

# 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:**

David Lealand

**Email:**

**Phone number:**

Home

**Postal address:**

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

Postcode

3010

## 6. Address for Correspondence

*Name and address for service and correspondence (if using an Agent write their details here)*

**Name/s:**

Bay of Islands Planning - Steven Sanson

**Email:**

**Phone number:**

Home

**Postal address:**

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

Postcode

*\* 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:**

Refer CT attached

**Property Address/  
Location:**

Postcode

## 8. Application Site Details

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

**Name/s:**

David Lealand

**Site Address/  
Location:**



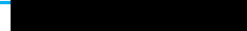
Postcode

**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.

New shed to replace existing and noise breach in the Coastal Living Zone

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

## 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)

david lealand

**Email:**

**Phone number:**

**Postal address:**

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

Postcode

3010

### 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)

david lealand

**Signature:**

(signature of bill payer)

Date 18-Sep-2025

**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.



## 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

## 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)

Steven Sanson

**Signature:**

[Redacted Signature]

**Date** 23-Sep-2025

*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.

**BAY OF ISLANDS PLANNING (2022) LIMITED**

**Kerikeri House  
Suite 3, 88 Kerikeri Road  
Kerikeri**

**Email – [office@bayplan.co.nz](mailto:office@bayplan.co.nz) Website - [www.bayplan.co.nz](http://www.bayplan.co.nz)**

.....

23 September 2025

Dear Team Leaders

**Re: Application for Resource Consent (Land use) - Proposed Shed & Helicopter Landing Area at 24 Fernbird Grove, Kerikeri.**

Please find a land use consent application to construct a shed, approve a helicopter landing pad, and associated helicopter movements on our client's property [Lot 47 DP 532487]. The application requires resource consent for the following matters:

- Setback from Boundaries.
- Stormwater Management.
- Noise.

Overall, the application is a **Discretionary Activity**.

The application is supported by the following documents:

- **Assessment of Environmental Effects [Bay of Islands Planning Ltd]**
- **Appendix A – Record of Title & Consent Notices;**
- **Appendix B – Site Plan [Total Span BOI & Hokianga]**
- **Appendix C – Previous Site Suitability Report [Wilton Joubert]**
- **Appendix D – Assessment of Noise Effects [Marshall Day]**
- **Appendix E – Written Approvals**

Should you require any further information please do not hesitate to contact me.



Steven Sanson  
Consultant Planner

## INTRODUCTION

The applicant, David Lealand, seeks resource consent to construct a TotalSpan shed and regularise a helicopter landing area on his property at 24 Fernbird Grove, Kerikeri. The site is legally described as Lot 47 DP 532487, which comprises a total land area of 8,880m<sup>2</sup>.

A copy of the Record of Title and relevant instruments are attached at **Appendix A**.

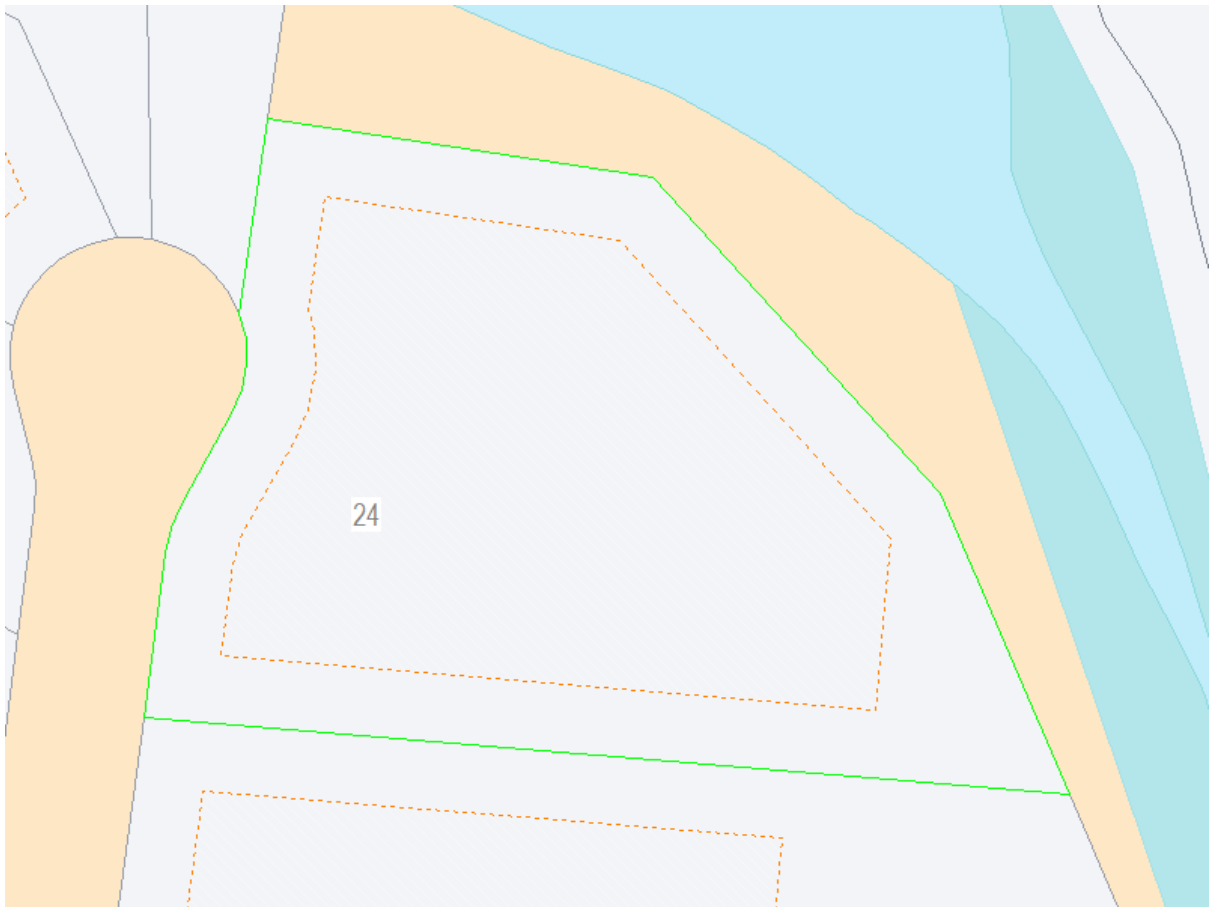
The application is supported by a Site Plan found in **Appendix B**, the previous Site Suitability Report found in **Appendix C** which considered stormwater, and an Assessment of Noise Effects prepared by Marshall Day Acoustics in **Appendix D**.

A written approval has been provided by a neighbour and this is provided in **Appendix E**.

This Assessment of Effects on the Environment (AEE) is prepared in accordance with Schedule 4 of the Resource Management Act (RMA).

The AEE concludes that any potential adverse effects on the environment will be less than minor.

## SITE DESCRIPTION



**Figure 1 – Site (Source: Prover)**





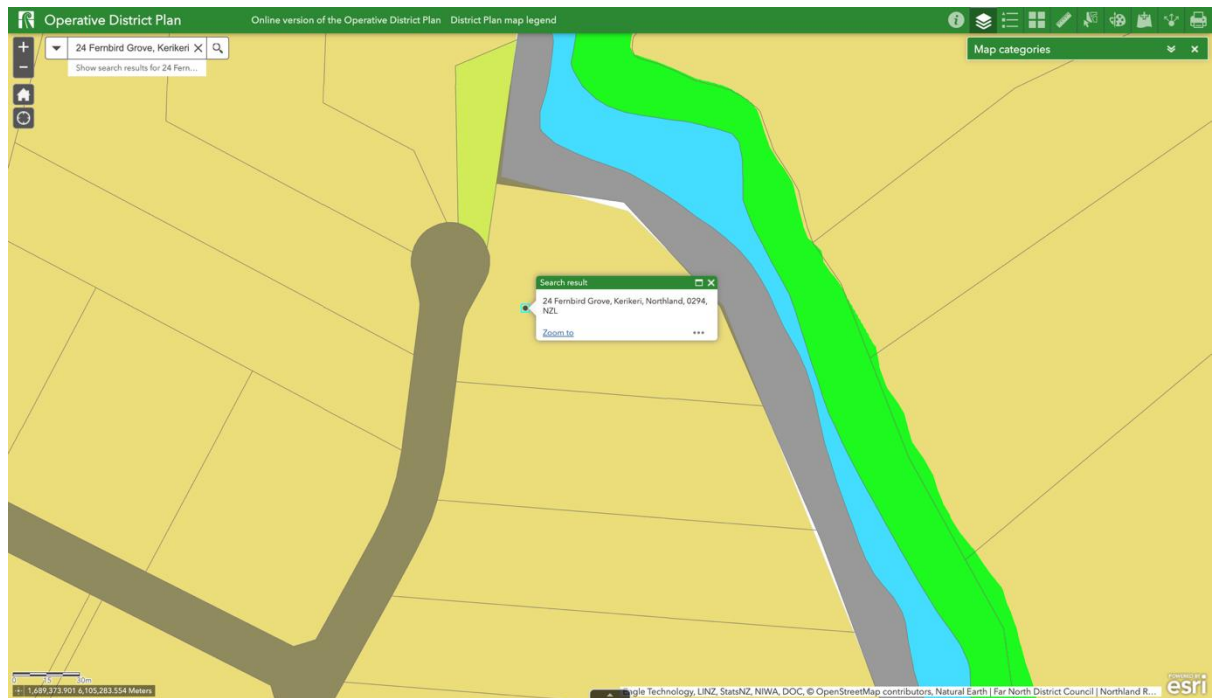
Figure 2 – Site Aerial (Source: PDP Maps)

## DESCRIPTION OF THE SITE AND SURROUNDS

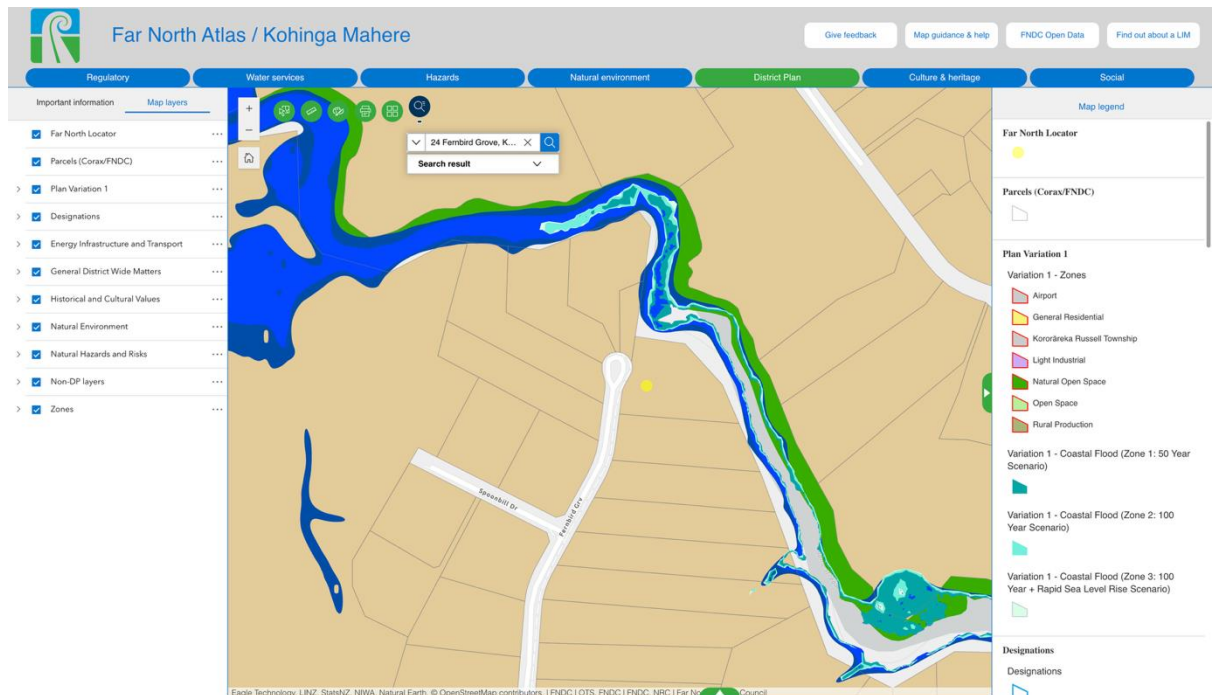
The site features an architecturally designed home with a contemporary dark-coloured roofline, with well maintained grounds. The property has a large in-ground swimming pool with extensive patio area, a separate ancillary building near the pool, a garage and expansive lawns. The site backs directly onto the banks of the Rangitane River. The site is self serviced in terms of on-site water, wastewater, and management of stormwater.

The site and surrounds are zoned Coastal Living within the operative District Plan [**ODP**]. The surrounds have similar development to that found on the site. The proposed Far North District Plan [**PDP**] considers the site and surrounds to be Rural Lifestyle. The site has no formal connection to the Coastal Environment, being outside of the area formally mapped by the RPS.

Figure 1 shows a dashed orange line around the site which I understand to be the approved building envelope. All development is located within the approved building envelope.



**Figure 3 – Zoning ODP (Source: Far North Maps)**



**Figure 4 – Zoning PDP (Source: Far North Maps)**

## RECORD OF TITLE (INSTRUMENTS)

The Record of Title and relevant consent notices are attached at **Appendix A**. There are two relevant consent notices being:

- CN 10388614.2; and
- CN 11406235.2.

In relation to CN 10388614.2, this is only applicable insofar as the site was previously considered to form part of Lot 1000 DP 494309 which was a balance lot. This has been carried down onto the site but has no direct consequence or effect as assessed below.

**Table 1 – Assessment of Consent Notices**

<b>Consent Notice – 10388614.2</b>	<b>Assessment</b>
Any site used as a deposition area for material from Control Areas 1, 2, & 3 is a HAIL site and is not suitable for residential development. Soil contaminants must be tested to confirm they are at or below levels suitable for recreational use.	The site has now been completed and if this aspect was relevant then the site would not be created as it would not be suitable for residential development.
<b>Consent Notice – 11406235.2</b>	<b>Assessment</b>
All buildings including water tanks and ancillary buildings shall be located within the approved building envelope as detailed within the survey plan.	Refer Figure 1 for envelope. It is clear that all buildings are contained within this.
In the event that the site remains undeveloped and that the landuse consent component of this decision lapses, then future development of the site (including any resource consent application that may be	The site has been developed and created as required.

required) shall be undertaken in general compliance with the design and development guidelines within the lapsed landuse decision (RC 2180235 issued by the Far North District Council).	
Pest and weed eradication measures established under the Building Development Landscape Plan and Condition 11 of the Landuse Decision shall be implemented prior to , and maintained, following the development of the site. The programme shall be maintained for the duration of the consent by the landowner.	It is understood that this is continuing as required.
That upon the construction of a dwelling a formed and concreted entrance to the boundary of each lot is to be provided in accordance with the Council standard FNDC/S/2.	This has been completed as required.
In conjunction with the construction of any building which includes a wastewater treatment & effluent disposal system the applicant shall submit for Councils approval an onsite wastewater report prepared by a Chartered Professional Engineer or an Council approved report writer. The report shall identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area plus a reserve disposal areas	This has been completed as required and the proposed buildings do not require wastewater.

and reference the Engineering Report dated February 2018, prepared by Haigh Workman Ltd, ref 17-233, and submitter with Resource Consent 2180235.	
In conjunction with the construction of any dwelling and in addition to a potable water supply, a water collection system with sufficient supply for firefighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509.	The dwelling is completed and sufficient water provided. The new items do not require consideration.
All buildings that require building consent will require an assessment of foundations and ground suitability by a suitably qualified and experienced practitioner (i.e Chartered Professional Engineer). The assessment shall reference specifically geotechnical recommendation of the Engineering Subdivision report and plans produced by Haigh Workman Ltd, dated February 2018, ref 17-233 and submitted with RC 2180235.	Refer to <b>Appendix C</b> .
In conjunction with the construction of any building requiring building consent and associated impermeable surface development on the lots, the lot owner shall submit for approval of Councils Building	Refer to <b>Appendix C</b> .



