

# Application for resource consent or fast-track resource consent

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of [Form 9](#)). Prior to, and during, completion of this application form, please refer to [Resource Consent Guidance Notes](#) and [Schedule of Fees and Charges](#) — both available on the Council's web page.

## 1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement?

Yes  No

## 2. Type of consent being applied for

(more than one circle can be ticked):

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

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

## 3. Would you like to opt out of the fast track process?

Yes  No

## 4. Consultation

Have you consulted with Iwi/Hapū?  Yes  No

If yes, which groups have you consulted with?

Who else have you consulted with?

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



## 8. Application site details

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

Name/s:

Site address/  
location:

  
  
  
 Postcode

Legal description:

Val Number:

Certificate of title:

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

### Site visit requirements:

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

Is there a dog on the property?  Yes  No

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

## 9. Description of the proposal

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

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

## 10. Would you like to request public notification?

Yes  No

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

(more than one circle can be ticked):

Building Consent

Regional Council Consent (ref # if known)

National Environmental Standard Consent

Other (please specify)

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

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

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

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

Subdividing land

Disturbing, removing or sampling soil

Changing the use of a piece of land

Removing or replacing a fuel storage system

## 13. Assessment of environmental effects:

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

Your AEE is attached to this application  Yes

## 14. Draft conditions:

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

If yes, please be advised that the timeframe will be suspended for 5 working days as per s107G of the RMA to enable consideration for the draft conditions.

## 15. Billing Details:

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

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

Leanna Jay & Bert Harris

**Email:**

**Phone number:**

**Postal address:**

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

### Fees Information

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

### 15. Billing details continued...

#### Declaration concerning Payment of Fees

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

Name: (please write in full)

Leanna Marie Jay

Signature:

(signature of bill payer)

Date 21/4/26

**MANDATORY**

### 16. Important Information:

#### Note to applicant

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

You may apply for 2 or more resource consents that are needed for the same activity on the same form.

You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

#### Fast-track application

Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement.

A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

#### Privacy Information:

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

### 17. Declaration

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

Name (please write in full)

Leanna Marie Jay

Signature

Date 21/4/26

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

## Checklist

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*Please tick if information is provided*

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

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

## Land Use Resource Consent Proposal

**Bert Harris & Leanna Jay**

**100 Jay Road, Waipapa**

Date 10 April 2026

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

Please find attached:

- an application form for a Land-use Resource Consent to establish a residential dwelling within the site which is located in the **Rural Production Zone**; and
- an Assessment of Environmental Effects indicating the potential and actual effects of the proposal on the environment.

The application has been assessed as a **Discretionary Activity** under the Far North Operative District Plan and **Permitted** under the Proposed District Plan.

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

Regards,

Sheryl Hansford



Director/Senior Planner

**NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED**

Reviewed by:



Rochelle Jacobs

Director/Senior Planner

**NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED**

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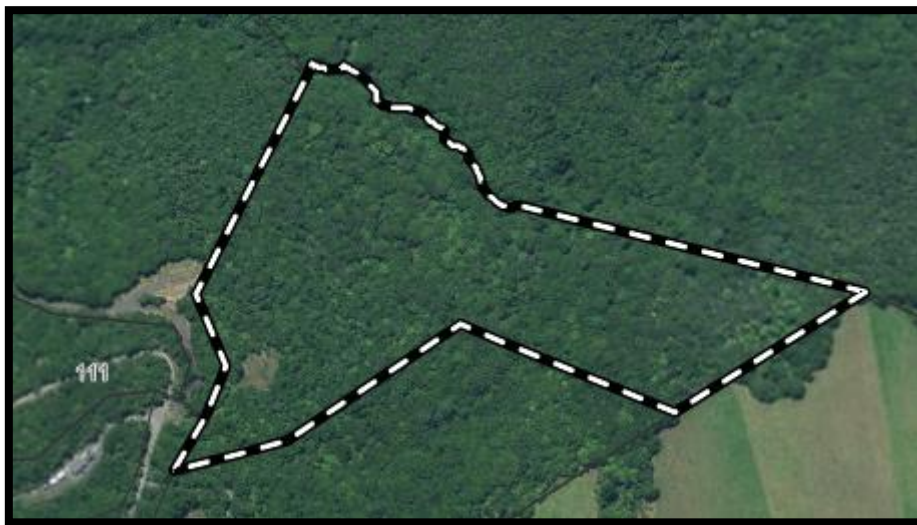
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## Assessment of Environmental Effects

### 1. Description of the Proposed Activity

- 1.1. The proposal is to establish a dwelling on the site located at 100 Jay Road, Waipapa. The dwelling will be located outside of the protected bush area, however, will be positioned less than the permitted threshold of 20 meters from the bush. This separation distance triggers consent under Rule 12.4.6.1.2 Fire Risk to Residential Units of the Operative District Plan (ODP).
- 1.2. The activity is considered to have effects indiscernible from a permitted activity. Council's direction is to process this type of infringement in line with a Deemed permitted or marginal activity.

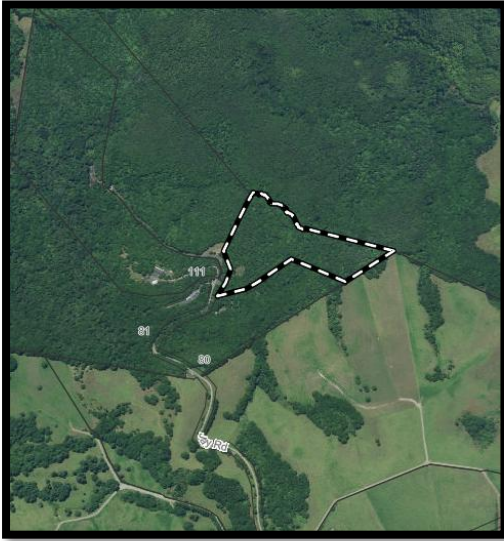


*Figure 1 – Site Plan illustrating the existing cleared area.*

### 2. The site and surrounding environment

- 2.1. The subject site is located at 100 Jay Road, Waipapa and is zoned Rural Production. The site is similar to other lots in the vicinity which are covered in bush and contain a small, cleared area occupied with a dwelling.
- 2.2. The site is currently vacant with no built structures within it. The previous owners cleared a small portion of the site outside of the protected bush area which can be seen in the aerial above.
- 2.3. Access to the site is from an existing entrance and driveway from Jay Road. It is proposed that the driveway will be extended to follow the western boundary with a parking area included beside the dwelling.

- 2.4. The surrounding environment consists of similar sized allotments utilised for residential use within a bush setting. The proposal will see the site developed for its intended use.



*Figure 2 – Aerial view of the site and surroundings*

### 3. Background

#### Title

- 3.1. The subject site is held within Certificate of Title 322765, with an area of 4.2 hectares. The site is legally described as Lot 5 DP 380602 with a title date of 26<sup>th</sup> February 2008. A Consent Notice and Land Covenant are registered on the title under Documents 7727588.2 & 7740061.2 which are detailed below.

#### Site Features

- 3.2. The site is zoned as Rural Production under both the Operative & Proposed District Plans with no other overlays applicable.
- 3.3. The site is not shown to be registered on the HAIL.
- 3.4. The subject site does not contain any historic sites registered on the NZAA.
- 3.5. The site is shown to be located in an area where Kiwi are present.
- 3.6. The NRC Hazard Maps do not indicate that the site is susceptible to natural hazards.
- 3.7. The Natural Environment Maps show that the site and surrounding area are located within a Protected Natural Area known as Waiare Valley Shrubland. As noted above, the site contains a covenant area that protects the bush. The proposed dwelling and associated infrastructure are located outside of this area.
- 3.8. The site is not shown to be located within a Treaty Settlement Area nor is the site within or in close proximity to a Statutory Acknowledgement Area.



## 4. Weighting of Plans

4.1. The Council notified its' PDP on 27 July 2022. The period for public submissions closed on the 21 October 2022. A summary of submissions was notified on the 4 August 2023. The further submission period closed on the 5 September 2023. District Plan hearings on submissions concluded at the end of 2025. Hearings Panel recommendations on submissions were due end of March 2026. A decision on submissions is expected by 11<sup>th</sup> June 2026, however until such time as decisions on submissions are issued, limited weight is given to the PDP provisions.

## 5. Activity Status of the proposal

### Operative Plan – Rural Production zone

5.1. The site is located within the Rural Production zone. An assessment of the relevant zone and district wide rules of the District Plan are set out in the tables below.

