access, demonstrating a minimum legal width for Easements 'G, H and I' of 7.5m, easements for stormwater conveyance and detention areas, and an easement in gross to Top Energy for the provision of power.
3. Prior to the approval of the survey plan pursuant to Section 223 of the Act, the consent holder shall:
  - (a) Provide detailed stormwater designs and calculations for the development for the approval of Council, in particular details associated with the ROW, stormwater conveyance (pipes/culverts, swales, flow paths and overland flow path locations for the development) and attenuation devices (i.e Stormwater

Pond in Lot 6) in accordance with Part 4, Section 4.3 of the Far North District Councils Engineering Standard, and NZS4404:2004.

A maintenance and monitoring plan is also to be provided for the approval of Council in relation to the stormwater attenuation pond to be developed on Lot 6, prepared by a suitably experienced Chartered Professional Engineer.

- (b) Provide a report and plan from a Council approved TP 58 writer or Chartered Professional Engineer which confirms that the effluent disposal system for the existing dwelling on Lot 2 is fully contained within the boundaries of the allotment
- (c) The consent holder shall submit to Councils Resource Consents Engineer or designate for approval, plans, specifications & details of all works to form of the proposed 1.5m wide concrete footpath to be constructed for a length of approximately 111.5m along the road frontage of Lot 1 DP538874. Such works shall be designed by a Chartered Professional Engineer and in general accordance with the Council's District Plan section 15.1, Appendix 3B-1, Engineering Standards and NZS4404:2004.

The footpath must connect and align with the footpath proposed under RC 2300464 (with respect to 39 Riddell Road, Pt Lot 3 DP 41493, NA-91D/909).

- (d) Provide a plan showing a suitable building platform and driveway clear of the proposed overland flowpaths and wastewater areas for Lot 6
4. Prior to the issuing of a certificate pursuant to Section 224(c) of the Act, the consent holder shall:
- (a) In relation to Condition 3(a) of this decision, provide to Council:
    - i. As-built plans complying with schedule 1D of NZS 4404:2004 and section 1.5.2.5 of Councils Engineering standards and guidelines.
    - ii. Certification (PS1) from a Chartered Professional Engineer that all work has been completed in accordance with the approved plans.
    - iii. Certification (PS4), certifying that the works have been completed in accordance with the approved plans.
  - (b) Upgrade the existing entrance to Lot 1 and 2, to provide an entrance which complies with the Councils Engineering Standard FNDC/S/6 and 6B, and section 3.3.7.1 of the Engineering Standard and NZS4404:2004. Seal the entrance plus splays from the existing seal edge to property boundary.
  - (c) Provide a formed double width entrance to the ROW serving Lot 4, 5 and 6, which complies with the Councils Engineering Standard FNDC/S/6 and 6B, and section 3.3.7.1 of the Engineering Standard and NZS4404:2004. Seal the entrance plus splays from the existing seal edge to property boundary.
  - (d) Provide evidence that a Traffic Management Plan (TMP) has been approved by Council's Corridor Access Engineer and a Corridor Access Request (CAR) obtained prior to the footpath and vehicle crossings being constructed or upgraded.
  - (e) Provide formed and metalled access on ROW "G", "H" and "I", to a 3m finished carriageway width. The formation is to consist of a minimum of

200mm of compacted hardfill plus a GAP 30 or GAP 40 running course and is to include water table drains and culverts as required to direct and control runoff. Passing bays are also to be provided in accordance with Chapter 15 of the District Plan.

- (f) Provide to Council written confirmation from a registered surveyor that the access carriageway is fully contained within the easements provided for access.
- (g) Provide evidence that electricity and telecommunications have been provided to the boundary of each allotment.
- (h) Provide for Councils a legal document which apportions future maintenance of the stormwater attenuation pond proposed to be constructed within Lot 6 and provide a solicitors' undertaking to register the document against the titles of the relevant allotments.
- (i) Provide evidence that the structures / buildings located on the aerial scheme plan across the proposed boundaries have been removed and that no structures are located within proposed easements.
- (j) Construct the footpath in accordance with the approved plans and details submitted under Condition 3(c).
- (k) Secure the conditions below by way of a Consent Notice issued under Section 221 of the Act, to be registered against the titles of the affected allotment. The costs of preparing, checking and executing the Notice shall be met by the Applicant.