Consent Authority a stormwater management report and design for a stormwater management system. The report shall be prepared by a suitably qualified and experienced Chartered Professional Engineer.	
The lot owner(s) shall ensure on an ongoing basis that the maximum total of all impermeable surfaces (as defined in the Far North District Plan) on each individual lot does not exceed 800m <sup>2</sup> and that a Council approved stormwater management and mitigation system is in place. The system shall be prepared by a suitably qualified and experienced Chartered Professional Engineer.	Impervious surfaces are less than 800m <sup>2</sup> .
No owners or occupiers of or visitors to any of the lots shall keep or introduce onto the land any carnivorous animals (such as cats, dogs, or mustelids) which have the potential to be kiwi predators. The prohibition includes the bringing of such animals onto the site by visitors and contractors.	This is being attained by the current owner.

## DESCRIPTION OF THE PROPOSAL

The proposal is for an 112m<sup>2</sup> shed. The shed is 12m long x 9.32m width, with a 4m wall height. The shed is setback 7m offset from the neighbouring site to the south [Lot 46 DP 532487] and is setback 11m from Fernbird Grove. Consent is required for a setback breach being 7m from the southern boundary.

The proposed shed will replace the existing garage which is ~50m<sup>2</sup>. It is understood that the existing building and driveways make up 604.60m<sup>2</sup>. The removal of the existing shed and proposal for a new shed increase this to 666.72m<sup>2</sup>. Consent is required as the permitted threshold in the Coastal Living Zone is 600m<sup>2</sup>.

Earthworks are required to scrape topsoil only and will be less than 20m<sup>3</sup>.



Figure 5 – Site Plan [Source: TotalSpan]

The Helicopter Landing Area that is proposed is not a structure, it is a take-off and landing area for the helicopter movements.

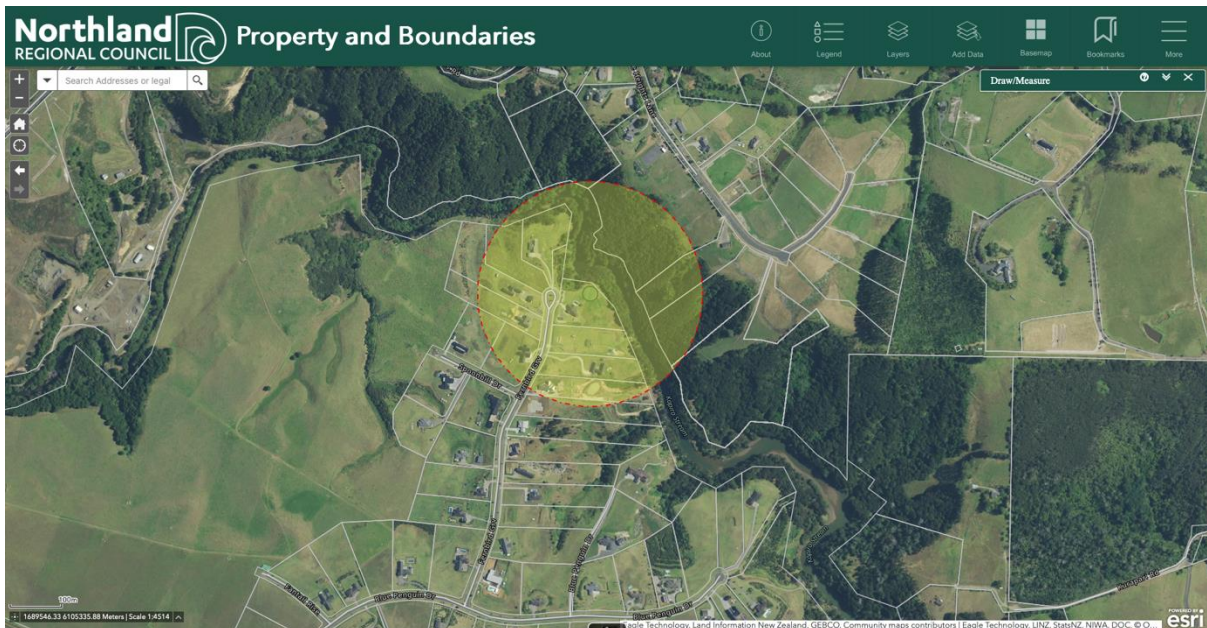
No works are required to form this area and will essentially remain as a mown grassed area.

Consent is not required for the Helicopter Landing Area itself as it meets the permitted requirements as outlined in the figures below which outlines a 200m buffer from the landing area.

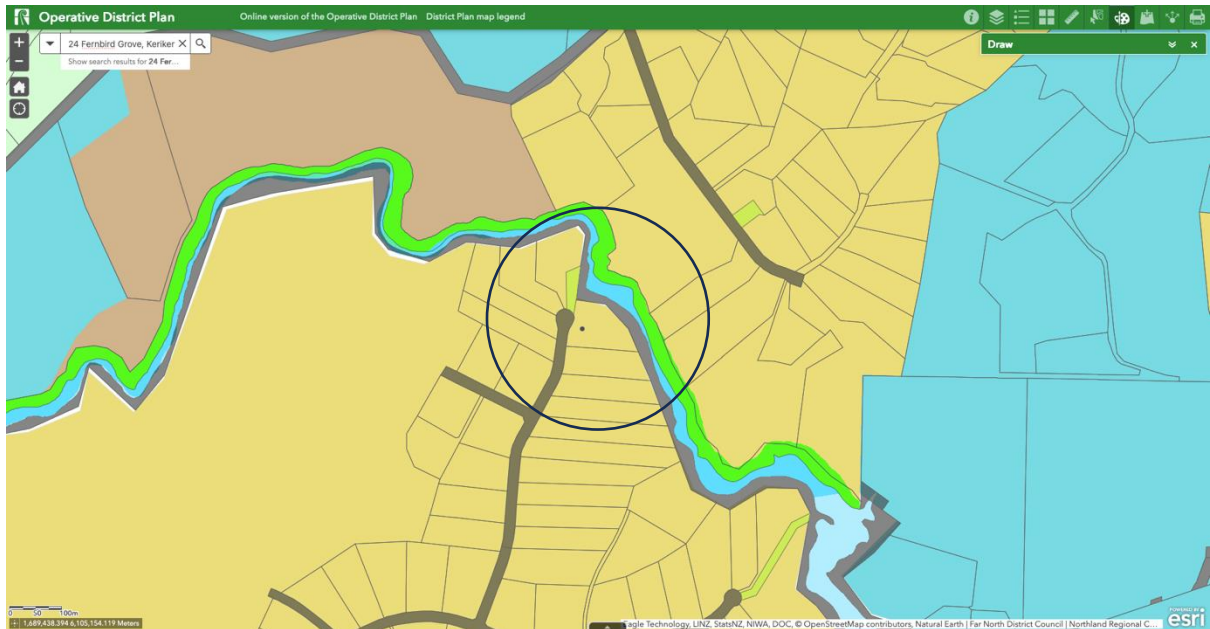
The sites are clearly zoned Coastal Living, Conservation, and Lakes and Rivers.

#### 10.7.5.1.13 HELICOPTER LANDING AREA

A helicopter landing area shall be at least 200m from the nearest boundary of any of the Residential, Coastal Residential, Russell Township or Point Veronica Zones.



**Figure 6 – Landing Area & Surrounds 200m Buffer [Source: NRC Maps]**



**Figure 7 – Landing Area & Surrounds 200m Buffer [Source: FNDC Maps]**

Consent is required for the noise associated with the helicopter movements.

## REASONS FOR CONSENT

The ODP zones the site **Coastal Living**. The site is Rural Lifestyle under the PDP and is not identified as being within the Coastal Environment. The site is not implicated by any resource features. Soils are Class 5.

**Table 2** below provides an assessment against the applicable ODP performance standards (rules) and identifies the reasons for resource consent.

**Table 2 – Relevant Rules ODP**

Rule #	Specifics	Assessment
<b>Rule 10.7.5.1.1</b> <b>Visual Amenity</b>	<b>Permitted Activity:</b> (a) any new building(s), provided that the gross floor area of any new	The proposed shed is 112m <sup>2</sup> and is located within an approved building envelope.

<p><b>Rule 10.7.5.2.2</b> <b>Visual Amenity</b></p>	<p>building(s) permitted under this rule does not exceed 50m<sup>2</sup>.</p> <p><b>Controlled Activity:</b> Any new building(s) or alteration/additions to an existing building that does not meet the permitted activity standards in Rule 10.7.5.1.1 are a controlled activity where the new building or building alteration/addition is located entirely within a building envelope that has been approved under a resource consent</p>	<p><b>Controlled Activity</b></p>
<p><b>Rule 10.7.5.1.2</b> <b>Residential Intensity</b></p>	<p><b>Permitted Activity:</b> Residential development shall be limited to one unit per 4ha of land. In all cases the land shall be developed in such a way that each unit shall have at least 3,000m<sup>2</sup> for its exclusive use surrounding the unit plus a minimum of 3.7ha elsewhere on the property.</p>	<p>The proposal is for a shed helicopter landing area that will not be used for residential purposes.</p> <p><b>Complies</b></p>
<p><b>Rule 10.7.5.1.3</b> <b>Scale of Activities</b></p>	<p>Not applicable</p>	<p>Proposal is associated with the existing residential activity on site, save for the helicopter movements which are undertaken by the resident on site.</p>



		<b>Complies</b>
<b>Rule 10.7.5.1.4 Building Height</b>	<b>Permitted Standard:</b> Maximum Height = 8m	Proposed maximum height of the shed = 4m.  <b>Complies</b>
<b>Rule 10.7.5.1.5 Sunlight</b>	<b>Permitted Standard:</b> No part of any building to project beyond 45-degree recession plan as measured inwards from any point 2m vertically above the ground on any site boundary	Proposed shed does not breach the sunlight recession plane from any of the property boundaries.  <b>Complies</b>
<b>Rule 10.7.5.1.6 Stormwater Management</b>	<b>Permitted Standard:</b> Maximum proportion of the gross site area covered by buildings is 10% or 600m <sup>2</sup> whichever is the lesser.	Proposed total impermeable surfaces coverage 666.72m <sup>2</sup> [7.5%].  <b>Restricted Discretionary Activity</b>
<b>Rule 10.7.5.3.8</b>	<b>Restricted Discretionary Standard:</b> The maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 15% or 1,500m <sup>2</sup> , whichever is the lesser.	
<b>Rule 10.7.5.1.7 Setback from Boundaries</b>	<b>Permitted Standard:</b> Minimum setback is 10m from all boundaries except on any site less than 5,000m <sup>2</sup> the setback is 3m.	The shed is proposed to be 7 metres from the neighbours boundary to the south. The site is larger than 5,000m <sup>2</sup> .  <b>Restricted Discretionary</b>

		<b>Activity</b>
<b>Rule 10.7.5.1.8 Screening for Neighbours Non- Residential Activities</b>		Proposal is associated with the existing residential activity on site.  <b>Complies</b>
<b>Rule 10.7.5.1.9 Transportation</b>		No parking, traffic or access arrangements change as a result of the proposal.  <b>Complies</b>
<b>Rule 10.7.5.1.10 Hours of Operation Non- residential Activities</b>		Proposal is associated with the existing residential activity on site.  <b>Complies</b>
<b>Rule 10.7.5.1.11 Keeping of Animals</b>	Not applicable	Not applicable  <b>Complies</b>
<b>Rule 10.7.5.1.12 Noise</b>	Refer Noise Report.	As per the noise report, based on the current make-up of the operative rule it cannot be confirmed that the proposal is permitted.  <b>Discretionary Activity</b>
<b>Rule 10.7.5.1.13 Helicopter Landing</b>	Not applicable	Refer Figures 6 and 7 for compliance.

<b>12.1 Landscapes &amp; Natural Features</b>	Not applicable	Not applicable  <b>Complies</b>
<b>12.2 Indigenous Flora and Fauna</b>	Not applicable	No vegetation clearance required. Site is located within a kiwi present area and a consent notice applies.  <b>Complies</b>
<b>12.3 Soils &amp; Minerals</b>	<b>Permitted Standard:</b> (a) it does not exceed 300m <sup>3</sup> in any 12 month period per site; and (b) it does not involve a cut or filled face exceeding 1.5m in height i.e. the maximum permitted cut and fill height may be 3m.	Less than 20m <sup>3</sup> required.  <b>Complies</b>
<b>12.4 Natural Hazards</b>	Not applicable	No hazards present.  <b>Complies</b>
<b>12.5 Heritage</b>	Not applicable	Not applicable
<b>12.7 Setbacks from Waterways</b>	Not applicable	The proposal items are sufficiently setback sufficiently from waterways.  <b>Complies</b>

The application is a **Discretionary Activity** under the ODP.