<b>Assessment of the permitted COASTAL RESIDENTIAL ZONE RULES:</b>		
<b>Plan Reference</b>	<b>Rule</b>	<b>Performance of Proposal</b>
<b>8.6.5.1.1</b>	<b>RESIDENTIAL INTENSITY</b>	<b>Permitted.</b>
<b>8.6.5.1.2</b>	<b>SUNLIGHT</b>	<b>Permitted.</b>
<b>8.6.5.1.3</b>	<b>STORMWATER MANAGEMENT</b>	<b>Permitted.</b> The site is over 4ha in area.
<b>8.6.5.1.4</b>	<b>SETBACK FROM BOUNDARIES</b>	<b>Permitted.</b>
<b>8.6.5.1.5</b>	<b>TRANSPORTATION</b>	<b>Permitted.</b> Traffic: The first residential dwelling on a site is exempt. Parking: Parking can be provided on site. Access: The access is existing. It is not anticipated any upgrades to the access or crossing place will be required. No further assessment of Chapter 15 is considered necessary as part of this application.
<b>8.6.5.1.6</b>	<b>KEEPING OF ANIMALS</b>	<b>Not applicable.</b>
<b>8.6.5.1.7</b>	<b>NOISE</b>	<b>Not applicable.</b>
<b>8.6.5.1.8</b>	<b>BUILDING HEIGHT</b>	<b>Permitted.</b> The permitted threshold is 12m.
<b>8.6.5.1.9</b>	<b>HELICOPTER LANDING AREA</b>	<b>Not applicable.</b>
<b>8.6.5.1.10</b>	<b>BUILDING COVERAGE</b>	<b>Permitted.</b> The total building coverage of the site is considered to be well within the permitted threshold of 12.5%.



8.6.5.1.11	SCALE OF ACTIVITIES	Not applicable.
8.6.5.1.12	TEMPORARY ACTIVITIES	Not applicable.

## District Wide Matters

Assessment of the permitted 12.1 Natural & Physical Resources		
Plan Reference	Rule	Performance of Proposal
<b>12.1 Landscape and Natural Features – Not Applicable</b>		
<b>12.2 Indigenous Flora and Fauna – Not Applicable</b>		
<b>12.3 Soils &amp; Minerals</b>		
12.3.6.1.3	EXCAVATION AND/OR FILLING IN THE COASTAL RESIDENTIAL ZONE	Permitted. Excavation is anticipated to be well within the permitted volume of 5000m <sup>3</sup> . No cut /fill faces are anticipated which would trigger the requirement for consent.
<b>12.4 Natural Hazards</b>		
12.4.6.1.2	FIRE RISK TO RESIDENTIAL UNITS	<b>Discretionary Activity</b> The dwelling will be located within 20 metres of the bush. FENZ have been contacted as part of the pre-application process, with their written approval received.
<b>12.5 Heritage – Not Applicable</b>		
<b>12.6 Air – Not Applicable</b>		
<b>12.7 Lakes, Rivers, Wetlands and the Coastline – Not Applicable</b>		
<b>12.8 Hazardous Substances – Not Applicable</b>		
<b>12.9 Renewable Energy and Energy Efficiency – Not Applicable</b>		

## Operative District Plan Rule Infringements

- 5.2. The assessment above indicates a breach of Rule 12.4.6.1.2 Fire Risk to Residential Units, given the proximity of the dwelling to the bush that is protected by way of a consent notice registered on the title.
- 5.3. The proposal is a **Discretionary Activity** as per Section, 12.4.6.3 *Discretionary Activities*. An assessment of Section 12.4.7 will be provided below.

## Proposed District Plan

- 5.4. The site is proposed to be zoned Rural Production. An assessment of the matters relating to the Proposed District Plan that have immediate legal effect, has been undertaken below:

Chapter	Rule Reference	Compliance of Proposal
<b>Hazardous Substances</b>	The following rules have immediate legal effect:	<b>Not applicable.</b>



	<p>Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility located within a scheduled site and area of significance to Māori, significant natural area or a scheduled heritage resource</p> <p>Rules HS-R5, HS-R6, HS-R9</p>	<p>The site does not contain any hazardous substances to which these rules would apply.</p>
<b>Heritage Area Overlays</b>	<p>All rules have immediate legal effect (HA-R1 to HA-R14)</p> <p>All standards have immediate legal effect (HA-S1 to HA-S3)</p>	<p><b>Not applicable.</b></p> <p>The site is not located within a Heritage Area.</p>
<b>Historic Heritage</b>	<p>All rules have immediate legal effect (HH-R1 to HH-R10)</p> <p>Schedule 2 has immediate legal effect</p>	<p><b>Not applicable.</b></p> <p>The site does not contain any areas of historic heritage.</p>
<b>Notable Trees</b>	<p>All rules have immediate legal effect (NT-R1 to NT-R9)</p> <p>All standards have legal effect (NT-S1 to NT-S2)</p> <p>Schedule 1 has immediate legal effect</p>	<p><b>Not applicable.</b></p> <p>The site does not contain any notable trees.</p>
<b>Sites and Areas of Significance to Maori</b>	<p>All rules have immediate legal effect (SASM-R1 to SASM-R7)</p> <p>Schedule 3 has immediate legal effect</p>	<p><b>Not applicable.</b></p> <p>The site does not contain any sites or areas of significance to Māori.</p>
<b>Ecosystems and Indigenous Biodiversity</b>	<p>All rules have immediate legal effect (IB-R1 to IB-R5)</p>	<p><b>Complies.</b></p> <p>Approx 200m<sup>2</sup> of vegetation clearance is required to provide a fire break and manage fire risk.</p>
<b>Subdivision</b>	<p>The following rules have immediate legal effect:</p> <p>SUB-R6, SUB-R13, SUB-R14, SUB-R15, SUB-R17</p>	<p><b>Not applicable.</b></p>
<b>Activities on the Surface of Water</b>	<p>All rules have immediate legal effect (ASW-R1 to ASW-R4)</p>	<p><b>Not applicable.</b></p>
<b>Earthworks</b>	<p>The following rules have immediate legal effect:</p> <p>EW-R12, EW-R13</p> <p>The following standards have immediate legal effect:</p> <p>EW-S3, EW-S5</p>	<p><b>Permitted.</b></p> <p>Any earthworks as part of this proposal will proceed under the guidance of an ADP and will be in accordance with the Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016, in accordance with Rules EW-12, EW-R13, EW-S3 and EW-S5.</p>
<b>Signs</b>	<p>The following rules have immediate legal effect:</p> <p>SIGN-R9, SIGN-R10</p>	<p><b>Not applicable.</b></p>



<b>Orongo Bay Zone</b>	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water	<b>Not applicable.</b>
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### Proposed District Plan Breaches

5.5. The assessment above indicates that the proposal is **Permitted** insofar as the rules which have immediate legal effect in the Proposed District Plan.

### Consent Notice – 7727588.2

5.6. Consent Notice Instrument 7727588.2 was registered on the title on 26<sup>th</sup> February 2008 as a result of RC 2070152. 3 conditions are applicable to the site and can be complied with.

## 6. Statutory Assessment

### Section 104B of the Act

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

### Section 104(1) of the Act

6.2. Section 104(1) of the Act states that when considering an application for resource consent –

*“the consent authority must, subject to Part II, have regard to –*

- (a) any actual and potential effects on the environment of allowing the activity; and*
- (ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment that will or may result from allowing the activity; and*
- (b) any relevant provisions of –*
  - i. a national environmental standard:*
  - ii. other regulations:*
  - iii. a national policy statement:*
  - iv. a New Zealand Coastal Policy Statement:*
  - v. a regional policy statement or proposed regional policy statement:*
  - vi. a plan or proposed plan; and*
- (c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.”*

6.3. Actual and potential effects arising from a development as described in 104(1)(a) can be both positive and adverse (As described in section 3 of the act). Positive effects arising from this proposal is that the site will be developed for its intended purpose. Adverse effects relate to the potential increase in fire risk given the dwelling will be within 20m of bushland.



- 6.4. Section 104(1)(ab) requires that the consent authority consider 'any measure proposed or agreed to by the applicant for the purposes of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity'. In this case the proposal is not of a scale or nature that would require specific offsetting or environmental compensation measures to ensure positive effects on the environment.
- 6.5. Section 104(1)(b) requires the consent authority to consider the relevant provisions of the above listed documents. An assessment of the relevant statutory documents that corresponds with the scale and significance of the effects that the activity may have on the environment has been provided below.