Lots 1, 3, 4, 5, and 6

- i. In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for fire fighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Supply Code of Practice SNZ PAS 4509.
- ii. In conjunction with the construction of any building requiring a wastewater disposal system the lot owner shall obtain a Building Consent and install the wastewater treatment and effluent disposal system as detailed in the report prepared by Vision Consulting Engineers and Planners, 'Site Suitability Report', with reference J14484, dated 12 May 2021 and provided in support of this Resource Consent 2300648.

Where a wastewater treatment and effluent disposal system is proposed that differs from that detailed in the above-mentioned report, a new TP 58 / Site and Soil Evaluation Report will be required to be submitted, and Council's approval of the new system must be obtained, prior to its installation.

- iii. Any building erected on the lot shall have foundations designed in accordance with the engineering recommendations contained in the Site Suitability Report, prepared by Vision Consulting Engineers and

Planners, with reference J14484, dated 12 May 2021 and provided in support of Resource Consent 2300648. The details of the design shall be submitted in conjunction with any Building Consent Application.

- iv. In conjunction with the construction of any building which exceeds the total impervious and building coverage allowances provided through Conditions 1-6 Decision B – Landuse for RC 2300648, the lot owner shall submit for the approval of Council's Stormwater Engineer a report prepared by a suitably qualified Chartered Professional Engineer. The report shall detail the on-site detention and flow attenuation of stormwater from the site. The flow shall be limited to the pre-development level for rainfall events up to those with a 1% AEP with a climate change allowance included. The report must consider the restrictions and recommendations within the Vision Consulting Engineers and Planners Feasibility Stormwater Report, with reference J14484, dated 12 May 2021.

Lots 1, 3, 4, 5, and 6

Overland Flow Paths:

- v. Without the prior approval of the Council, no building shall be erected, nor any works which increase impermeable surfaces be undertaken, nor any planting or structure placed which may create a flow obstruction, on any area of the site which has been proposed as a secondary / overland (Q100) flow path as identified on the subdivision scheme plan and in the details submitted to satisfy condition 3(a) of RC 2300648

**Decision B – Landuse:**

1. The activity shall be carried out in accordance with the approved plans prepared by Thomson Survey Ltd, referenced Proposed Subdivision of Lot 1 DP 538874, dated 10/03/2021, and attached to this consent with the Council's "Approved Stamp" affixed to it.
2. The total impermeable surfaces on proposed Lot 1 shall not exceed 602m<sup>2</sup> (20%) in accordance with the report prepared by Vision Consulting Ltd, referenced Feasibility Stormwater Report, and dated 12 May 2021.
3. The total impermeable surfaces on proposed Lot 2 shall not exceed 980.7m<sup>2</sup> (27%) in accordance with the report prepared by Vision Consulting Ltd, referenced Feasibility Stormwater Report, and dated 12 May 2021.
4. The total impermeable surfaces on proposed Lot 5 shall not exceed 1,113.25m<sup>2</sup> (25%) in accordance with the report prepared by Vision Consulting Ltd, referenced Feasibility Stormwater Report, and dated 12 May 2021.
5. The total building coverage on proposed Lot 1 shall not exceed 386m<sup>2</sup> (12.8%) in accordance with the report prepared by Vision Consulting Ltd, referenced Feasibility Stormwater Report, and dated 12 May 2021.
6. The total building coverage on proposed Lot 2 shall not exceed 667.95m<sup>2</sup> (15%) in accordance with the report prepared by Vision Consulting Ltd, referenced Feasibility Stormwater Report, and dated 12 May 2021.

7. In relation to Decision B – Landuse, the lapse date for the purposes of Section 135 of the Resource Management Act 1991 shall be 10 years from the approval date of this consent.