**Table 2 – Relevant Rules PDP**

<b>Proposed District Plan</b>
-------------------------------

Matter	Rule/Std Ref	Relevance	Compliance	Evidence
Hazardous Substances Majority of rules relates to development within a site that has heritage or cultural items scheduled and mapped however Rule HS-R6 applies to any development within an SNA – which is not mapped	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  HS-R5, HS-R6, HS-R9	N/A	Yes	Not relevant as no such substances proposed.
Heritage Area Overlays (Property specific) This chapter applies only to properties within identified heritage area overlays (e.g. in the operative plan they are called precincts for example)	All rules have immediate legal effect (HA-R1 to HA-R14) All standards have immediate legal effect (HA-S1 to HA-S3)	N/A	Yes	Not indicated on Far North Proposed District Plan
Historic Heritage (Property specific and applies to adjoining sites (if the boundary is within 20m of an identified heritage item)). Rule HH-R5 Earthworks within 20m of a scheduled heritage resource. Heritage resources are shown as a historic item on the maps)	All rules have immediate legal effect (HH-R1 to HH-R10) Schedule 2 has immediate legal effect	N/A	Yes	Not indicated on Far North Proposed District Plan

This chapter applies to scheduled heritage resources – which are called heritage items in the map legend				
Notable Trees (Property specific) Applied when a property is showing a scheduled notable tree in the map	All rules have immediate legal effect (NT-R1 to NT-R9) All standards have legal effect (NT-S1 to NT-S2) Schedule 1 has immediate legal effect	N/A	Yes	Not indicated on Far North Proposed District Plan
Sites and Areas of Significance to Māori (Property specific) Applied when a property is showing a site / area of significance to Maori in the map or within the Te Oneroa-a Tohe Beach Management Area (in the operative plan they are called site of cultural significance to Maori)	All rules have immediate legal effect (SASM-R1 to SASM-R7) Schedule 3 has immediate legal effect	N/A	Yes	Not indicated on Far North Proposed District Plan
Ecosystems and Indigenous Biodiversity SNA are not mapped – will need to determine if indigenous vegetation on the site for example	All rules have immediate legal effect (IB-R1 to IB-R5)	N/A	Yes	Not indicated on Far North Proposed District Plan. No vegetation clearance proposed.
Activities on the Surface of Water	All rules have immediate legal	N/A	Yes	Not indicated on Far North



	effect (ASW-R1 to ASW-R4)			Proposed District Plan
Earthworks all earthworks (refer to new definition) need to comply with this	The following rules have immediate legal effect: EW-R12, EW-R13 The following standards have immediate legal effect: EW-S3, EW-S5	Yes	Yes	Proposed earthworks will be in accordance with the relevant standards including GD-05 and will have an ADP applied.
Signs (Property specific) as rules only relate to situations where a sign is on a scheduled heritage resource (heritage item), or within the Kororareka Russell or Kerikeri Heritage Areas	The following rules have immediate legal effect: SIGN-R9, SIGN-R10 All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area	N/A	Yes	Not indicated on Far North Proposed District Plan
Orongo Bay Zone (Property specific as rule relates to a zone only)	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water	N/A	Yes	Not indicated on Far North Proposed District Plan

No consents are required under the PDP.

Having considered the proposal against the Proposed Regional Plan, no regional council consents are required.

## STATUTORY CONSIDERATIONS

Section 104B governs the determination of applications for Discretionary Activities.

#### **104B Determination of applications for discretionary or non-complying activities**

After considering an application for a resource consent for a discretionary activity or non-complying activity, a consent authority—

- (a) may grant or refuse the application; and
- (b) if it grants the application, may impose conditions under [section 108](#).

With respect to Discretionary activities, a consent authority may grant or refuse the application, and may impose conditions under section 108 of the RMA.

Section 104 of the RMA sets out matters to be considered when assessing an application for a resource consent,

#### **104 Consideration of applications**

- (1) When considering an application for a resource consent and any submissions received, the consent authority must, subject to [Part 2](#) and [section 77M](#), 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 to offset or compensate for any adverse 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.

For this application, the following relevant RMA plans, policy statements and national environmental standard have been considered:

- National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health, 2011
- The Northland Regional Policy Statement
- Operative Far North District Plan 2009
- Proposed Far North District Plan 2022

As part of this application and Assessment of Effects, the relevant matters associated with the reasons for consent are considered.

The following assessment addresses all of the relevant considerations under s104 of the RMA.

### ***Assessment of Effects on The Environment (AEE)***

The RMA (section 3) meaning of effect includes:

#### **3 Meaning of effect**

In this Act, unless the context otherwise requires, the term **effect** includes—

- (a) any positive or adverse effect; and
- (b) any temporary or permanent effect; and
- (c) any past, present, or future effect; and
- (d) any cumulative effect which arises over time or in combination with other effects—  
regardless of the scale, intensity, duration, or frequency of the effect, and also includes—
- (e) any potential effect of high probability; and
- (f) any potential effect of low probability which has a high potential impact.

Section 104(2) of the RMA states that:

*“when forming an opinion for the purposes of subsection (1)(a), a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard or the plan permits an activity with that effect.”*

This is referred to as the “permitted baseline”, which is based on the permitted performance standards and development controls that form part of a district plan. For an effects-based plan such as the Far North District Plan where specified activities are not regulated, determining the permitted baseline is a useful tool for determining a threshold of effects that are enabled by the zone.

In this instance, an application for a building over 50m<sup>2</sup> in size requires resource consent. Further, the maximum quantum of impermeable surface permitted on the site is 10% of the site or 600m<sup>2</sup>. In this instance noise thresholds are difficult to assess as they rely on an inappropriate standard when considering helicopter noise.

### **Visual Amenity**

(i) the size, bulk, and height of the building or utility services in relation to ridgelines and natural features;

It is considered that the visual amenity considerations are limited in this scenario. The site is not within the Coastal Environment as mapped by the Regional Policy Statement for Northland (RPS). The site has no influence on, or from, the coastal environment. Therefore, the site is rural lifestyle in character.

There are no natural features or ridgelines that influence or are affected by the proposed shed.

The location of the shed is within the approved building envelope and is in the location of the existing garage which it proposes to replace.

Given the sites disassociation with the coastal environment, the natural character provisions and assessment criteria below are largely irrelevant. A shed is not out of place in the rural environment.

(ii) the colour and reflectivity of the building;

The shed colour are proposed to tie in to the existing house [Ebony / Sandstone Grey] and will all meet reflectivity requirements, however this is not considered relevant given the disassociation with the coastal environment (as above).

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

No further landscaping is considered to be warranted for the proposed shed. It is located in between the dwelling and site boundaries where a shed is already located and is proposed to be replaced.

(iv) any earthworks and/or vegetation clearance associated with the building:

Minimal earthworks are required, being limited to scrapping of topsoil for the building platform. There is no vegetation clearance required.

(v) the location and design of associated vehicle access, manoeuvring and parking areas:

No additional vehicle access is proposed and access can be gained from the existing driveway.

(vi) the extent to which the building will be visually obtrusive:

The location of the shed is between the existing shed [to be replaced] and the dwelling. From the street the TotalSpan Shed will read like an extension.

(vii) the cumulative visual effects of all the buildings on the site:

Built development is grouped on the subject site and the additional built form is minimal in context of the size of the site [7.5% impervious surface total coverage].

(viii) the degree to which the landscape will retain the qualities that give it its naturalness, visual and amenity values:

As above, built development is concentrated in one area. Accessory buildings (sheds) are a common occurrence in a rural lifestyle environment. The coastal consideration of amenity is not considered relevant given the disassociation with the coastal environment.

(ix) the extent to which private open space can be provided for future uses:

As above, development is concentrated in one portion of the site. There is ample open space provided on the remainder of the site.

- (x) the extent to which the siting, setback and design of building(s) avoid visual dominance on landscapes, adjacent sites and the surrounding environment;

The siting of buildings has been considered as part of the subdivision consent. The proposed shed is located within the identified building envelope.

- (xi) the extent to which non-compliance affects the privacy, outlook and enjoyment of private open spaces on adjacent sites.

There are not considered to be any effects associated with privacy, outlook and enjoyment from the adjacent site. The shed reads as an extension to the existing shed.

Overall, it is considered that the effects on visual amenity are less than minor and no mitigation is required.

### **Setback From Boundaries**

Please refer to the written approval in **Appendix E** which approves this aspect from a neighbour perspective.

### **Stormwater Management**

Attached is a previous report for the main dwelling and garage associated with the site, found in **Appendix C** and prepared by Wilton Joubert.

The Report references the underlying assessment at subdivision stage prepared by Haigh Workman which noted that:

*“Roof tank overflow, together with yard and driveway runoff, should where possible be directed to discharge in a dispersive manner into ground soakage or onto grassed surfaces. Impermeable*



*surfaces on-site should be suitably graded to ensure storm water is diverted away from building platforms and access ways, and into suitable drainage channels or appropriate areas of site.”*

*“As discussed in Section 9.4.6 above, in sub-catchments that drain directly to the Rangitane River, there are no adverse effects downstream and it is therefore proposed to discharge stormwater runoff from the site into the Rangitane River without attenuation. This applies to Lots 44 to 50.”*

In essence, no attenuation is required on the site.

The recommendation of the Wilton Joubert report below is still considered appropriate:

*“Disperse stormwater collected from the development back to sheet flow and into the natural watercourses of the property. We recommend that the overflow of the rainwater storage tanks is piped to a stormwater dispersal trench. A suitable location and detail of the dispersal trench has been appended”.*

The house has CCC and thus the stormwater system is already in place for the built development. Whilst the garage proposed is slightly larger, it is within the 800m<sup>2</sup> upper limit prescribed by consent notices.

It is considered that the proposal is consistent with the aims and intent of the underlying subdivision, consent notices, and District Plan rules and stormwater effects can be appropriately managed on site.

### **Noise Effects**

An assessment of noise effects for the proposed helicopter landing area at 24 Fernbird Grove, Kerikeri, was undertaken by specialist consultants Marshall Day Acoustics. Their report concludes that the proposed activity will comply with the relevant noise guidelines and result in reasonable noise effects.

### Key Findings of the Assessment

- **Appropriate Standard:** The assessment was conducted in accordance with New Zealand Standard NZS 6807:1994, "Noise Management and Land Use Planning for Helicopter Landing Areas". This standard is identified as the appropriate benchmark for assessing helicopter noise, as opposed to the general noise rules in the Operative District Plan, which are not suitable for intermittent aircraft noise.
- **Proposed Flight Limits:** To manage noise effects, the application proposes strict limits on the number of helicopter movements. This is limited to a maximum of:
  - 10 movements per month
  - 8 movements within any seven-day period
  - 2 movements on any single day.
- **Mitigation Measures:** The flight path has been specifically designed to avoid flying over nearby dwellings, instead routing arrivals and departures over an adjacent area of bush and water. Furthermore, all flights will be restricted to daytime hours (between 8 am and 8 pm, or civil twilight, whichever is more restrictive).
- **Compliance with Noise Limits:** Noise modelling confirms that with these measures in place, the resulting noise level at the nearest neighbouring properties (where written approval has not been obtained) will be 46 dB Ldn(7-day). This is fully compliant with the 50 dB Ldn guideline recommended in NZS 6807:1994 as the limit of acceptability for a rural/residential environment.
- **Character of Effects:** The report concludes that while helicopter noise will be audible during operations, the effects will be transient and brief due to the very limited number of flights proposed. The restrictions on monthly movements ensure that the overall average noise level remains low. Given the mitigation measures and compliance with the national

standard, the effects are considered to be consistent with the objectives of the District Plan.

All of the above matters can be conditioned and are volunteered as part of the application.

### **Effects to Persons**

In terms of Effects to Persons, the visual amenity and stormwater breaches are less than minor in nature and relate to the construction of the proposed shed which is considered to be appropriate in the location it is provided without effects to neighbours.

The setback and noise aspects are pertinent to a specific party, being the owners of 22 Fernbird Grove, of which written approval has been sourced. Noise has also been considered on other persons.

The noise assessment identifies the closest dwellings to the proposed helicopter landing area. The nearest is a potential building platform at 22 Fernbird Grove, located approximately 106 meters to the south, from which written approval has been obtained. Other nearby properties assessed include 21 Fernbird Grove (140m to the northwest) and 15 Fernbird Grove (150m to the east).

Calculations show that for neighbours without written approval, the noise levels will be no greater than 46 dB Ldn(7-day) and 48 dB Ldn(1-day). These levels are compliant with the 50 dB Ldn limit recommended in the relevant New Zealand Standard (NZS 6807:1994).

To minimize noise effects on surrounding properties, several key mitigation strategies are proposed:

- **Flight Path:** The arrival and departure flight path is designed to avoid overflying any dwellings, instead routing the helicopter over an area of bush and water to the north-east.

- **Limited Movements:** The number of helicopter movements is strictly limited to 10 per month, with no more than two on any single day, ensuring that noise is infrequent.
- **Daytime Operations:** Flights are restricted to daytime hours, which limits noise to the least sensitive times of the day and avoids sleep disturbance.

For the reasons above, there are considered to be no adversely affected persons.

### ***National Policy Statements & National Environmental Standards***

When considering this activity, it is noted that:

- The site is not within the Coastal Environment. Therefore, the New Zealand Coastal Policy Statement is not relevant.
- The site has class 5 soils. Therefore, the National Policy Statement for Highly Productive Land is not relevant.
- The use of the site remains residential. The site is not known to be HAIL. Therefore, the National Environmental Standard for Soil Contamination is not relevant.
- The site is not urban. The National Policy Statement for Urban Development is not relevant.
- There are no known wetlands that affect the proposal. The National Environment Standard for Freshwater Management is not relevant.

### ***Regional Policy Statement for Northland (RPS)***

The role of the RPS is to promote sustainable management of Northland's natural and physical resources by providing an overview of the regions resource management issues and setting out policies and methods to achieve integrated management of Northlands natural and physical resources. The subject site is not located within the coastal environment as identified in the RPS. A shed and helicopter landing area / helicopter movements does not impact the aims and intents of the RPS.

### ***The Proposed Far North District Plan (PDP)***

The PDP was notified in July 2022. The subject site is zone Rural Lifestyle in the PDP. While the rules in the PDP do not apply to this application until decisions have been released, consideration of the objectives and policies are relevant.

Little weighting can be given to the relevant objectives and policies that relate to this application at the hearing of submissions is in process and a decision is yet to be made.

In terms of the objectives and policies in the Rural Lifestyle zone:

- The site is being used for a low density residential activity, consisting of a dwelling and a shed, as well as areas of vegetation. It is consistent with the scale and character anticipated by the Rural Lifestyle environment.
- The activity proposed will not compromise the character and amenity of the zone or any rural production activities. The location, scale and design of the shed is sympathetic within the context of the site and wider environs.
- In relation to the helicopter movements, provided that they are undertaken in accordance with the Noise Assessment, the activity is not considered to be incompatible as it complies with relevant noise standards.
- The Zone seeks to avoid certain activities, however the activities proposed to not fall into the relevant categories with relevant effects being mitigated and / or internalised within the site as far as practicable.

It is considered that the application is consistent with the relevant objectives and policies in the PDP.

### ***Operative Far North District Plan (ODP) - Coastal Living Zone***

Section 104(1)(b)(vi) requires consideration of the relevant objectives and policies contained in any operative and proposed district plan. The relevant provisions contained in the ODP are contained within the Coastal Living Zone chapter.

*Objective 10.7.3.1 To provide for the well being of people by enabling low density residential development to locate in coastal areas where any adverse effects on the environment of such development are able to be avoided, remedied or mitigated.*

It is considered that the intention of the Coastal Living zone is for residential use, which also anticipates buildings ancillary to residential use. The shed provides this use. The density of the site does not change. Noise effects can be appropriately mitigated.

*Objective 10.7.3.2 To preserve the overall natural character of the coastal environment by providing for an appropriate level of subdivision and development in this zone.*

The subject site was created with the intention of a dwelling being located on the site, which is existing. Buildings ancillary to the residential use are also anticipated where they are located within the identified building envelope. It is noted that the site is no longer considered to be within the coastal environment in accordance with the RPS and the PDP.