## 7. Environmental Effects Assessment

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

### Fire Risk to Residential Units

- 7.3. The dwelling will be located within the designated building envelope. The remainder of the site is covered in bush which is protected by way of a consent notice condition registered on the title. The dwelling location results in a reduced setback to the bush that cannot comply with the permitted threshold of 20m therefore consent under this rule is triggered.
- 7.4. An assessment of the relevant criteria within Section 12.4.7 has been undertaken below.
- (j) in respect of fire risk to residential units:*
- (i) the degree of fire risk to dwellings arising from the proximity of the woodlot or forest and vice versa; and*
  - (ii) any mitigation measures proposed to reduce the fire risk; and*
  - (iii) the adequacy of the water supply; and*
  - (iv) the accessibility of the water supply to fire service vehicles.*
- 7.5. As shown within the plan set provided with this application, the dwelling will be setback a minimum of 6m at the closest point from the nor-western covenant boundary. The closest point is the deck with the side of the dwelling being 8.3m & 10.2m from the bush. A metalled



driveway and parking area will provide a physical barrier between the bush and the proposed dwelling, which will mitigate fire risk.

- 7.6. There are 2x 25,000L water tanks on site which will service the dwelling, by collecting roof water for potable use. The Applicant has agreed to have at least 10,000L of water within one of the tanks at all times for the purpose of firefighting use. FENZ were contacted as part of the pre-application process and provided their written approval which is attached within **Appendix 6** of this application.
- 7.7. Given the above, it is considered that the proposal will not exacerbate or increase the risk of natural hazards occurring on the site.

## 8. Policy Documents

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

Any relevant provisions of –

- i. A national environmental standard;
- ii. Other regulations;
- iii. A national policy statement;
- iv. A New Zealand coastal policy statement;
- v. A regional policy statement or proposed regional policy statement;
- vi. A plan or proposed plan

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

### National Environmental Standards

- 8.3. No National Environmental Standards are considered applicable to this development. The activity is considered permitted in terms of NES documents.

### National Policy Statements

- 8.4. There are currently eight National Policy Statements in place. None of these are considered applicable to this proposal.

### Regional Policy Statement

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



## Far North Operative District Plan

### Relevant objectives and policies

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

### Proposed District Plan

- 8.10. The site is also zoned as Rural Production under the PDP.
- 8.11. The proposal is considered to be consistent with the relevant objectives and policies of the PDP. As detailed above, the proposal is considered to consist of normal residential activities, with no adverse effects created on the surrounding environment. The proposal is considered to create less than minor adverse effects on the surrounding environment and is consistent with the intent of the surrounding environment and the zone. The proposal is considered to be consistent with the relevant objectives and policies of the Proposed District Plan.

### Summary

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



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

### Public Notification Assessment

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

*(a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes public notification;*

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

*(i) a controlled activity;*

*(ii) [Repealed]*

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

*(iv) [Repealed]*

*(6) [Repealed]*

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

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

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

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

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

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

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



*(b) the consent authority decides, in accordance with section 95D, that the activity will have or is likely to have adverse effects on the environment that are more than minor.*

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

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

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

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

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

- 9.1.4. There are no special circumstances that exist to justify public notification of the application.

#### **Public Notification Summary**

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

### **Limited Notification Assessment**

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

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

*(2) Determine whether there are any—*

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

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

*(3) Determine—*

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

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

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

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

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

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

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

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

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

*(a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification;*

*(b) the application is for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land).*



- 9.2.2. There is no rule in the plan or national environmental standard that precludes notification. The application is not for a controlled activity. Therefore Step 2 does not apply and Step 3 must be considered.

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

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

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

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

- 9.2.3. The proposal does not involve a boundary activity.

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

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

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

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

*(c) must have regard to every relevant statutory acknowledgement made in accordance with an Act specified in Schedule 11.*

- 9.2.4. A Council must not consider that a person is affected if they have given their written approval or it is unreasonable in the circumstances to seek that person's approval. In regard to this, FENZ have been contacted as part of the pre-application process, with their approval obtained and attached with this application.

- 9.2.5. With respect to section 95B(8) and section 95E, the permitted baseline was considered as part of the assessment of environmental effects undertaken in Section 7 of this report, which found that the potential adverse effects on the environment will be no more than minor. In regard to effects on persons, the assessment in Sections 5,6 & 7 are also relied on.

- 9.2.6. No persons will be affected to a minor or more than minor degree.

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

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

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

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



### Limited Notification Assessment Summary

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

### Notification Assessment Conclusion

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

## 10. Part 2 Assessment

- 10.1. The application must be considered in relation to the purpose and principles of the Resource Management Act 1991 which are contained in Section 5 to 8 of the Act inclusive.
- 10.2. The proposal will meet Section 5 of the RMA as the proposal will sustain the management purpose of the RMA by enabling the social and economic wellbeing of the Applicant. Future sustainable use of natural and physical resources and the life-supporting capacity of air, water, soil and eco-systems will not be affected. Adverse effects on the environment can be avoided and/or mitigated.
- 10.3. The scale of the proposed activity is such that Section 6 of Matters of National Importance are not relevant. The activity would not affect the natural character the coastal environment, wetlands, lakes or rivers, any outstanding natural features or landscapes, any significant indigenous vegetation or habitats. The relationship of Māori and their culture and traditions are not anticipated to be affected. The activity is not anticipated to affect any historic heritage, area with identified customary rights. The proposal is not considered to exacerbate natural hazards. As such, the proposal is considered to have recognised and provided for the matters of national importance listed within Section 6 of the Act.
- 10.4. Section 7 matters are not affected by the proposed activity. The amenity and quality of the Rural Production zone will be maintained in accordance with Section 7(c) and (f).
- 10.5. Section 8 relates to the principles of the Treaty of Waitangi. The proposed activity would not be contrary to the principles of the Treaty of Waitangi.
- 10.6. Overall, the application is considered to be consistent with the relevant provisions of Part 2 of the Act, as expressed through the objectives, policies and rules reviewed in earlier sections of this application. Given that consistency, we conclude that the proposal achieves the purposes of sustainable management set out by Sections 5-8 of the Act.

## 11. Conclusion

- 11.1. Consent is sought due to the proposed dwelling being within 20m of existing bush that is protected by way of consent notice. This AEE concludes that any adverse effects arising from the proposal will be no more than minor. Written approval from FENZ has been sought and obtained.



- 11.2. In terms of section 104(1)(b) of the Act, the actual and potential effects of the proposal will be less than minor.
- 11.3. As a Discretionary Activity, the proposal has been assessed against the relevant objectives, policies and assessment criteria contained within the Operative District Plan. It is considered that the proposed activity would not be contrary to those provisions and that any potential adverse effects can be avoided or mitigated. It is considered appropriate for consent to be granted on a non-notified basis.

## 12. LIMITATIONS

- 12.1. This report has been commissioned solely for the benefit of our client, in relation to the project as described above, and to the limits of our engagement, with the exception that the Far North District Council or Northland Regional Council may rely on it to the extent of its appropriateness, conditions and limitations, when issuing their subject consent.
- 12.2. Copyright of Intellectual Property remains with Northland Planning and Development 2020 Limited, and this report may NOT be used by any other entity, or for any other proposals, without our written consent. Therefore, no liability is accepted by this firm or any of its directors, servants or agents, in respect of any information contained within this report.
- 12.3. Where other parties may wish to rely on it, whether for the same or different proposals, this permission may be extended, subject to our satisfactory review of their interpretation of the report.
- 12.4. Although this report may be submitted to a local authority in connection with an application for a consent, permission, approval, or pursuant to any other requirement of law, this disclaimer shall still apply and require all other parties to use due diligence where necessary.