### **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 issued pursuant to that Act. 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). A copy of Heritage New Zealand's Archaeological Discovery Protocol (ADP) is attached for your information. This should be made available to all person(s) working on site.
2. It should be noted that future developments may be subject to the National Environmental Standards: Freshwater (2020).
3. The subject site is located within the Kiwi Present overlay. The Department of Conservation has recommended that:
  - Dogs be housed within a dog proof fence, and on a lead or under effective control always when outside the fenced area.
  - At night, it is recommended that any dog be kept in a kennel or tied up from dusk to dawn.
  - The landowner should consider kiwi aversion training for working or hunting dogs.
  - Cats are recommended to be kept in at night.
  - Landowners should consider neutering or spaying cats.

### **Reasons for the Decision**

1. 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 persons or affected customary rights group or customary marine title group.

2. District Plan Rules Affected:

#### Adverse effects will be minor:

It is considered the relevant and potential effects have been addressed within the assessment of effects above, and it has been concluded that the adverse effects will be less than minor.

#### Positive effects of the proposal:

Under s104(1)(a) the positive and potential effects of the proposal are:

- a) The proposed development will provide additional lots within close proximity to amenities and services.
- b) The proposed subdivision will be adequately serviced and will maintain the existing form and amenity of the Rural Living Zone and will not result in adverse effects on the environment.

#### Objectives and policies of the District Plan:

The environmental outcomes expected for in the Rural Living Zone are as follows:



- a) 8.7.3.1 – To achieve a style of development on the urban periphery where the effects of the different types of development are compatible.
  - b) 8.7.3.2 – To provide for low density residential development on the urban periphery, where more intense development would result in adverse effects on the rural and natural environment.
  - c) 8.7.4.1 – That a transition between residential and rural zones is achieved where the effects of activities in the different areas are managed to ensure compatibility.
  - d) 8.7.4.3 – That residential activities have sufficient land associated with each household unit to provide for outdoor space, and where a reticulated sewage system is not provided, sufficient land for on-site effluent disposal.
  - e) 8.7.4.7 – That provision be made for ensuring that sites, and the building and activities which may locate on those sites, have adequate access to sunlight and daylight.
- 3. The proposed subdivision is consistent with the above environmental outcomes and thus achieves the objectives and policies of the Rural Living Zone.
- 4. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents.
  - a) The Northland Regional Policy Statement 2018
  - b) Northland Regional Plan 2019
- 5. In terms of the Regional Policy Statement for Northland, for the following reasons the application is considered to be consistent with its intents and aims:
  - a) Fresh and coastal water – the proposal does little to impact fresh and coastal water.
  - b) Indigenous ecosystems and biodiversity – the proposal will retain the existing vegetation on site.
  - c) Economic potential and social wellbeing – the proposal will contribute to social well being by providing additional lots for residential development.
  - d) Regional form – The development meets the Far North District Plan criteria for Discretionary subdivisions with minimal effects associated with reverse sensitivity, character and amenity.
  - e) Tangata whenua – the site contains no identified sites of significance to tangata whenua.
  - f) Natural hazards – the site is not subject to any identified natural hazards.
  - g) Natural character, features / landscapes and historic heritage – the proposal will maintain the natural character of the site and surrounding environment
- 6. No other matters were considered in relevant in making this decision.
- 7. Part 2 Matters  
The Council has taken into account the purpose & principles outlined in sections 5, 6, 7 & 8 of the Act. It is considered that granting this resource consent application achieves the purpose of the Act.
- 8. In summary it is considered that the activity is consistent with the sustainable management purpose of the RMA.

**Approval**

This resource consent has been prepared by Steven Sanson (Sanson & Associates), 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: 13<sup>th</sup> September 2021**

**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; or
- As approved by Condition 7 Decision B – Land Use, a 10 year lapse date applies to the land use components of this consent.

# REMITTANCE ADVICE

Far North Council  
Attention: Far North Council  
60 Kerikeri Road  
Kerikeri  
Kerikeri 0230

**Payment Date**  
11 Sep 2025

**Sent Date**  
11 Sep 2025

**GST Number**  
145-534-025

AG Construction Ltd  
53 Hobson Avenue  
Kerikeri  
Kerikeri 0230  
NEW ZEALAND

Total NZD paid	2,625.00
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Invoice Date	Reference	Invoice Total	Amount Paid	Still Owing
4 Sep 2025	RC 37c Riddell Road	2,625.00	2,625.00	0.00
		Total NZD	2,625.00	0.00