*Policy 10.7.4.1 That the adverse effects of subdivision, use, and development on the coastal environment are avoided, remedied or mitigated.*

The proposal is for a shed ancillary to the existing dwelling on the site. It is considered that the intention of the Coastal Living zone is for residential use, which also anticipates buildings ancillary to residential use. The site is no longer considered to be within the coastal environment in accordance with the RPS and the PDP.

*Policy 10.7.4.2 That standards be set to ensure that subdivision, use or development provides adequate infrastructure and services and maintains and enhances amenity values and the quality of the environment.*



The application is for a shed and does not require additional infrastructure or services except for power, which is available on the site. Rainwater collected from the roof will be reticulated into the existing 3 x 25,000 litre rain water tank and overflow system. Stormwater management will be addressed in accordance with the Stormwater Mitigation Report in **Appendix C**.

*Policy 10.7.4.3 Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the zone in regards to s6 matters, and shall avoid adverse effects as far as practicable by using techniques including:...*

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

The site is no longer considered to be within the coastal environment in accordance with the RPS and the PDP. No earthworks other than those required for scraping to prepare the building footprint is required.

### **Summary**

The relevant objectives and policies of the ODP are those related to the Coastal Living Zone. The proposal, which consists of a shed ancillary to the existing residential use on the site, is considered to be consistent with the rural character of the surrounding area and is considered to have negligible effects on the coastal amenity value of the area (it is no longer considered to be within the coastal environment in accordance with the RPS and the PDP). The proposal is considered to be consistent with the objectives and policies of the ODP.

Section 104(1)(c) states that consideration must be given to any other matters that the consent authority considers relevant and reasonably necessary to determine the application. There are no other matters relevant to this application.

## **PUBLIC NOTIFICATION AND LIMITED NOTIFICATION OF APPLICATIONS**

### ***Public Notification***

Section 95A of the RMA specifies the steps to be taken to determine whether to publicly notify an application.

*Step 1: Mandatory public notification in certain circumstances*

- *The applicant has requested public notification*
- *Public notification is required under section 95C*
- *The application is made jointly with an application to exchange recreation reserve land.*

The applicant does not request public notification, and it is assumed that the latter two points will not apply.

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

- *A national environmental standard precludes public notification.*
- *The application is for a resource consent for 1 or more of the following, but no other, activities:*
- *a controlled activity:*
- *a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity:*

None of the above apply to the activity.

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

*The criteria for step 3 are as follows:*

- *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:*
- *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.*

As demonstrated through this assessment, the adverse effects are considered to be less than minor.

*Step 4: Public notification in special circumstances*

- *Determine whether special circumstances exist in relation to the application that warrant the application being publicly notified*

No special circumstances have been identified to warrant public notification. The proposal for a shed is not considered to be controversial or of significant public interest, particularly given that it is private land, and the site already developed with a dwelling and garage, which is considered neither exceptional nor unusual.

### **Limited Notification**

Section 95B of the RMA specifies the steps to be taken to determine whether to limited notify an application.

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

- *Determine whether there are any affected protected customary rights groups or affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity).*
- *Determine 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 RMA specified in Schedule 11; and whether the person to whom the statutory acknowledgement is made is an affected person under section 95E.*

It is considered that there are no affected protected customary rights groups or affected customary marine title groups, and the proposal will not affect any land subject to a statutory acknowledgment.

*Step 2: If not required by step 1, limited notification precluded in certain circumstances*

*The criteria for step 2 are as follows:*

- *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:*
- *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).*

None of the above apply to the activity

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

*Determine whether, in accordance with section 95E the following persons are affected persons:*

- in the case of a boundary activity, an owner of an allotment with an infringed boundary;*
- and*
- In the case of any other activity, determine whether a person is an affected person in accordance with section 95E.*
- Notify each affected person identified above of the application.*

The boundary infringement has been addressed through the approval of the affected neighbour.

With respect to section 95B(8) and section 95E, the Coastal Living zone anticipates a dwelling and buildings ancillary to a residential use, in this case a shed. Noise effects associated with helicopter movements can be mitigated. It is concluded therefore that any adverse effects in relation to adjacent properties will be less than minor, and accordingly that no persons are adversely affected.

*Step 4: Further notification in special circumstances*

- Determine 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).*

No special circumstances have been identified to warrant limited notification.

Based upon the above it is considered that there is no requirement for Council to notify the application.

## **PART 2 OF THE RMA**

Part 2 of the RMA sets out the purpose and principles including matters of national importance. The purpose of the RMA as outlined in section 5(1) is to promote the sustainable management of natural and physical resources. The proposal will sustain the potential of natural and physical

resource whilst meeting the foreseeable needs of future generations as the site is being used for its intended use. In addition, the proposal will avoid adverse effects on the environment and will maintain the natural character of the site and surrounding environment.

Section 6 of the RMA lists seven matters of national importance that must be recognised and provided for in the decision on this application. The natural character of the coastal environment is relevant and has been recognised and provided for within the application:

- A shed is anticipated on the subject site and the natural character and amenity values of the coastal environment have been considered, assessed and concluded that there will no more than minor effects.
- The proposal is not located within an identified outstanding natural feature, landscape, area containing significant indigenous vegetation or habitat of indigenous fauna.

In terms of section 7, the RMA lists eleven matters that Council must have particular regard to, including the maintenance and enhancement of amenity values. The proposal maintains amenity values in the area as the proposal is in keeping with the existing character of the surrounding environment.

Section 8 of the RMA requires that all persons exercising functions and powers under the RMA take into account the principles of the Treaty of Waitangi in managing the use, development and protection of natural and physical resources. It is considered that the proposal raises no Treaty issues. The subject site is not located within an area of significance to Māori. The proposal has taken into account the principals of the Treaty of Waitangi and is not considered to be contrary to these principals.

Overall, the application is considered to be consistent with the relevant provisions of Part 2 of the RMA, as expressed through the objectives, policies and rules reviewed in earlier sections of this application.

Given that consistency, it is concluded that the proposal achieves the purposes of sustainable management set out by section 5 of the RMA.

## **CONCLUSION**

The proposal is suitable in the context of the site and surrounding environment. Overall, it is considered that the proposal will result in no more than minor effects on the environment.

While not necessary, the relevant provisions within Part 2 of the RMA have been addressed as part of this application. The overall conclusion is that the proposal is consistent with the sustainable management purpose of the RMA.

It is considered appropriate for the proposal to be granted on a non-notified basis.

We look forward to receiving acknowledgment of the application and please advise if any additional information is required.



Steven Sanson  
Consultant Planner





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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **871588**  
**Land Registration District** **North Auckland**  
**Date Issued** 30 August 2019

**Prior References**  
728965

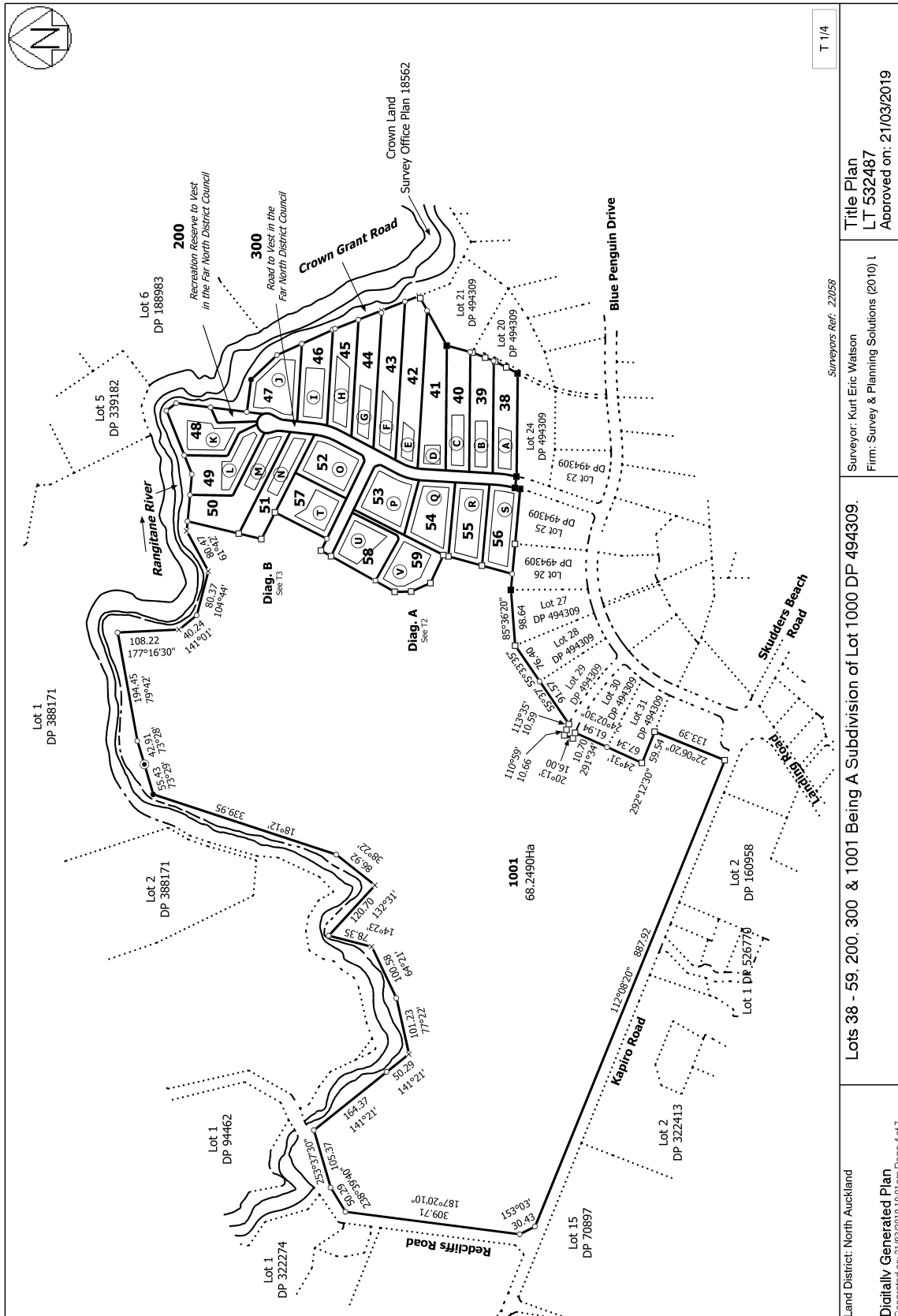
---

**Estate** Fee Simple  
**Area** 8880 square metres more or less  
**Legal Description** Lot 47 Deposited Plan 532487  
**Registered Owners**  
David Mark Lealand

---

**Interests**

10388614.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 10.8.2016 at 2:54 pm  
11406235.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 30.8.2019 at 4:18 pm  
Fencing Covenant pursuant to Section 6(2) Fencing Act 1978 in Deed 11406235.8 - 30.8.2019 at 4:18 pm  
Land Covenant in Covenant Instrument 11658947.1 - 15.1.2020 at 3:27 pm (Limited as to duration)  
Fencing Covenant in Transfer 11670659.1 - 3.2.2020 at 12:23 pm  
12449003.3 Mortgage to Bank of New Zealand - 12.5.2022 at 10:48 am



# View Instrument Details



<b>Instrument No</b>	10388614.2
<b>Status</b>	Registered
<b>Date &amp; Time Lodged</b>	10 August 2016 14:54
<b>Lodged By</b>	Wallace, Anne Michele
<b>Instrument Type</b>	Consent Notice under s221(4)(a) Resource Management Act 1991



---

<b>Affected Computer Registers</b>	<b>Land District</b>
NA28A/800	North Auckland
NA80A/723	North Auckland
NA97B/194	North Auckland

---

**Annexure Schedule:** Contains 3 Pages.

---

## Signature

Signed by Anthea Mary Coombes as Territorial Authority Representative on 24/08/2016 03:06 PM

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



Private bag 757, Auckland Ave  
Auckland 0640, New Zealand  
Freephone: 0800 970 079  
Phone: (09) 401 5290  
Fax: (09) 401 2557  
Email: [enquiries@fndc.govt.nz](mailto:enquiries@fndc.govt.nz)  
Website: [www.fndc.govt.nz](http://www.fndc.govt.nz)

*Te Kaunihera o Tai Tokerau Ki te Raki*

*The up north where what  
you do makes a difference*

## **THE RESOURCE MANAGEMENT ACT 1991**

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

REGARDING RC 2160062

Being the Subdivision of Section 26 BLK VII Kerikeri SD,  
Pt Sec 3 BLK VII Kerikeri SD (SO1130) and Lot 1 DP 135938  
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- 32 – DP 494309**

- i) All buildings including water tanks and ancillary buildings shall be located within the approved building envelope as detailed within the survey plan.
- ii) In the event that the site remains undeveloped and that the landuse consent component of this decision lapses then the future development of the site (including any resource consent applications that may be required) shall be undertaken in general compliance with the design and development guidelines within the lapsed landuse decision (RC 2160062 issued by the Far North District Council dated 19<sup>th</sup> February 2016. This resource consent supercedes RC 2130171).
- iii) Pest and weed eradication measures established under the Building Development Landscape Plan and condition 11 of the landuse decision shall be implemented prior to and following the development of the site. The programme shall be maintained for the duration of the consent by the landowner.
- iv) 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.



**Far North  
District Council**

Private bag 452, Manawhaka  
Kaitake 0440, New Zealand  
Freephone: 0800 970 079  
Phone: (09) 401 5200  
Fax: (09) 401 2137  
Email: [info@fncc.govt.nz](mailto:info@fncc.govt.nz)  
Website: [www.fncc.govt.nz](http://www.fncc.govt.nz)

*Te Kaitiaki o Te Tokerau Ki Te Raki*

*Our top place where things  
are in the world*

These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509.

- v) When the vehicle crossing to the lot is finalized the lot owner/ developer shall apply to Council for a Vehicle Crossing Permit. The crossing is to be completed in accordance with the applicable Council Standards.
- vi) In conjunction with the construction of any building which includes a wastewater treatment and effluent disposal system the applicant shall submit for Council approval a site specific TP58 report prepared by a Chartered Professional Engineer or an approved TP58 report writer. The report shall be prepared generally in accordance with the onsite wastewater management section of the Engineers report prepared by Cook Costello Consulting Engineers (RC 2130171 and which is adopted into RC 2160062). The report shall identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area plus a 100% reserve disposal area. The report shall confirm that all of the treatment and disposal system can be fully contained within the lot boundary and that it complies with the Regional Water and Soil Plan Permitted Activity Standards.
- vii) In conjunction with the construction of any building the applicant shall submit for Council approval as part of the Building Consent application a report prepared by a suitably qualified engineer for the design of the stormwater management system in accordance with the recommendations relevant to that particular lot contained in the approved Addendum to the Subdivision Suitability Report prepared by Cook Costello and dated 29 October 2014.