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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** 322765  
**Land Registration District** North Auckland  
**Date Issued** 26 February 2008

**Prior References**  
314206

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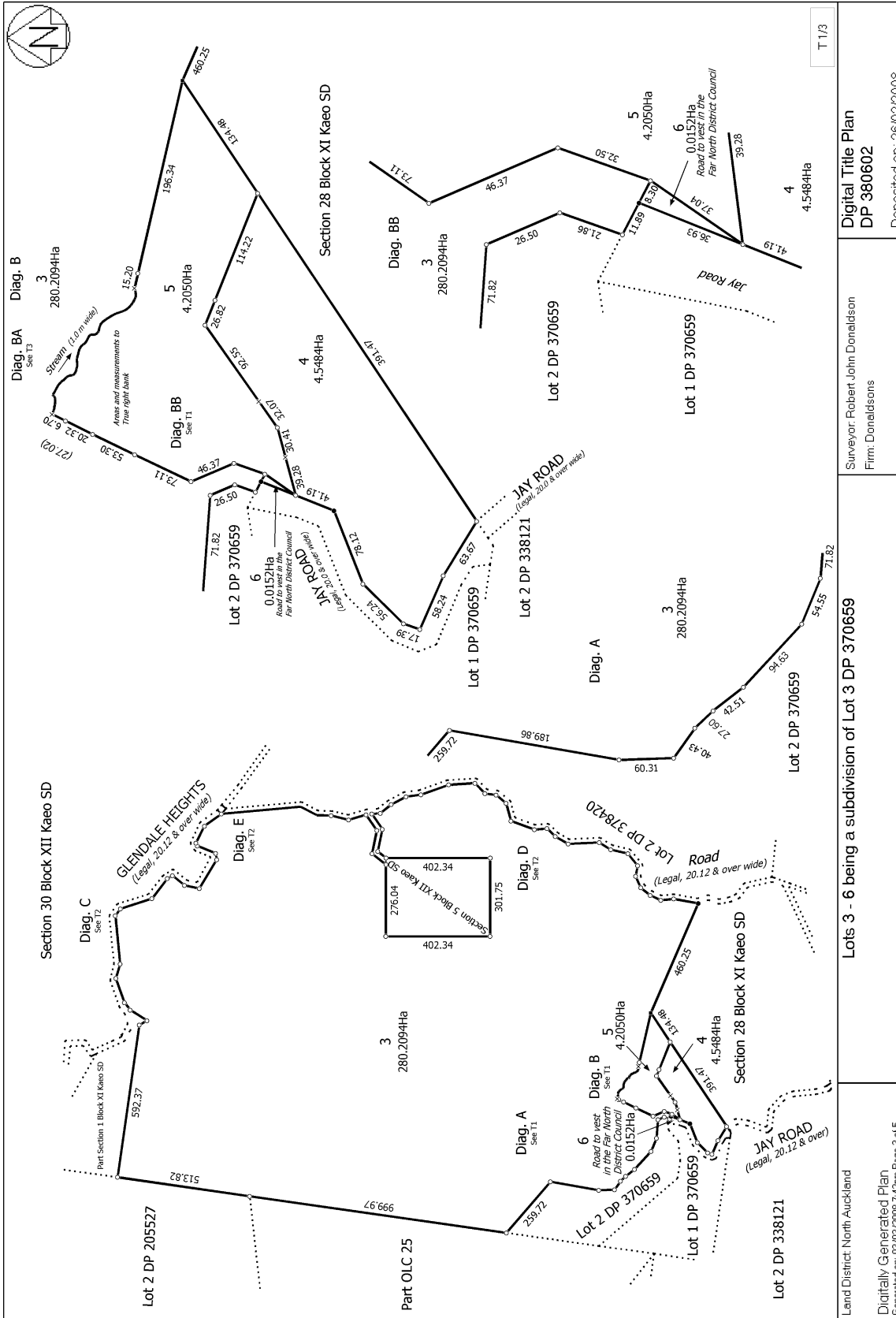
**Estate** Fee Simple  
**Area** 4.2050 hectares more or less  
**Legal Description** Lot 5 Deposited Plan 380602

**Registered Owners**  
Leanna Marie Jay and Bert Manuiti Harris

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**Interests**

7727588.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 26.2.2008 at 9:00 am  
Land Covenant in Easement Instrument 7727588.4 - 26.2.2008 at 9:00 am  
Fencing Covenant in Transfer 7740061.2 - 19.3.2008 at 10:20 am  
11699324.3 Mortgage to ASB Bank Limited - 4.3.2020 at 4:12 pm



Land District: North Auckland  
 Digitally Generated Plan  
 Generated on: 03/03/2008 7:42pm Page 3 of 5

Surveyor: Robert John Donaldson  
 Firm: Donaldsons

Lots 3 - 6 being a subdivision of Lot 3 DP 370659

Digital Title Plan  
 DP 380602  
 Deposited on: 26/02/2008







**Far North  
District Council**

**CONO 7727588.2 Consen**

Cpy - 01/01, Pgs - 001, 25/02/08, 16:11



DocID: 313068829

Private Bag 752, Memorial Ave

Kaikohe 0400, New Zealand

Freephone: 0800 920 029

Phone: (09) 405 2750

Fax: (09) 401 2137

Email: [ask.us@fndc.govt.nz](mailto:ask.us@fndc.govt.nz)

Website: [www.fndc.govt.nz](http://www.fndc.govt.nz)

## THE RESOURCE MANAGEMENT ACT 1991

### SECTION 221 : CONSENT NOTICE

REGARDING RC 2070152  
the Subdivision of Lot 7 DP 363923  
North Auckland Registry

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

### SCHEDULE

#### Lots 3, 4 & 5

"Jay Road is a legal road which is not maintained by the Council. The responsibility for the maintenance of the Jay Road carriageway will be the responsibility of all of the adjoining property owners who use the road for access"

#### Lots 4 & 5

- (I) The landowners shall protect and maintain the bush within the area of land covenants identified on the survey plan. The landowners shall not without the prior written consent of the council and then in strict compliance with any conditions imposed by the council, cut down, damage or destroy any matured trees. the landowners shall not be deemed to be in breach of this prohibition if any such vegetation shall die from natural causes not attributable to any act or default by or on behalf of the landowners or for which the landowner is responsible.
- (II) The lot will be required to provide stored water available for fire fighting purposes. The required volume recommended by the Fire Service is 25m<sup>3</sup> and the storage tanks should be fitted with a standard fire fighting outlet connections.

SIGNED:

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

Mr Pat Killalea

DATED at **KAIKOHE** this 18<sup>th</sup> day of December 2007

Approved by Registrar-General of Land under No. 2002/6055

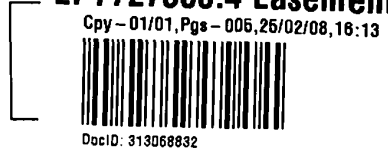
**Easement instrument to grant easement or profit à prendre, or create land covenant**

Sections 90A and 90F, Land Transfer Act 1952

**EI 7727588.4 Easement I**

Land registration district

**NORTH AUCKLAND**



Grantor

Surname(s) must be underlined or in CAPITALS.

**Desmond Geoffrey SIMPKIN, Raewyn Lorna SIMPKIN, Carlton Bruce SIMPKIN and Susan Frances SIMPKIN**

Grantee

Surname(s) must be underlined or in CAPITALS.



**Desmond Geoffrey SIMPKIN, Raewyn Lorna SIMPKIN, Carlton Bruce SIMPKIN and Susan Frances SIMPKIN**



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

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


Dated this 18<sup>th</sup> day of January 2008

**Attestation**

 Desmond Geoffrey SIMPKIN <b>Signature [common seal] of Grantor</b>	<b>Signed in my presence by the Grantor</b>  Signature of witness Witness to complete in BLOCK letters (unless legibly printed) <b>Witness name</b> <b>Occupation</b> IRMA RUTH EGENES <b>LEGAL EXECUTIVE</b> <b>Address</b> KERIKERI
--	---

 Desmond Geoffrey SIMPKIN <b>Signature [common seal] of Grantee</b>	<b>Signed in my presence by the Grantee</b>  Signature of witness Witness to complete in BLOCK letters (unless legibly printed) <b>Witness name</b> <b>Occupation</b> IRMA RUTH EGENES <b>LEGAL EXECUTIVE</b> <b>Address</b> KERIKERI
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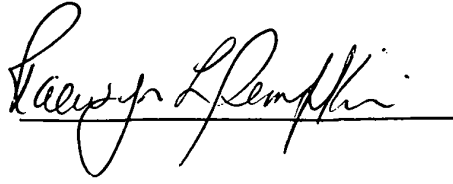
**Certified correct** for the purposes of the Land Transfer Act 1952.

  
[Solicitor for] the Grantee

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

Continuation of attestation:

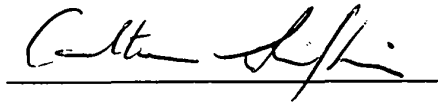
Signed by the Grantor **Raewyn Lorna SIMPKIN** in the presence of:



Earle Simpkin  
Witness signature

Witness name: Earle Simpkin  
Occupation: Builder  
Address: 4 water's lane  
kerikeri

Signed by the Grantor **Carlton Bruce SIMPKIN** in the presence of:



Seth Turley  
Witness signature

Witness name: Seth Turley  
Occupation: secretary  
Address: 62 Keyte street

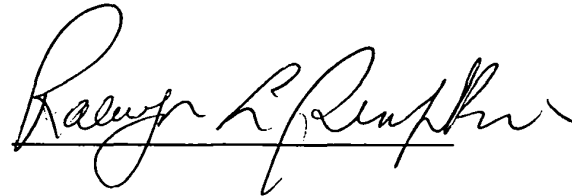
Signed by the Grantor **Susan Frances SIMPKIN** in the presence of:



Seth Turley  
Witness signature

Witness name: Seth Turley  
Occupation: secretary  
Address: 62 Keyte street.

Signed by the Grantee **Raewyn Lorna SIMPKIN** in the presence of:



Earle Simpkin  
Witness signature

Witness name: Earle Simpkin  
Occupation: Builder  
Address: 4 water, 5 lane kerikeri.

Signed by the Grantee **Carlton Bruce**  
**SIMPKIN** in the presence of:

*Carlton Bruce*  
*Carlton Bruce*

  
Witness signature

Witness name: SARAH EMILY JURY  
Occupation: SOLICITOR  
Address: KERIKERI

Signed by the Grantee **Susan Frances**  
**SIMPKIN** in the presence of:

*Susan Frances*  
*Susan Frances*

  
Witness signature

Witness name: SARAH EMILY JURY  
Occupation: SOLICITOR  
Address: KERIKERI

**Annexure Schedule 1**



Easement instrument

Dated

18 January 2008

Page

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of

2

pages

**Schedule A**

(Continue in additional Annexure Schedule if required.)

Purpose (nature and extent) of easement, profit, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
<b>1. Restrictive covenant</b>		<b>322764 322765</b>	<b>322763</b>
<b>2. Restrictive covenant</b>		<b>322763 322764 322765 286296</b>	<b>322763 322764 322765 286296</b>

**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 specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or the Ninth Schedule of the Property Law Act 1952.

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

~~{Memorandum number \_\_\_\_\_, registered under section 155A of the Land Transfer Act 1952}~~

~~{the provisions set out in Annexure Schedule 2}~~

**Covenant provisions**

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

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

~~{Memorandum number \_\_\_\_\_, registered under section 155A of the Land Transfer Act 1952}~~

~~{Annexure Schedule 2}~~

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

*SE DB RTO CBR AH-SEJ*

**Annexure Schedule**



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

Easement

Dated

18 January 2008

Page

2

of

2

Pages

(Continue in additional Annexure Schedule, if required.)

**RESTRICTIVE COVENANT**

1. The Grantor (and any successors in title) will not object to the further development of the Grantee's adjoining land and will not object to normal farming practices including the use of chemical sprays for the control of noxious weeds on the Grantee's adjoining land.

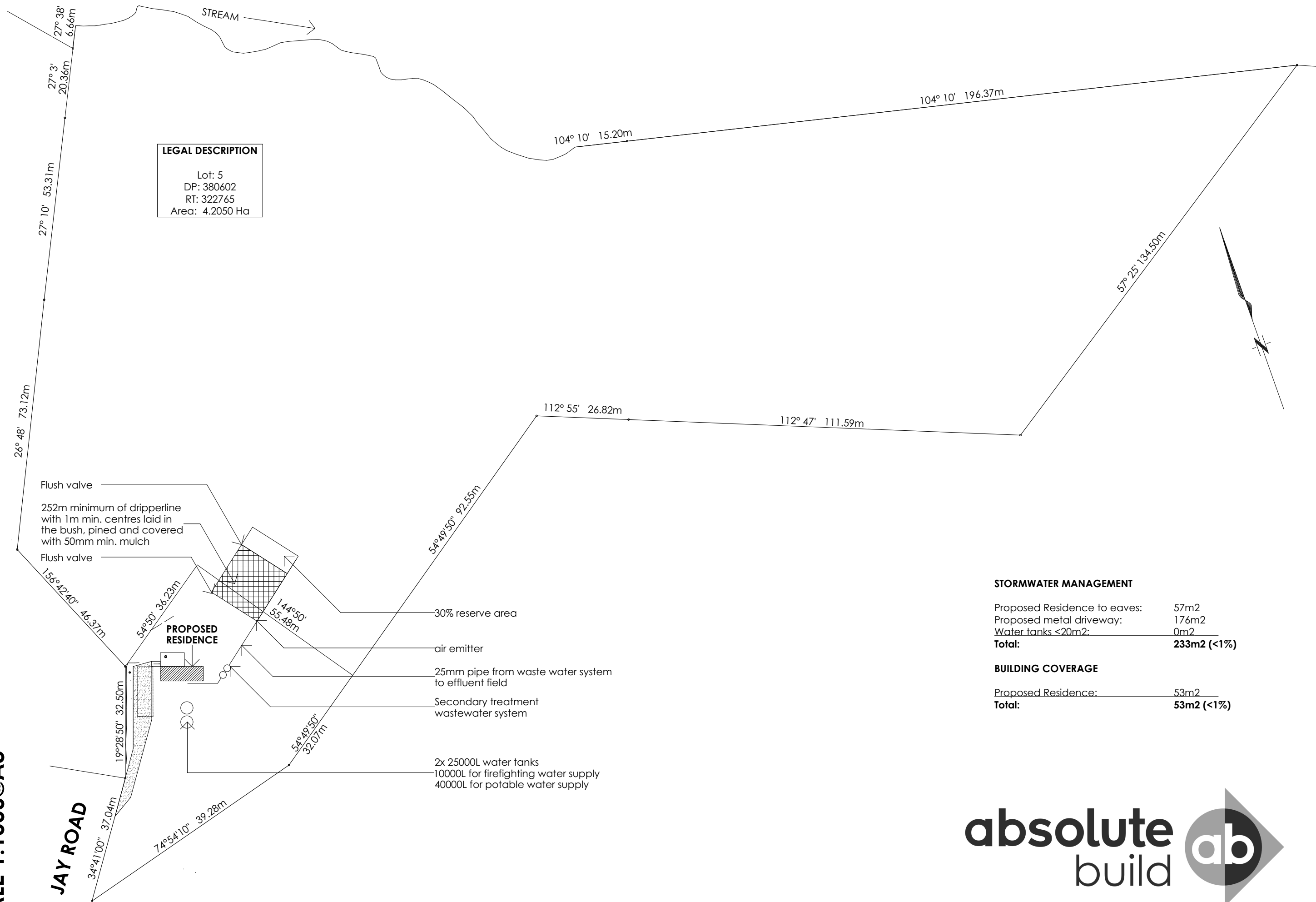
2. The Grantor (and any successors in title) <sup>agree:</sup> ~~will not use Jay Road except in accordance with this provision regarding the maintenance of Jay Road;~~

**Maintenance of Jay Road.**

- 1) The responsibility for and cost of maintenance, upkeep and repair of Jay Road will be borne by the adjoining property owners in proportion to the use of Jay Road by such adjoining property owner.
- 2) If any repair or maintenance of Jay Road is required solely due to an act or omission of one adjoining property owner, then that property owner must promptly carry out any necessary repair and maintenance at that property owner's sole cost.
- 3) However, if the repair and maintenance of Jay Road is required partly as a result of an act or omission by one property owner:
  - a. That property owner must pay that proportion of the costs of the repair and maintenance attributable to that act or omission; and
  - b. The balance of those costs is payable in accordance with sub clause (1)
- 4) If any dispute ensues as to the maintenance and repair of Jay Road between adjoining property owners, then
  - a. The party initiating the dispute must provide full written particulars of the dispute to the other party; and
  - b. The parties must meet and in good faith try to resolve the dispute using informal dispute resolution techniques, which may include negotiation, mediation, independent expert appraisal or any other dispute resolution technique that may be agreed by the parties; and
  - c. If the dispute is not resolved within 14 working days of the written particulars being given (or any longer period agreed by the parties):
    - i. The dispute must be referred to arbitration in accordance with the Arbitration Act 1996; and
    - ii. The arbitration must be conducted by a single arbitrator to be agreed on by the parties or, failing agreement, to be appointed by the President of the District Law Society (being the Law Society that has its headquarters closest to the land).
- 5) Clauses 1 to 4 above will cease to have effect if the Council assumes responsibility for the maintenance of Jay Road.