**Lots 1-12, 17-20 & 22-32 – DP 494309**

- viii) The lot is located within an area noted as having Kiwi present. Dogs within the lot shall remain under control at all times with cats kept inside in the evenings. It is also recommended that dogs within the lot should undertake Kiwi aversion training.

**Lots 13-16, & 21 – DP 494309**

- ix) No owners or occupiers of or visitors to any of the lots shall keep or introduce onto the land any carnivorous animal (such as cats, dogs, or mustelids) which have the potential to be Kiwi predators. This prohibition includes the bringing of any such animals onto the site by visitors and contractors.

Note: This requirement has been imposed as these allotments adjoin the Crown Grant Road and are immediately adjacent to high density kiwi populations located on the norther side of the Rangitane River.





**Far North  
District Council**

Private Bag 152, Masefield Ave  
Whangarei 0441, New Zealand  
Telephone: 09 520 9200  
Fax: 09 401 5200  
Email: [info@fnz.govt.nz](mailto:info@fnz.govt.nz)  
Website: [www.fnz.govt.nz](http://www.fnz.govt.nz)

*Te Kaitiaki o Tai Tokerau Ki Te Raki*

*the top place where people  
used to live with one mind*

**Lots 3, 4, 21, 25 & 26 – DP 494309**

- x) For the purposes of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health these allotments are HAIL Sites. Prior to the commencement of any soil disturbance appropriate DSI Reports shall be completed and any required remediation and revalidation testing undertaken. An application to Council under the NES Regulations will be required where the Permitted thresholds of the NES Regulations are not met.

**Lot 1000 only – DP 494309**

- xi) Any site identified as a deposition area for material removed from Control Areas 1, 2 & 3 as required by condition 2(e) and which includes fill received from Control Areas 1, 2 & 3 is a HAIL site for the purposes of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health and is therefore not suitable for residential development. The soil contaminants are to be tested and confirmed as being at or below levels considered suitable for recreational purposes.

SIGNED:

Mr Patrick John Killalea

By the FAR NORTH DISTRICT COUNCIL

Under delegated authority:

PRINCIPAL PLANNER – RESOURCE MANAGEMENT

DATED at KERIKERI this 27<sup>th</sup> day of July 2016





# View Instrument Details



<b>Instrument No</b>	11406235.2
<b>Status</b>	Registered
<b>Date &amp; Time Lodged</b>	30 August 2019 16:18
<b>Lodged By</b>	Wallace, Anne Michele
<b>Instrument Type</b>	Consent Notice under s221(4)(a) Resource Management Act 1991



---

<b>Affected Records of Title</b>	<b>Land District</b>
728965	North Auckland

---

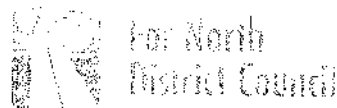
**Annexure Schedule** Contains 4 Pages.

---

## Signature

Signed by Anthea Mary Coombes as Territorial Authority Representative on 30/08/2019 04:16 PM

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



*Resource Management Act 1991*

## THE RESOURCE MANAGEMENT ACT 1991

### SECTION 221: CONSENT NOTICE

#### REGARDING RC 2180235

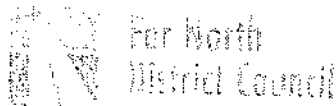
Being the Subdivision of Lot 1000 DP 494309  
North Auckland Registry

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 38-59 DP 532467

- (i) All buildings including water tanks and ancillary buildings shall be located within the approved building envelope as detailed within the survey plan.
- (ii) In the event that the site remains undeveloped and that the landuse consent component of this decision lapses, then future development of the site (including any resource consent applications that may be required) shall be undertaken in general compliance with the design and development guidelines within the lapsed landuse decision (RC 2180235 issued by the Far North District Council)
- (iii) Pest and weed eradication measures established under the Building Development Landscape Plan and Condition 11 of the Landuse Decision shall be implemented prior to, and maintained, following the development of the site. The programme shall be maintained for the duration of the consent by the landowner.
- (iv) That upon the construction of dwelling a formed and concreted entrance to the boundary of each lot is to be provided in accordance with the Council standard FNDC/5/2.
- (v) In conjunction with the construction of any building which includes a wastewater treatment & effluent disposal system, the applicant shall submit for Council's approval an onsite waste water report prepared by a Chartered Professional Engineer or an Council approved report writer. The report shall identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area plus a reserve disposal area and reference the



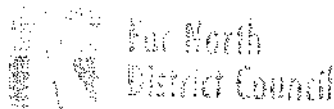
Referred to as the "Engineering Report"

"Engineering Report" dated February 2018, prepared by Haigh Workman Ltd, ref 17-233, and submitted with Resource Consent 2180235.

- (vi) In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for firefighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509.
- (vii) All buildings that require building consent will require an assessment of foundations and ground suitability by a suitably qualified and experienced practitioner (i.e. Chartered Professional Engineer). The assessment shall reference specifically geotechnical recommendations of the Engineering Subdivision report and plans produced by Haigh Workman Ltd, dated February 2018, ref 17-233, and submitted with RC 2180235.

Lots 38-42 and 51-59 DP 532487

- (viii) In conjunction with the construction of any building requiring building consent and the associated impermeable surface development on the lots, the lot owner shall submit for approval of council's Building Consent Authority a stormwater management report and design for a stormwater management attenuation system. The system shall be designed as such that the total stormwater discharged from the site, after development, is no greater than the pre development flow from the site for rainfall events up to a 10% AEP plus allowance for climate change. The report shall be prepared by a suitably qualified and experienced Chartered Professional Engineer
- (ix) The lot owner(s) shall ensure on an ongoing basis that the maximum total of all impermeable surfaces (as defined within the Far North District Plan) on each individual lot does not exceed 800m<sup>2</sup> and that a Council approved stormwater management and mitigation system is in place. The system shall be designed so that the total stormwater discharged from the site, after development, is no greater than the pre-development flow from the site for rainfall events up to a 10% AEP plus allowance for climate change. The system shall be prepared by a suitably qualified and experienced Chartered Professional Engineer



Information for the public

**Lots 43-50 DP 532487**

- (x) In conjunction with the construction of any building requiring building consent and associated impermeable surface development on the lots, the lot owner shall submit for approval of Council's Building Consent Authority a stormwater management report and design for a stormwater management system. The report shall be prepared by a suitably qualified and experienced Chartered Professional Engineer.
- (xi) The lot owner(s) shall ensure on an ongoing basis that the maximum total of all impermeable surfaces (as defined in the Far North District Plan) on each individual lot does not exceed 800m<sup>2</sup> and that a Council approved stormwater management and mitigation system is in place. The system shall be prepared by a suitably qualified and experienced Chartered Professional Engineer.

**Lots 38-42, 50, 51, and 54-59 DP532487**

- (xii) 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 or identified as a secondary / overland (Q100) flow paths described in Engineering report and plans produced by Haign Workman Ltd, dated February 2018, ref 17 233, and shown on the subdivision scheme plan submitted with RC 2180235.

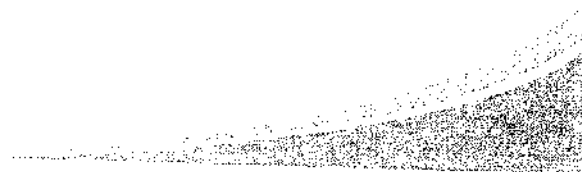
**Lots 38-41, 51-59 DP532487**

- (xiii) The lot is located within an area noted as having Kiwi present. Dogs within the lots shall remain under control at all times with cats kept inside in the evenings. It is also recommended that dogs within the lots should undertake Kiwi aversion training.

**Lots 42-50 DP532487**

- (xiv) No owners or occupiers of or visitors to any of the lots shall keep or introduce onto the land any carnivorous animal (such as cats, dogs, or mustelids) which have the potential to be Kiwi predators. This prohibition includes the bringing of any such animals onto the site by visitors and contractors.

Note: This requirement has been imposed as these allotments adjoin the Crown Grant Road and are immediately adjacent to high density kiwi populations located on the northern side of the Rangitane River.

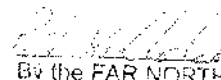




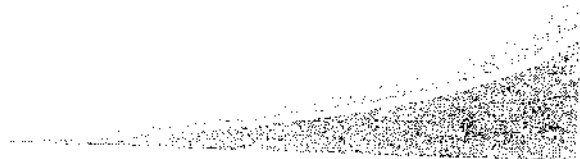
Far North  
District Council

*It is a pleasure to be part of this team.*

SIGNED:

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

DATED at KERIKERI this 23<sup>rd</sup> day of August 2019



# SITEPLAN.



**Building Proposed For:**

David Mark Lealand

**Clients Site Address:**

24 Fernbird Grove, Kerikeri 0294

**Legal Description:**

Lot 47 DP 532487

**Date:**

15<sup>th</sup> August 2025

**DRAWINGS NOT TO SCALE**

**REPRESENTATION ONLY**

ALL DIMENSIONS IN METRES UNLESS SPECIFIED OTHERWISE

**Big BOI Sheds Ltd T/A  
Totalspan Bay of Islands  
& Hokianga**

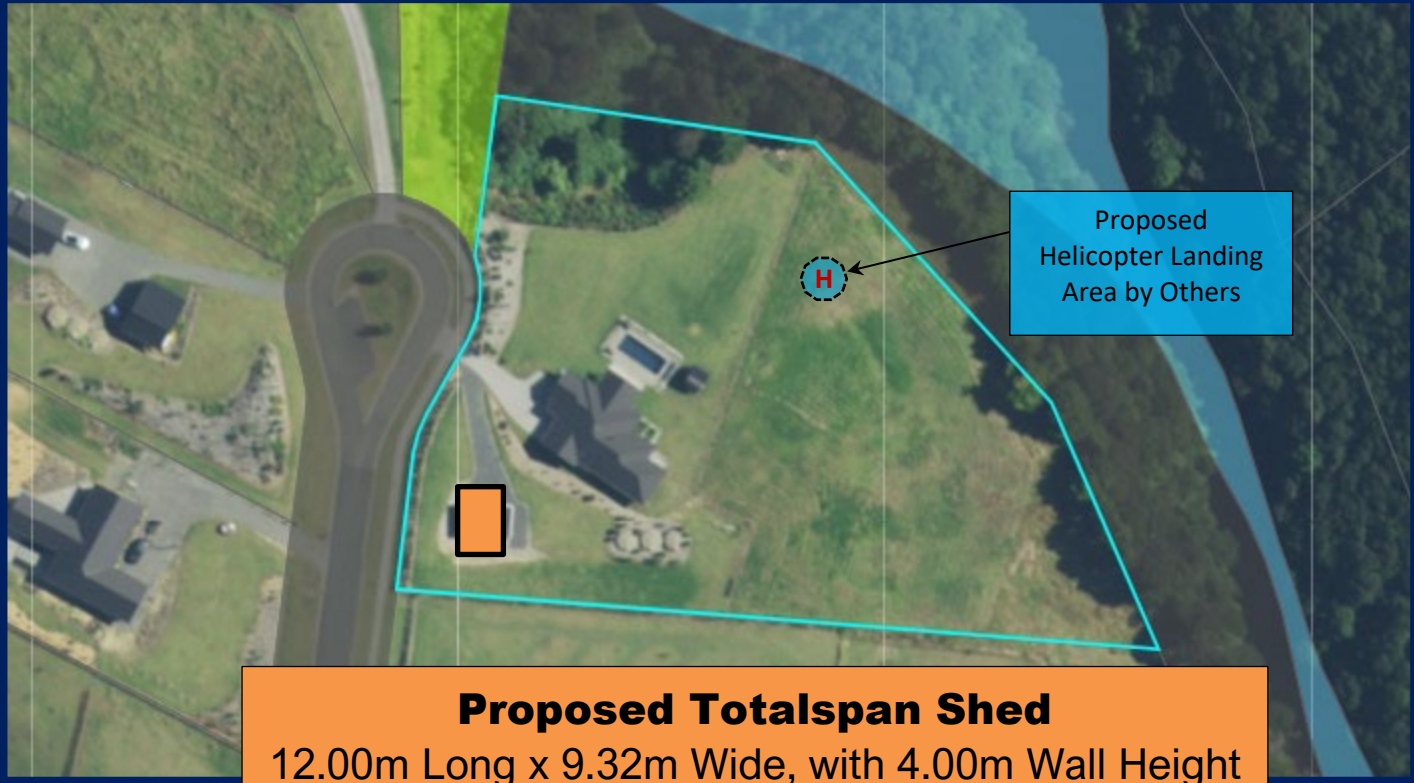
1235B State Highway 10, R.D.3,  
Kerikeri 0293, New Zealand.

Phone: 09 407 7875

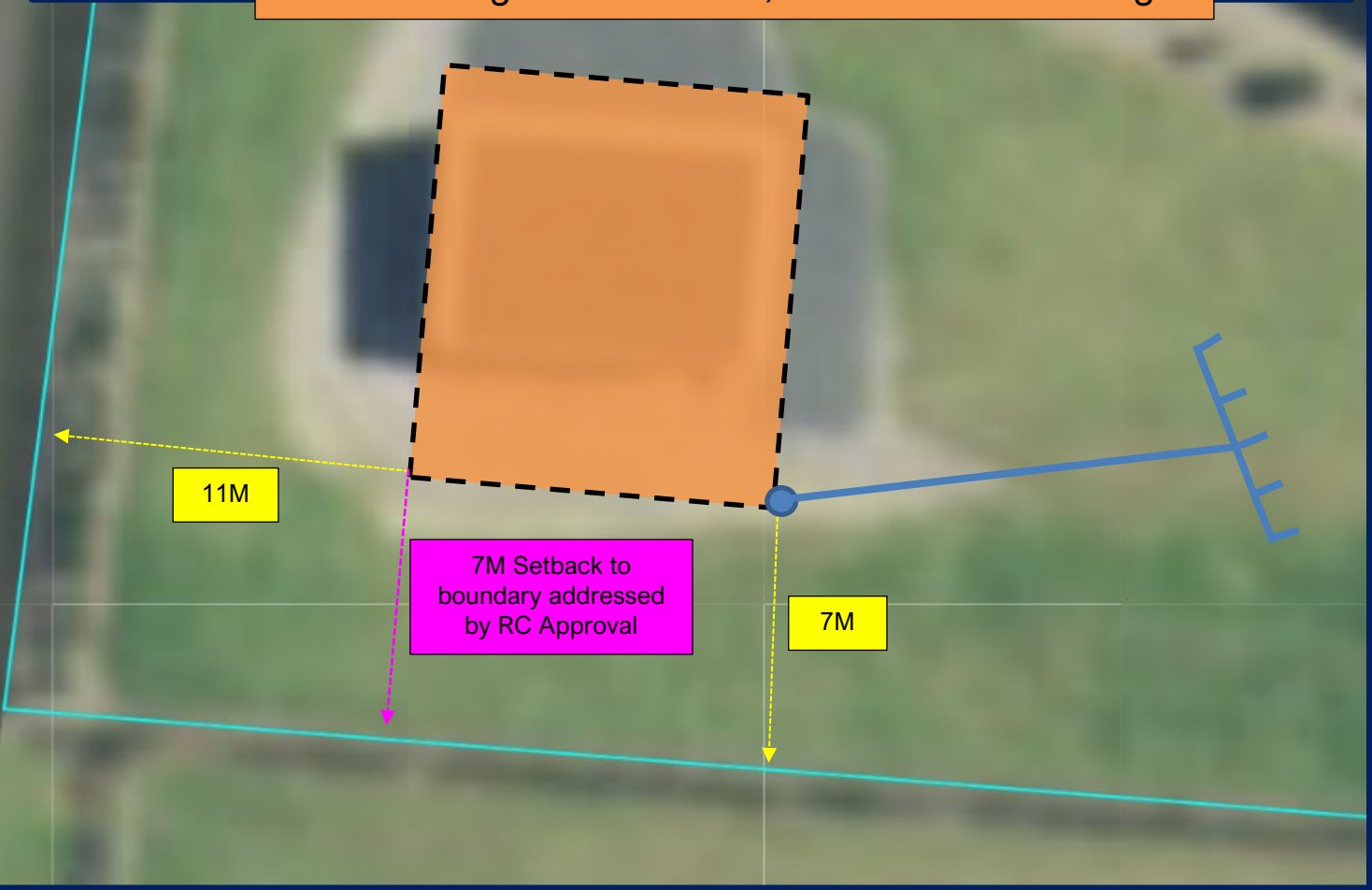
Email: [Julia.Edwards@Totalspan.co.nz](mailto:Julia.Edwards@Totalspan.co.nz)



Copyright: This document and drawings may not be reproduced in part or in whole without prior written consent from BIG BOI SHEDS LTD T/A Totalspan BOI & Hokianga.