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

*[Handwritten signatures and initials]*



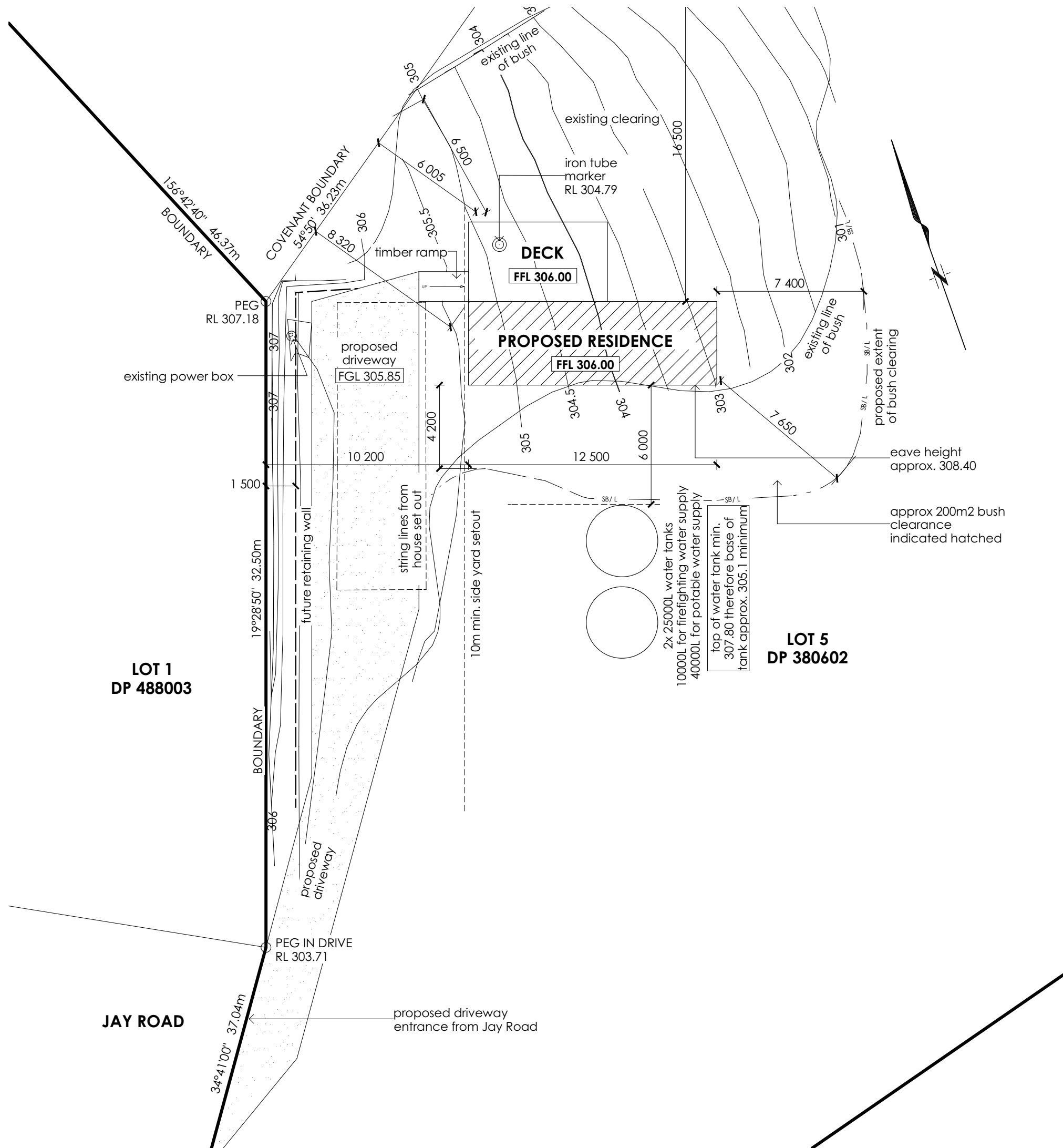
**STORMWATER MANAGEMENT**

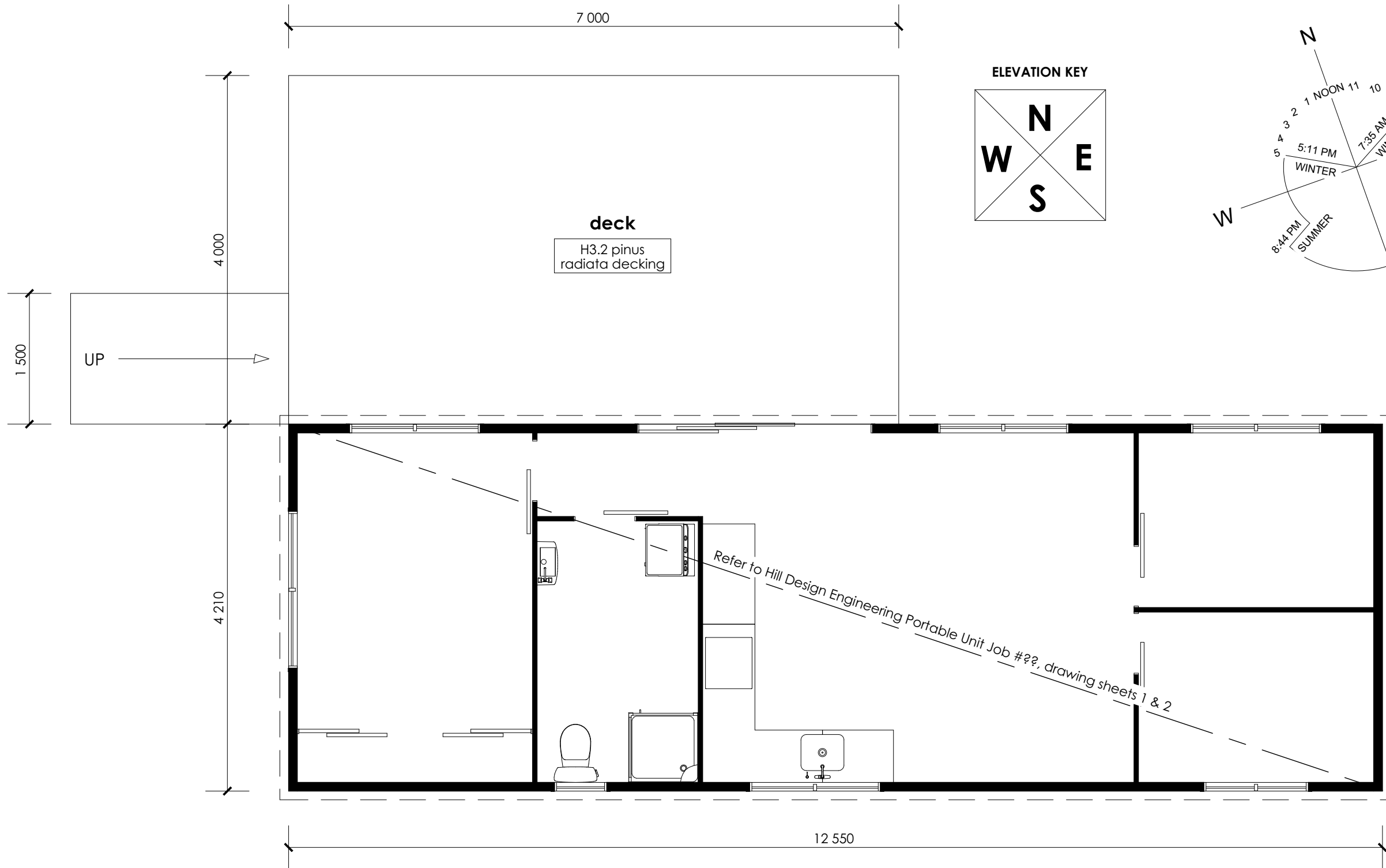
Proposed Residence to eaves:	57m <sup>2</sup>
Proposed metal driveway:	176m <sup>2</sup>
Water tanks <20m <sup>2</sup> :	0m <sup>2</sup>
<b>Total:</b>	<b>233m<sup>2</sup> (&lt;1%)</b>

**BUILDING COVERAGE**

Proposed Residence:	53m <sup>2</sup>
<b>Total:</b>	<b>53m<sup>2</sup> (&lt;1%)</b>



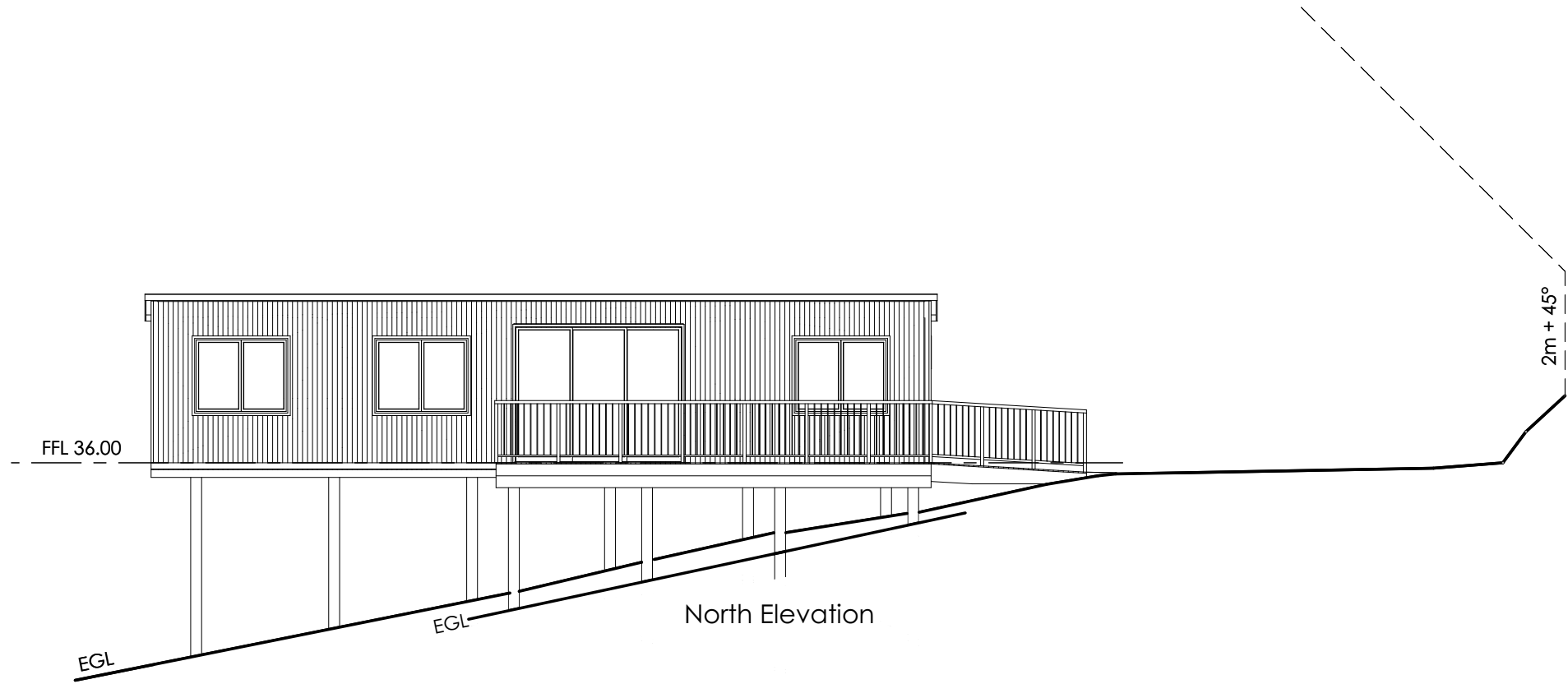




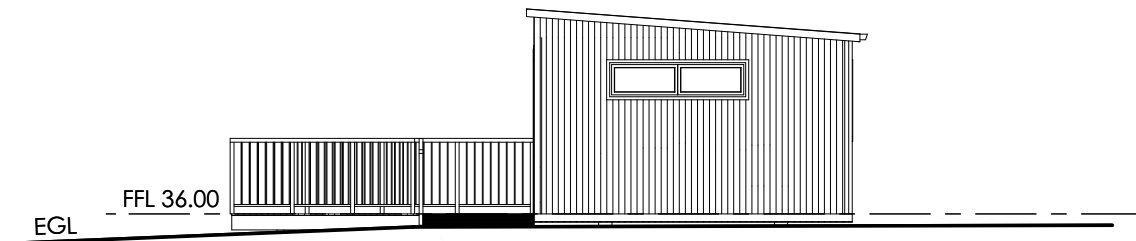
Floor Plan Area  
52.8 sq m



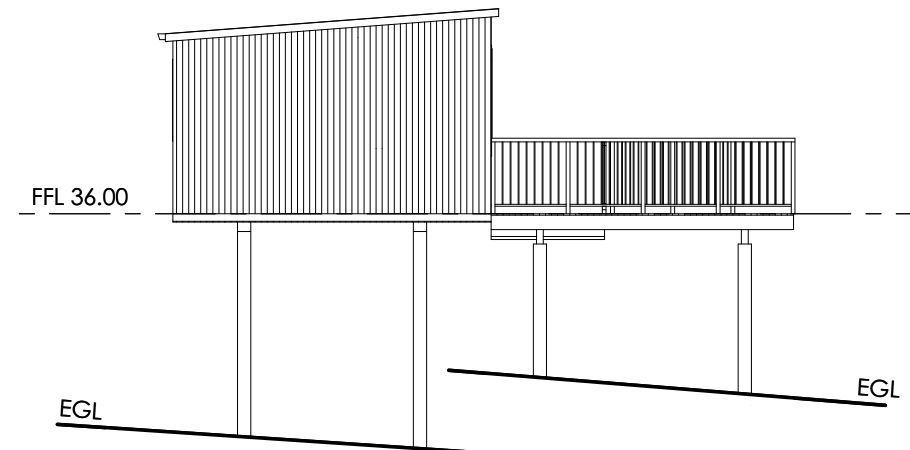
12m above existing ground level



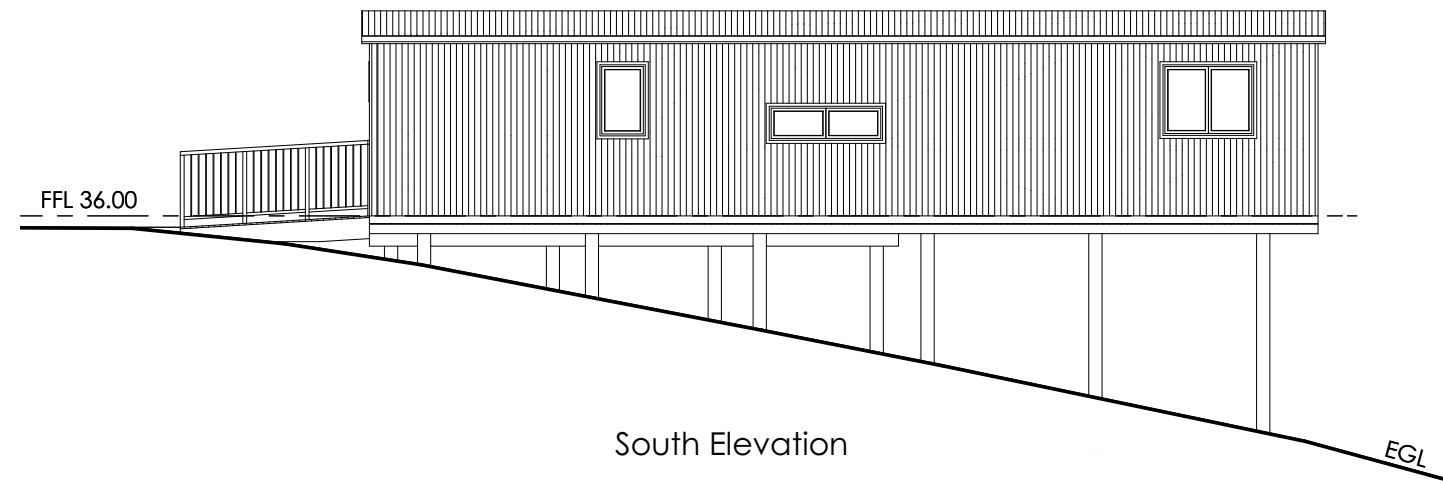
North Elevation



West Elevation



East Elevation



South Elevation





WHAKARATONGA IWI

**FIRE**  
**EMERGENCY**

NEW ZEALAND

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



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## Section A - Firefighting Water Supplies and Vegetation Risk Reduction Waiver

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

### Waiver Explanation Intent

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

The Area Manager under the delegated authority of the Fire Region Manager is responsible for approving applications in relation to firefighting water supplies. The Area Manager may accept a variation or reduction in the amount of water required for firefighting for example; a single level dwelling measuring 200<sup>m</sup><sup>2</sup> requires 45,000L of firefighter water under the code, however the Area Managers in Northland have excepted a reduction to 10,000L.