**Proposed Totalspan Shed**  
12.00m Long x 9.32m Wide, with 4.00m Wall Height



<b>District Plan Zoning</b>	Coastal Living
<b>Setbacks Required</b>	10 m
<b>Corrosion Zone</b>	C
<b>Shed Colour</b>	Ebony
<b>Wind Zone as per AS/NZS 1170.2</b>	42.77 m/s
<b>Site Area</b>	8880 m2
<b>Existing Buildings &amp; Driveways</b>	604.60 m2
<b>Proposed Building M2:</b>	112.00 m2 only 50% new impermeable surface Max.
<b>Total Site Coverage:</b>	716.60 m2
<b>Impermeable Surfaces %</b>	8% of 10% Allowance
<b>Building Use</b>	Shed / Garage
<b>Earthworks</b>	Slab to be connect to original Totalspan Slab as per engineering design. Minor site scape of 20mm required No more than 20 m3 – All spoil to remain on site.
<b>Stormwater</b>	DP to be led through 80mm Ø PVC pipe to overflow spreader bar.

**Site Plan Key**

- Totalspan Shed
- Downpipes & Water Tanks
- Distance Markers
- Survey / Boundary Pegs
- Boundary Line



## **SUITABILITY REPORT**

**Fernbird Grove  
Rangitane River Park  
(Lot 47 DP 532487)**



# SUITABILITY REPORT

**Fernbird Grove**

**Rangitane River Park**

(Lot 47 DP 532487)

**Report prepared for:** 2k Construction Ltd

**Report prepared by:** Bradley Vuletich

**Report reviewed by:** Steve Turner

**Report reference:** 17111

**Date:** 11 December 2019



Issue	Details	Date
1	Building Consent Issue	11 December 2019

## Contents

1.0	Introduction	1
2.0	Site Description	1
3.0	Desk Study	2
3.1	Published Geology	2
3.2	Subdivision Engineering Reports	2
4.0	Field Investigation	3
5.0	Suitability Assessment	4
5.1	Slope Stability	4
5.2	Expansive Soils	4
5.3	Site Works	5
5.4	Foundations	5
6.0	On-Site Wastewater Management	6
6.1	Site Evaluation	6
6.2	Design Calculations	6
6.3	Northland Regional Council Discharge Compliance	6
7.0	Stormwater Management	7
7.1	Consent Notice	7
8.0	Conclusions	8
9.0	Limitations	9

## Appendices

A	Drawings
B	Subsurface Investigations
C	On-site Wastewater Disposal Details
D	Stormwater Dispersal Trench Detail
E	TP 58 Form

File: 17111

11 December 2019

Issue: 1

# **SUITABILITY REPORT**

## **Fernbird Grove, Rangitane River Park**

### **(Lot 47 DP 532487)**

---

#### **1.0 Introduction**

RS Eng Ltd has been engaged by GJ Gardner Homes Far North, on behalf of their client, to investigate the suitability of Lot 47 DP 532487 for residential construction. The purpose of the report is to assess the following in support of a Building Consent application to the Far North District Council (FNDC);

- The suitability of the building site
- Earthworks recommendations
- Foundations recommendations
- Wastewater management
- Stormwater management

It is proposed to construct a four-bedroom single level dwelling founded upon masonry block perimeter wall and concrete slab.

#### **2.0 Site Description**

This 8880m<sup>2</sup> property is located near the end of Fernbird Grove. The property consists of gentle rolling topography generally falling towards the Rangitane River adjacent with the north and eastern boundaries. Ground slopes being to fall steeply at this point and into the V shaped valley. Ground coverage is currently mown grass.



Figure 1 - View of Property, Northeast Direction

### 3.0 Desk Study

#### 3.1 Published Geology

The GNS 1:250,000 scale New Zealand Geology Web Map indicates that the property is located within an area that is underlain by Waipapa Group sandstone and siltstone (Waipapa terrane), described as follows: *“Massive to thin bedded, lithic volcanoclastic metasandstone and argillite, with tectonically enclosed basalt, chert and siliceous argillite.”*

From review of our subsoil investigations undertaken at the property, we concur with the above geology description.

#### 3.2 Subdivision Engineering Reports

This property is part of the Stage 2 development for the Rangitane River Park subdivision. This subsequent stage has been reported on by Haigh Workman Civil & Structural Engineers Ltd in a document entitled *“Engineering Report for Proposed Subdivision, Rangitane River Park Stage 2, Fernbird Grove, Kerikeri, for, Neil Construction Ltd”* and dated February 2019.

The following relevant conclusions and recommendations have been outlined in relation to the property in question:

*“Following interpretation of field data it is concluded and recommended that:*

- *All investigated house sites are suitable for a final low-rise residential use;*
- *Generally uniform strata was encountered across the proposed house sites conforming to available geological mapping. Stratigraphy generally included very stiff natural cohesive soils.*

- *At this stage standard shallow foundations are considered suitable for the proposed development, including potentially strip/trench fill based upon final development plans;*
  - *Shallow foundations should be extended to found beneath topsoil within very stiff natural cohesive soils according to AS2870:2011 to account for a moderate to highly expansive soil category.*

*The subdivision stormwater management system comprises:*

- *Kerb and channel on roads;*
- *Cesspit inlets with a piped stormwater system to outlets at the road ends;*
- *Rainwater collection tanks on each Lot, with overflows piped to dispersed outlets;*
- *Dispersed surface flows from driveways and other impermeable surfaces;*

*Stormwater attenuation is recommended where stormwater discharges from one property to another. Stormwater attenuation is not recommended elsewhere because:*

- *The water courses discharge into the tidal reaches of the Rangitane River.*
- *No properties downstream will be adversely affected by any increase in peak flow.*

*A typical wastewater system can be anticipated to compromise:*

- *A 300m<sup>2</sup> dripper irrigation wastewater disposal field with a 100% reserve area.*
- *Based upon the results of the intrusive investigation, soil category 5 should be adopted as defined within TP58 and can be expected to sustain a conservative loading rate of 3 mm/day."*

#### **4.0 Field Investigation**

A technician from this office visited the property on 5 December 2019 to undertake a field investigation. This included subsoil testing and a walkover inspection. The findings have been summarised below.

Two hand augered boreholes were completed at the proposed building area. The In-situ Undrained Shear Strengths were recorded at regular intervals down the boreholes using a Pilcon Shear Vane, together with logging the soil profile. See appended test locations and results.

Boreholes 1 and 2 were excavated to depths of 1.7m and 1.5m respectively and encountered similar soil profiles consisting of a shallow depth of topsoil overlying very stiff residual clays and then weathered greywacke rock at depth. Groundwater was not encountered. The In-situ Undrained Shear Strengths ranged between 145kPa and 200+kPa.

A walkover inspection of the building site and surrounding area was undertaken. Visual inspection of the slopes did not observe any signs of instability nor evidence of shallow soil creep. The building area was also well setback from any slopes considered moderate or steep grade.

## **5.0 Suitability Assessment**

### **5.1 Slope Stability**

Field investigations noted soil material with very stiff soil strengths and stable ground up to 15° slope angles. The building area lies on an extended gentle sloping topographical area and is sufficiently setback from slopes considered moderate or steep in grade. Instability of these slopes would generally be governed by development related works such as cuts and fills and concentrated stormwater runoff.

Given the investigations detailed within this report, the Haigh Workmen subdivision report and the following recommendations we conclude that the proposal will have a low risk of instability. Recommendations for site development have been made in the following sections.

### **5.2 Expansive Soils**

The clayey soils encountered on-site are likely to be subject to volumetric change with seasonal changes in moisture content (wet winters / dry summers); this is known as expansive or reactive soils. Apart from seasonal changes in moisture content other factors that can influence soil moisture content include:

- Influence of garden watering and site drainage.
- The presence of large trees close to buildings.
- Initial soil moisture conditions during construction, especially during summer and more so during a drought. Building platforms that have dried out after initial excavation should be thoroughly wet prior to any floor slabs being poured.

Based on the characteristics of the subsoils encountered in the investigations at the building site and recent advice on expansiveness of Northland clay soils, we consider that the soils are Class H (highly reactive) as per AS2870:2011.

### 5.3 Site Works

To form access and a level building platform for the proposed dwelling earthworks will be required. To suitably develop the building area, we recommend as follows:

- The building site and driveway should be shaped to assist in stormwater run-off and avoid ponding of surface water.
- Cuts and fills are limited to a maximum depth of 1.5m, without further review from a Chartered Professional Engineer.
- Cut and fill batter should be sloped at angles less than 1V to 3H or be suitably retained.

The following methodology should generally be adopted when undertaking earthworks. Any topsoil, uncontrolled fill, or other organics should be stripped from all cut and fill areas, stripping operations extending well beyond cut and fill extents to avoid peripheral (outer boundary) fill contamination. Stockpiles of topsoil and unsuitable material should be sited well clear of the works on suitable areas of natural ground. All sloping ground should be benched prior to the placement of any fills or drainage works and be inspected by a suitably qualified engineer. Once filling is completed it should be tested for its compaction by a suitably qualified engineer generally in accordance with NZS4431:1989 (Earthfill for Residential Development).

### 5.4 Foundations

Given the site investigations detailed and the recommendations of the subdivision report, we recommend the following to suitably found the proposed construction:

- Foundation design will need to take into account the highly expansive soils present. This can be achieved by using the New Zealand Building Code B1/AS1 – Amendment 19, or by specific engineering design utilising AS2870:2011.
- Isolated footings generally in accordance with NZS3604:2011 should extend a minimum of 1.0m below cleared ground level.

Table 1: Foundation Design Parameters

Parameter	Residual Clays
Ultimate Bearing (kPa)	300
Phi (°)	28
Su (kPa)	60



## 6.0 On-Site Wastewater Management

### 6.1 Site Evaluation

From our walkover assessment and subsoil investigations detailed in Section 4.0, we conclude that the soil type is Soil Category 6, as per TP 58 (Category 5, as per Table E1 of AS/NZS 1547), with a linear planar ground shape.

Considering the available space and size of the proposed dwelling, we conclude that a secondary treatment plant loading drip irrigation is best suited for the property. These systems have low application rates and are easily laid around the boundary and on sloping ground.

### 6.2 Design Calculations

A suitable design for the proposed dwelling has been undertaken. This concluded that 360m<sup>2</sup> of disposal field with an additional 119m<sup>2</sup> of reserve area (33%) is required. The design calculations are presented in Table 2 below.

*Table 2: Wastewater Disposal Calculation*

Number of Bedrooms	4
Number of Persons	6
Flow Allowance	180L/Person/Day
Totally Flow	1080L/Day
Irrigation Rate (DIR)	3.0L/m <sup>2</sup> /Day
Slope Reduction Factor	0%

### 6.3 Northland Regional Council Discharge Compliance

Table 3 below demonstrates compliance with the Northland Regional Council's Proposed Regional Plan. An indicative disposal field location complying with the above setbacks has been provided in Appendix A.

*Table 3: NRC Permitted Discharge Compliance*

Feature	Regional Plan	Achieved
Watercourses	15m	>15m
Stormwater Overland Flow Path	5m	>5m
Groundwater	0.6m	>0.6m
Property Boundary	1.5m	>1.5m
Reserve area	30%	>30%



## 7.0 Stormwater Management

The following statements have been extracted from the Haigh Workmen subdivision report:

*“Roof tank overflow, together with yard and driveway runoff, should where possible be directed to discharge in a dispersive manner into ground soakage or onto grassed surfaces. Impermeable surfaces on-site should be suitably graded to ensure storm water is diverted away from building platforms and access ways, and into suitable drainage channels or appropriate areas of site.”*

*“As discussed in Section 9.4.6 above, in sub-catchments that drain directly to the Rangitane River, there are no adverse effects downstream and it is therefore proposed to discharge stormwater runoff from the site into the Rangitane River without attenuation. This applies to Lots 44 to 50.”*

Currently stormwater runoff from the property follows the natural contour (north) and generally runs off as sheet flow towards the Rangitane River. It is therefore proposed to disperse stormwater collected from the development back to sheet flow and into the natural watercourses of the property. We recommend that the overflow of the rainwater storage tanks is piped to a stormwater dispersal trench. A suitable location and detail of the dispersal trench has been appended.

### 7.1 Consent Notice

The consent notice for the property outlines the following with regard to stormwater management:

*(x) In conjunction with the construction of any building requiring building consent and associated impermeable surface development on the lots, the lot owner shall submit for approval of the Councils Building Consent Authority a stormwater management report and design for a stormwater management system. The report shall be prepared by a suitably qualified and experienced Chartered Professional Engineer.”*

*(xi) The lot owner shall ensure on an ongoing basis that the maximum total of all impermeable surfaces (as defined in the Far North District Plan) on each individual lot does not exceed 800m<sup>2</sup> and that a Council approved stormwater management and mitigation system is in place. The system shall be prepared by a suitably qualified and experienced Chartered Professional Engineer.”*

The maximum impermeable area allowed for the property under the Far North District Plan Zoning and Consent Notice is therefore 800m<sup>2</sup> (taken as the lesser of the two rulings). The proposed impermeable coverage shown on the plan totals 560m<sup>2</sup>. The development is therefore considered a complying activity in relation to stormwater management and attenuation is not required. We also consider the proposed dispersal system to satisfy both the recommendations of the Haigh Workmen subdivision report and Consent Notice for the property.