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

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

## Section B – Applicant Information

Applicants Information	
Name:	Bert Harris & Leanna Jay
Address:	81 Jay Road, Waipapa
Contact Details:	021912524 - Leanna
Return Email Address:	info@northplanner.co.nz

## Section C – Property Details

Property Details	
Address of Property:	100 Jay Road, Waipapa
Lot Number/s:	Lot 5 DP 380602
Dwelling Size: (Area = Length & Width)	52.8m <sup>2</sup>
Number of levels: (Single / Multiple)	single

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

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

1 (a) Fire Appliance Access / Right of Way	
Is there at least 4 metres clearance overhead free from obstructions?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Is the access at least 4 metres wide?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Is the surface designed to support a 20-tonne truck?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Are the gradients less than 16%	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Fire Appliance parking distance from the proposed water supply is 20 metres	

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

1 (b) Restricted access to firefighting water supply, portable pumps required
Has suitable access been provided? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Comments: Click or tap here to enter text.

*Internal FENZ Risk Reduction comments only:*

Click or tap here to enter text.

## 2. Firefighting Water Supplies (FFWS)

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

2 (a) Water Supply Single Dwelling	
Tank	<input type="checkbox"/> Concrete Tank <input checked="" type="checkbox"/> Plastic Tank <input type="checkbox"/> Above Ground (Fire Service coupling is required - 100mm screw thread suction coupling) <input checked="" type="checkbox"/> Part Buried (max exposed 1.500 mm above ground) <input type="checkbox"/> Fully Buried (access through filler spout) Volume of dedicated firefighting water 10,000 litres

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

2 (c) Alternative Water Supply	
Pond:	Volume of water: <a href="#">Click or tap here to enter text.</a>
Pool:	Volume of water: <a href="#">Click or tap here to enter text.</a>
Other:	Specify: <a href="#">Click or tap here to enter text.</a>
	Volume of water: <a href="#">Click or tap here to enter text.</a>

*Internal FENZ Risk Reduction comments only:*

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

### 3. Water Supply Location

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

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

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

3 (c) Security
How will the FFWS be reasonably protected from tampering? E.g.: light chain and padlock or, cable tie on the valve etc.
Explain how this will be achieved: Tank is within private property and not accessible unless you come up the driveway. It is not considered necessary to have padlocks etc.

*Internal FENZ Risk Reduction comments only:*

Click or tap here to enter text.

## 4. Adequacy of Supply

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

### 4 (a) Adequacy of Water supply

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

Comments:

Tank will be kept topped up. Owners also have alternative water tank for potable supply which is separate to the fire fighting supply tank.

*Internal FENZ Risk Reduction comments only:*

Click or tap here to enter text.

## 5. Alternative Method using Appendix's H & J

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

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

### 5 (a) Alternative Method Appendix H & J

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

Name: Click or tap here to enter text.

Contact Details: Click or tap here to enter text.

Proposed volume of storage?

Litres: Click or tap here to enter text.

Comments:

Click or tap here to enter text.

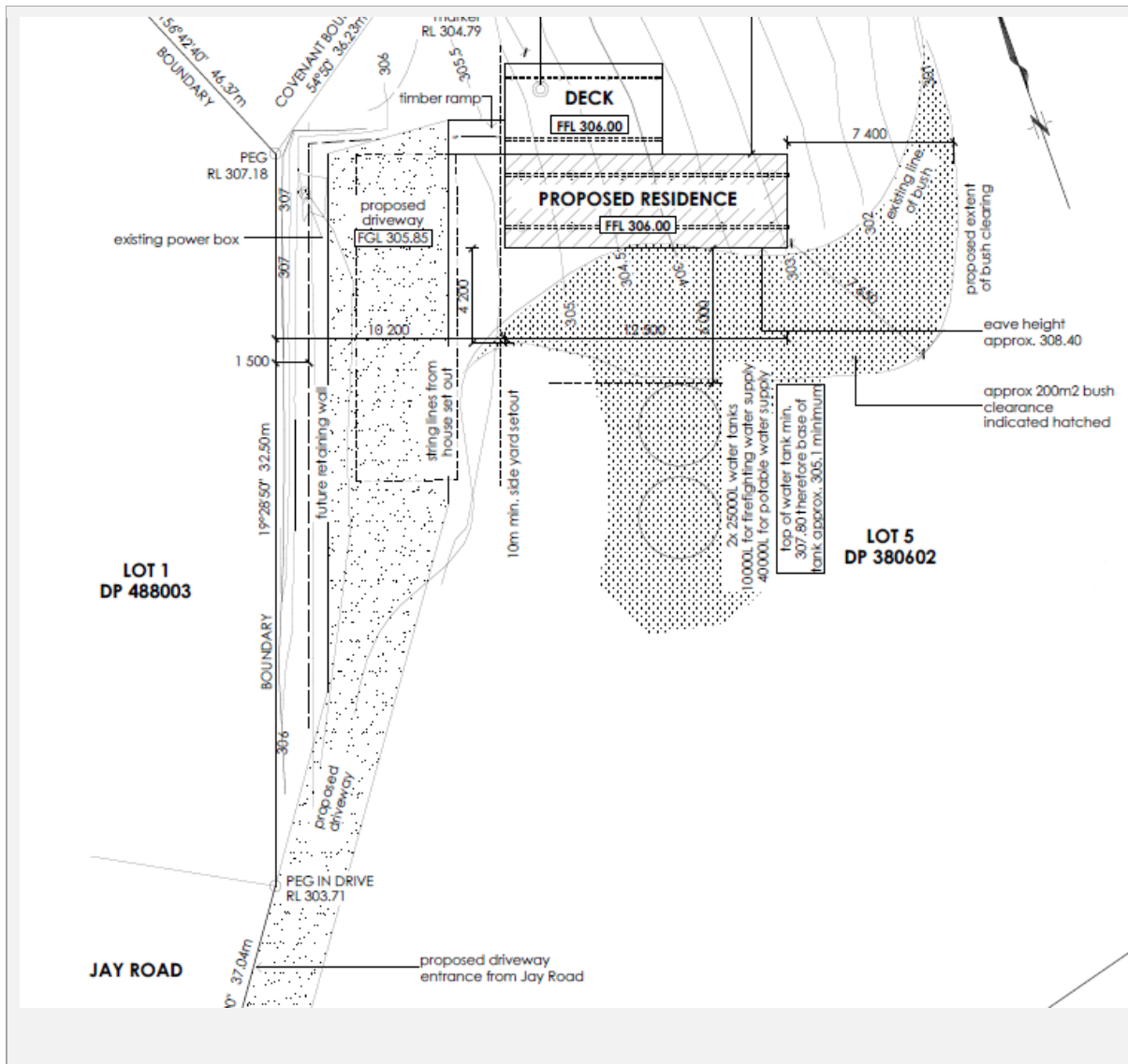
*\* Please provide a copy of the calculations for consideration.*

*Internal FENZ Risk Reduction comments only:*

Click or tap here to enter text.

## 6. Diagram

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



*Internal FENZ Risk Reduction comments only:*

Click or tap here to enter text.

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

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

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

### *I. Fire safe construction*

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

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

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

### *II. Establish Safety Zones around your home.*

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

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

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

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

### *IV. Choose Fire Resistant Plants*

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

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

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

### **7 (a) Vegetation Risk Reduction Strategy**

The site contains a set building envelope with the rest of the bush within the site being protected..

*Internal FENZ Risk Reduction comments only:*

Click or tap here to enter text.

## 8. Applicant

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

I submit this proposal for assessment.

Name: Sheryl Hansford    Dated: 16/04/2026

Contact No.: 021498813 or 09 4081866

Email: info@northplanner.co.nz

Signature: Sheryl Hansford

## 9. Approval

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

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

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

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

P.P on behalf of the Area Manager

Fire and Emergency New Zealand Te Tai Tokerau / Northland District
<b>APPROVED</b> <i>By GoffinJ at 9:29 am, Apr 20, 2026</i>
Jason Goffin- Advisor Risk Reduction