## 8.0 Conclusions

It is the conclusion of RS Eng Ltd that the building area is suitable for the proposal provided the recommendations and limitations stated within this report are adhered to.

We also conclude that in terms of Section 72 of the Building Act 2004;

- (a) the building work to which an application for a building consent relates will not accelerate, worsen, or result in slippage or subsidence on the land on which the building work is to be carried out or any other property; and
- (b) the land is neither subject to nor likely to be subject to slippage or subsidence.

## 9.0 Limitations

This report has been prepared solely for the benefit of our client and the Far North District Council. The purpose is to determine the engineering suitability of the proposed residential building, in relation to the material covered by the report. The reliance by other parties on the information or opinions contained therein shall, without our prior review and agreement in writing, do so at their own risk.

Recommendations and opinions in this report are based on data obtained as previously detailed. The nature and continuity of subsoil conditions away from the test locations are inferred and it should be appreciated that actual conditions could vary from those assumed.

This report does not address matters relating to the National Environmental Standard for Contaminated Sites, and if applicable separate advice should be sought on this matter from a suitably qualified person.

If during the construction process, conditions are encountered that differ from the inferred conditions on which the report has been based, the site should be examined by a suitably qualified engineer to determine if any modification of the design based upon this report is required.

Prepared by:



Bradley Vuletich  
Engineering Technician

Reviewed by:



Steve Turner  
Chartered Professional Engineer  
BE(Civil), CPEng, IntPE(NZ), CMEngNZ

**RS Eng Ltd**

## Appendix A

### Drawings





- NOTES:**
- All services should be located on-site prior to commencement of works.
  - All works to comply with all relevant local authority by-laws and council regulations where applicable.
  - Contractors to confirm all dimensions on site prior to commencing any work.
  - Do not scale off drawings.
  - These drawings are to be read in conjunction with specifications - plans take precedence.
  - If any part of these documents are unclear, please contact RSEng Ltd.
  - This plan is copyright to RSEng Ltd and should not be reproduced without prior permission.

- KEY**
- ⊗ Borehole Location
  - ⊕ Scala Penetrometer Location



**RS Eng Ltd**

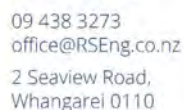
09 438 3273  
office@RSEng.co.nz  
2 Seaview Road,  
Whangarei 0110

Title			
SITE PLAN NEW DWELLING			
Client			
2K CONSTRUCTION LTD - EDWARDS			
Location			
FERNBIRD GROVE RANGITANE RIVER PARK			
12/12/19	A	Original Issue	
Date	Rev	Notes	
Scale	1:400	Original A3	Rev
Drawn by BV	Approved by ST	File 17111	Sheet 1

## Appendix B

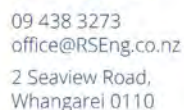
### Subsurface Investigations





Northing	Job Number <b>17111</b>
Easting	Date <b>5/12/2019</b>
Shear Vane <b>DR5050</b>	Logged By <b>BV</b>
Slope	Drill Method <b>Hand Auger</b>
	Drill Size <b>75mm</b>

[illegible]



Northing	Job Number <b>17111</b>
Easting	Date <b>5/12/2019</b>
Shear Vane <b>DR5050</b>	Logged By <b>BV</b>
Slope	Drill Method <b>Hand Auger</b>
	Drill Size <b>75mm</b>

[illegible]



## Appendix C

### On-site Wastewater Disposal Details

## Irrigation Field Installation Details

- Use a system producing secondary treated effluent.
- **Use 360m (minimum) of Surface Pressure Compensating Drip irrigation line**, with Arkal filters, flushing and air release valves fitted.
- Irrigation line is to be laid in a 50-100mm (minimum) trench (sub surface) or covered in mulch (surface).
- Irrigation line is to be laid with the contour.
- Disposal field to be planted.
- System to be installed and maintained as per manufacturer's recommendations including regular de-sludging of the primary treatment tank.
- Disposal area to be protected from stock and vehicles.
- Refer to "How to look after your septic tank" (published by the Northland Regional Council) when protecting the disposal area.
- The system will benefit from the use of water reduction fixtures, i.e. dual flush 6/3 litre water closets, shower-flow restrictors, aerator tap fittings and water conserving automatic washing machines.

## Irrigation Line Specification

- Distribution is to be via drip irrigation line with self-compensating pressure drip emitters.
- Install an Arkal disc filter at the outlet of the treatment system. Install pressure checkpoints on either side of the filter to allow for gauges to check for blockages. Install pressure checkpoints at the end of each lateral.
- Install either manual or automatic flushing valves at the end of each lateral. Install air release valves in the high points of the irrigation field.
- Allow 5m head loss from semi-blocked filter and ensure 12m of end pressure for the lowest emitter in the field.
- Ensure there is laminar flow through all lines in the field. Ensure flushing velocity is greater than 0.5m/s.
- **Use drip irrigation line with 1.0m dripper spacing and 1.0m spacing between lateral.**

## Suitable Plant Species for Evapo – Transpiration Systems

(Source: NRC *"Looking after your household Sewerage System"*)

### Native Shrubs and Trees

- Coprosma
- Hebe
- Manuka
- Weeping Mapou
- Flax (Fast)
- Pokaka (slow)
- Cabbage Tree (fast)
- Rangiora (fast)
- Lacebark (fast)
- Ribbonwood (fast)
- Poataniwha
- Heketara
- Poataniweta
- Kohuhu (fast)

### Grasses

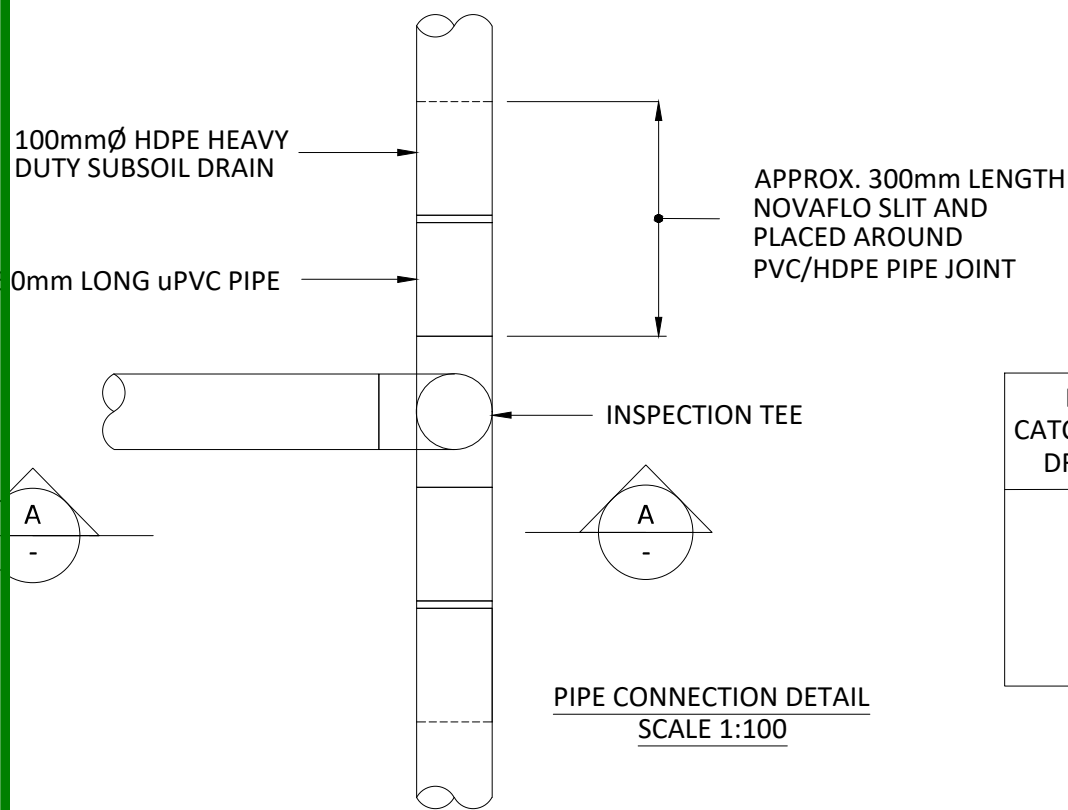
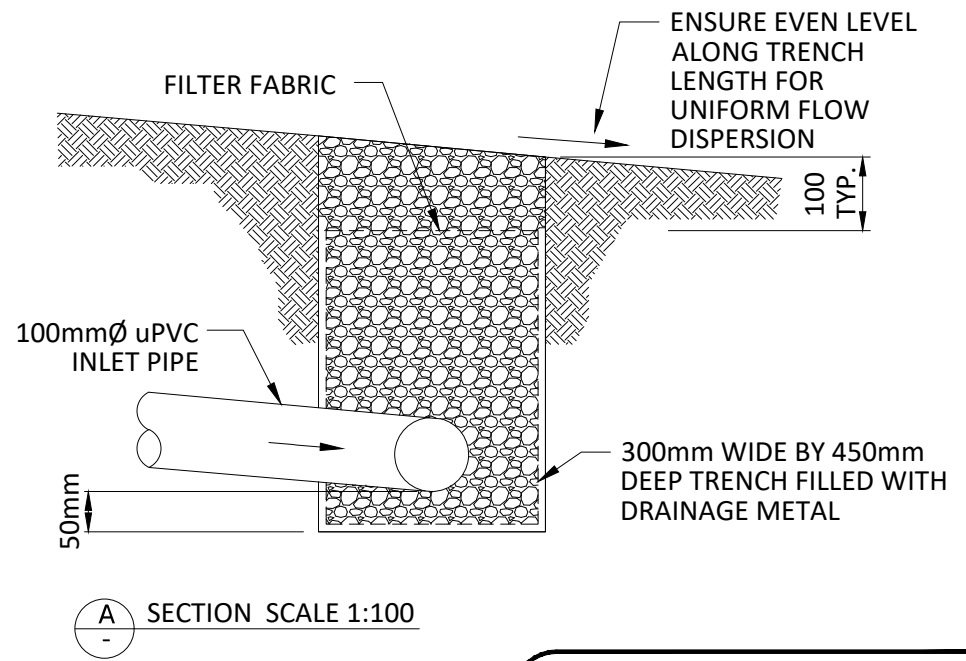
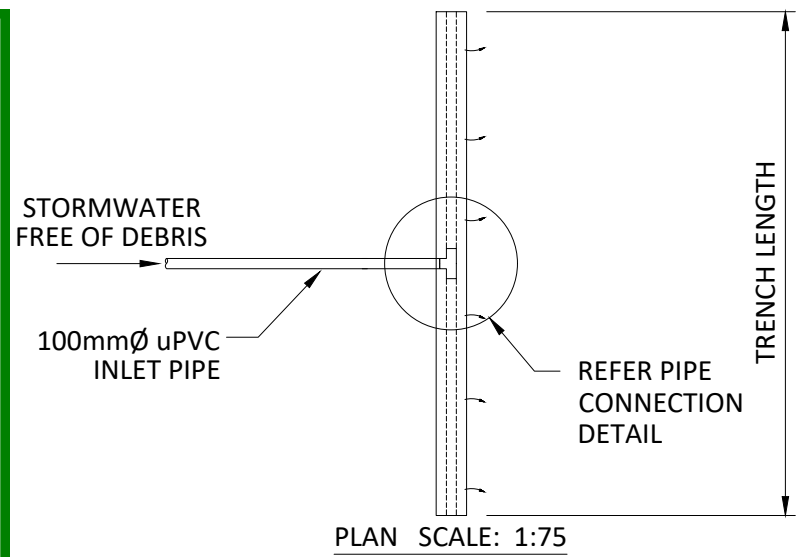
- Jointed Twig Sedge
- Longwood Tussock
- Pukio
- Toetoe (native species)
- Umbrella Sedge
- Oioi
- Hooksedge

### Introduced Species

- Canna Lilies
- Taro
- Aralia
- Fuschia
- Philodendrons
- Begonias

## Appendix D

### Stormwater Dispersal Trench Detail



DESIGN PARAMETERS	
EFFECTIVE CATCHMENT AREA DRAINED (m²)	TRENCH LENGTH (m)
100	11
200	16
300	19
400	22
500	24
600	27

**RS Eng Ltd**  
09 438 3273  
office@RSEng.co.nz  
2 Seaview Road,  
Whangarei 0110

Title

**STANDARD DISPERSAL DRAIN  
TYPICAL DETAIL**

Client

Location

2018	A	Original Issue
Date	Rev	Notes

Scale	Original	Rev
As Shown	A4	

Drawn by	Approved by	File	Sheet
NW	ST		1

## Appendix E

### TP 58 Form

# PRODUCER STATEMENT

## DESIGN: ON-SITE EFFLUENT DISPOSAL SYSTEMS (T.P.58)

ISSUED BY: Steve Turner (approved qualified design professional)

TO: CJ Gardner Homes Far North (owner)

TO BE SUPPLIED TO: Far North District Council

PROPERTY LOCATION: Fernbird Grove, Kerikeri

LOT 47 DP 532487 VALUATION NUMBER.....

TO PROVIDE : Design an on-site effluent disposal system in accordance with Technical paper 58 and provide a schedule to the owner for the systems maintenance.

THE DESIGN: Has been in accordance with G13 (Foul Water) G14 (Industrial Liquid Waste) B2 (durability 15 years) of the Building Regulations 1992.

As an independent approved design professional covered by a current policy of Professional Indemnity Insurance (Design) to a minimum value of \$200,000.00, I BELIEVE ON REASONABLE GROUNDS that subject to:

- 1) The site verification of the soil types.
- 2) All proprietary products met the performance requirements.

The proposed design will met the relevant provisions of the Building Code and 8.15 of The Far North District Council Engineering Standards.

[Signature] (Signature of approved design professional)

ENGINEER CPEng (Professional qualifications)

87465 (Licence Number or professional Registration number)

Address 2 Seaview Road, Whangarei

Phone Number.....

Fax Number.....

Cell Phone.....

Date 11/12/19

**Note:** This form is to accompany every application for a Building Consent incorporating a T.P.58. Approval as a design professional is at Councils discretion.

### On-site Wastewater Disposal Site Evaluation Investigation Checklist

FAR NORTH DISTRICT COUNCIL

# Appendix E

TP58

## On-site Wastewater Disposal Site Evaluation Investigation Checklist



## Part A –Owners Details

### 1. Applicant Details:

Applicant Name			
Company Name	GJ Gardner Homes Far North		
	First Name(s)	Surname	
Property Owner Name(s)			

Nature of Applicant*	Building Company
----------------------	------------------

(\*i.e. Owner, Leasee, Prospective Purchaser, Developer)

### 2. Consultant / Site Evaluator Details:

Consultant/Agent Name	RS Eng Ltd			
Site Evaluator Name	Bradley Vuleitch			
Postal Address	2 Seaview Road, Whangarei			
Phone Number	Business		Private	
	Mobile		Fax	
Name of Contact Person	Bradley Vuleitch			
E-mail Address	bradley@rseng.co.nz			

### 3. Are there any previous existing discharge consents relating to this proposal or other waste discharge on this site?

Yes		No	<input checked="" type="checkbox"/>	(Please tick)
If yes, give Reference Numbers and Description				

### 4. List any other consent in relation to this proposal site and indicate whether or not they have been applied for or granted

If so, specify Application Details and Consent No.

(eg. LandUse, Water Take, Subdivision, Earthworks Stormwater Consent)


**Part B- Property Details****1. Property for which this application relates:**

Physical Address of Property	Fernbird Grove, Kerikeri		
Territorial Local Authority	FAR NORTH DISTRICT COUNCIL		
Regional Council	NORTHLAND REGIONAL COUNCIL		
Legal Status of Activity	Permitted: <input checked="" type="checkbox"/>	Controlled: <input type="checkbox"/>	Discretionary: <input type="checkbox"/>
Relevant Regional Rule(s) (Note 1)			
Total Property Area (m <sup>2</sup> )	8880 m <sup>2</sup>		
Map Grid Reference of Property If Known			

**2. Legal description of land (as shown on Certificate of Title)**

Lot No.	47	DP No.	532 487	CT No.	
Other (specify)					

Please ensure copy of Certificate of Title is attached

**PART C: Site Assessment - Surface Evaluation**

(Refer TP58 - Sn 5.1 General Purpose of Site Evaluation and Sn 5.2.2(a) Site Surface Evaluation)

Note: Underlined terms defined in Table 1, attached

Has a relevant property history study been conducted?

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
-----	-------------------------------------	----	--------------------------

(Please tick one)

If yes, please specify the findings of the history study, and if not please specify why this was not considered necessary.

See attached Suitability Report

**1. Has a Slope Stability Assessment been carried out on the property?**

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Please tick
-----	-------------------------------------	----	--------------------------	-------------

If No, why not?


If Yes, please give details of report (and if possible, please attach report):

Author	Bradley Vuletic
Company/Agency	RS Eng Ltd
Date of Report	11 December 2019
Brief Description of Report Findings:-	See attached Suitability Report

**2. Site Characteristics (See Table 1 attached):**

Provide descriptive details below:

**Performance of Adjacent Systems:**

No known problems

**Estimated Rainfall and Seasonal Variation:**

Information available from N.I.W.A MET RESEARCH

**Vegetation / Tree Cover:**

Pasture

**Slope Shape: (Please provide diagrams)**

Linear Planar

**Slope Angle:**

Less than 10°

**Surface Water Drainage Characteristics:**

Sheet Flow

**Flooding Potential: YES/NO**

No

If yes, specify relevant flood levels on appended site plan, i.e. one in 5 years and/or 20 year and/or 100 year return period flood level, relative to disposal area.

**Surface Water Separation:**

Greater than 15m

**Site Characteristics: or any other limitation influencing factors**

N/A



### 3. Site Geology

Check Rock Maps

Waipapa Group
---------------

Geological Map Reference Number

### 4. What Aspect(s) does the proposed disposal system face? (please tick)

North	✓	West	
North-West		South-West	
North-East		South-East	
East		South	

### 5. Site clearances, (Indicate on site plan where relevant)

Separation Distance from	Treatment Separation Distance (m)	Disposal Field Separation Distance (m)
Boundaries	/	Check Council requirements
Surface water, rivers Creeks drains etc		> 15m
Groundwater		> 0.6m
Stands of Trees/Shrubs		N/A
Wells, water bores		> 20m
Embankments/retaining walls		N/A
Buildings		> 3.0m
Other (specify):		

## PART D: Site Assessment - Subsoil Investigation

(Refer TP58 - Sn 5.1 General Purpose of Site Evaluation, and Sn 5.2.2(a) Site Surface Evaluation and Sn 5.3 Subsurface Investigations)

Note: Underlined terms defined in Table 2, attached

### 1. Please identify the soil profile determination method:

Test Pit		(Depth _____ m)	No of Test Pits
Bore Hole	✓	(Depth <u>1.7</u> m)	No of Bore Holes
Other (specify):			2

Soil Report attached?

Yes	✓	No	
-----	---	----	--

Please tick

### 2. Was fill material intercepted during the subsoil investigation?

Yes		No	✓
-----	--	----	---

Please tick

If yes, please specify the effect of the fill on wastewater disposal


### 3. percolation testing (mandatory and site specific for trenches in soil type 4 to 7)

Please specify the method

Test Report Attached?	Yes	No		Please tick
-----------------------	-----	----	--	-------------

**4. Are surface water interception/diversion drains required?**

Yes		No	✓	Please tick
-----	--	----	---	-------------

If yes, please show on site plan

**4a Are subsurface drains required**

If yes enter details

**5. Please state the depth of the seasonal water table:**

Winter	> 0.6m	m	Measured		Estimated	✓
Summer		m	Measured		Estimated	

**6. Are there any potential storm water short circuit paths?**

Yes		No	✓	Please tick
-----	--	----	---	-------------

If the answer is yes, please explain how these have been addressed


**7. Based on results of subsoil investigation above, please indicate the disposal field soil category (Refer TP58 Table 5.1)**

Is Topsoil Present? <span style="color: blue;">Yes</span>	If so, Topsoil Depth? <span style="color: blue;">0.2</span> (m)
-----------------------------------------------------------	-----------------------------------------------------------------

Soil Category	Description	Drainage	Tick One
1	Gravel, coarse sand	Rapid draining	
2	Coarse to medium sand	Free draining	
3	Medium-fine & loamy sand	Good drainage	
4	Sandy loam, loam & silt loam	Moderate drainage	
5	Sandy clay-loam, clay loam & silty clay-loam	Moderate to slow drainage	
6	Sandy clay, non-swelling clay & silty clay	Slow draining	✓
7	Swelling clay, grey clay, hardpan	Poorly or non-draining	

Reasons for placing in stated category

<span style="color: blue;">See attached Suitability Report</span>

**PART E: Discharge Details**

**1. Water supply source for the property (please tick):**

Rainwater (roof collection)	✓
Bore/well	
Public supply	

**2. Calculate the maximum daily volume of wastewater to be discharged, unless accurate water meter readings are available**

(Refer TP58 Table 6.1 and 6.2)

Number of Bedrooms	2 - 3 - 4			
Design Occupancy	6			(Number of People)
Per capita Wastewater Production	140	160	180	(tick) (Litres per person per day)
Other - specify	200	220		
Total Daily Wastewater Production	1080			(litres per day)

**3. Do any special conditions apply regarding water saving devices**

a) Full Water Conservation Devices?	Yes		No	<input checked="" type="checkbox"/>	(Please tick)
b) Water Recycling - what %?		%		<input checked="" type="checkbox"/>	(Please tick)

If you have answered yes, please state what conditions apply and include the estimated reduction in water usage


**4. Is Daily Wastewater Discharge Volume more than 2000 litres:**

Yes	<input checked="" type="checkbox"/>	(Please tick)
No	<input checked="" type="checkbox"/>	(Please tick)

*Note if answer to the above is yes, an N.R.C wastewater discharge permit may be required*

**5. Gross Lot Area to Discharge Ratio:**

Gross Lot Area	8880m <sup>2</sup>	M
Total Daily Wastewater Production	1080	(Litres per day)(from above)
Lot Area to Discharge Ratio		

**7. Does this proposal comply with the Northland Regional Council Gross Lot Area to Discharge Ratio of greater than 3?**

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Please tick
-----	-------------------------------------	----	--------------------------	-------------

**8. Is a Northland Regional Council Discharge Consent Required?**

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	(Please tick)
-----	--------------------------	----	-------------------------------------	---------------

## PART F: Primary Treatment *(Refer TP58 Section 7.2)*

1. Please indicate below the no. and capacity (litres) of all septic tanks including type (single/dual chamber grease traps) to be installed or currently existing: If not 4500 litre, dual chamber explain why not

Number of Tanks	Type of Tank	Capacity of Tank (Litres)
	Total Capacity	

2. Type of Septic Tank Outlet Filter to be installed?

## PART G: Secondary and Tertiary Treatment

*(Refer TP58 Section 7.3, 7.4, 7.5 and 7.6)*

1. Please indicate the type of additional treatment, if any, proposed to be installed in the system: (please tick)

Secondary Treatment	<input checked="" type="checkbox"/>		
Home aeration plant	<input type="checkbox"/>		
Commercial aeration plant	<input type="checkbox"/>		
Intermediate sand filter	<input type="checkbox"/>		
Recirculating sand filter	<input type="checkbox"/>		
Recirculating textile filter	<input type="checkbox"/>		
Clarification tank	<input type="checkbox"/>		
Tertiary Treatment	<input type="checkbox"/>		
Ultraviolet disinfection	<input type="checkbox"/>		
Chlorination	<input type="checkbox"/>		
Other	<input type="checkbox"/>	Specify	

## PART H: Land Disposal Method

*(Refer TP58 Section 8)*

1. Please indicate the proposed loading method: (please tick)

Gravity	<input type="checkbox"/>
Dosing Siphon	<input type="checkbox"/>
Pump	<input checked="" type="checkbox"/>

2. High water level alarm to be installed in pump chambers

Yes ☒ no ☐

If not to be installed, explain why




**3. If a pump is being used, please provide the following information:**

Total Design Head	TBD	(m)
Pump Chamber Volume	TBD	(Litres)
Emergency Storage Volume	TBD	(Litres)

**4. Please identify the type(s) of land disposal method proposed for this site: (please tick)**

(Refer TP58 Sections 9 and 10)

Surface Dripper Irrigation	<input checked="" type="checkbox"/>	
Sub-surface Dripper irrigation	<input type="checkbox"/>	
Standard Trench	<input type="checkbox"/>	
Deep Trench	<input type="checkbox"/>	
Mound	<input type="checkbox"/>	
Evapo-transpiration Beds	<input type="checkbox"/>	
Other	<input type="checkbox"/>	Specify

**5. Please identify the loading rate you propose for the option selected in Part H, Section 4 above, stating the reasons for selecting this loading rate:**

Loading Rate	3.0	(Litres/m <sup>2</sup> /day)
Disposal Area	Design	360 (m <sup>2</sup> )
	reserve	119 (m <sup>2</sup> )

**Explanation** (Refer TP58 Sections 9 and 10)

See attached Suitability Report

**6. What is the available reserve wastewater disposal area** (Refer TP58 Table 5.3)

Reserve Disposal Area (m <sup>2</sup> )	119
Percentage of Primary Disposal Area (%)	33

**7. Please provide a detailed description of the design and dimensions of the disposal field and attach a detailed plan of the field relative to the property site:**

**Description and Dimensions of Disposal Field:**

See attached Suitability Report

Plan Attached?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	(Please tick)
----------------	-----	-------------------------------------	----	--------------------------	---------------

**If not, explain why not**



## PART I: Maintenance & Management

(Refer TP58 Section 12.2)

### 1. Has a maintenance agreement been made with the treatment and disposal system suppliers?

Yes		No	✓
-----	--	----	---

(Please tick)

Name of Suppliers

TBD

## PART J: Assessment of Environmental Effects

### 1. Is an assessment of environmental effects (AEE) included with application?

(Refer TP58 section 5. Ensure all issues concerning potential effects addressed)

Yes		No	✓
-----	--	----	---

(Please tick)

If Yes, list and explain possible effects

## PART K: Is Your Application Complete?

### 1. In order to provide a complete application you have remembered to:

Fully Complete this Assessment Form	✓
Include a <i>Location Plan</i> and <i>Site Plan</i> (with Scale Bars)	✓
Attach an Assessment of Environmental Effects (AEE)	

### 1. Declaration

I hereby certify that, to the best of knowledge and belief, the information given in this application is true and complete.

Name <u>Bradley Vukitch</u>	Signature <u>[Signature]</u>	
Position <u>Technician</u>	Date <u>11/12/19</u>	

### Note

Any alteration to the site plan or design after approval will result in non compliance.





**MARSHALL DAY**  
Acoustics 

FERNBIRD GROVE  
PROPOSED HELICOPTER LANDING AREAS  
ASSESSMENT OF NOISE EFFECTS

Rp 001 20250671 | 26 August 2025

Project: **FERNBIRD GROVE  
HELICOPTER LANDING AREA**

Prepared for: **David Lealand  
C/- Bay of Islands Planning  
Kerikeri**

Attention: **David Lealand**

Report No.: **Rp 001 20250671**

#### **Disclaimer**

Reports produced by Marshall Day Acoustics Limited are based on a specific scope, conditions and limitations, as agreed between Marshall Day Acoustics and the Client. Information and/or report(s) prepared by Marshall Day Acoustics may not be suitable for uses other than the specific project. No parties other than the Client should use any information and/or report(s) without first conferring with Marshall Day Acoustics.

The advice given herein is for acoustic purposes only. Relevant authorities and experts should be consulted with regard to compliance with regulations or requirements governing areas other than acoustics.

#### **Copyright**

The concepts and information contained in this document are the property of Marshall Day Acoustics Limited. Use or copying of this document in whole or in part without the written permission of Marshall Day Acoustics constitutes an infringement of copyright. Information shall not be assigned to a third party without prior consent.

#### **Document Control**

<b>Status:</b>	<b>Rev:</b>	<b>Comments</b>	<b>Date:</b>	<b>Author:</b>	<b>Reviewer:</b>
Issue	-	-	7 Aug 2025	Peter Ibbotson	Chiaki Fenemore
Issue	1	Minor amendments	26 Aug 2025	Peter Ibbotson	External



## TABLE OF CONTENTS

1.0	SUMMARY .....	4
2.0	SITE AND SURROUNDS .....	4
3.0	DISTRICT PLAN PERFORMANCE STANDARDS .....	7
3.1	Operative District Plan Noise Rule .....	7
3.2	Comment on Operative District Plan Noise Standards .....	8
3.3	Proposed District Plan.....	9
3.4	Overall Summary of District Plan Rules .....	9
4.0	NZS 6807:1994 – DETAILS OF STANDARD .....	11
5.0	MEASURED SOUND LEVELS.....	12
6.0	HELICOPTER NUMBER OF MOVEMENTS AND CALCULATED NOISE LEVELS .....	13
6.1	Summary of Noise Effects.....	14
7.0	CONCLUSIONS .....	17
8.0	POTENTIAL CONSENT CONDITIONS.....	18

APPENDIX A GLOSSARY OF TERMINOLOGY

APPENDIX B CLASSIFICATION OF HELICOPTER TYPES ACCORDING TO DIN45684-1 (EXAMPLES)

APPENDIX C CUMULATIVE NOISE ASSESSMENT EXAMPLE

APPENDIX D RELEVANT INFORMATION ON HELICOPTER OPERATIONS

## 1.0 SUMMARY

Marshall Day Acoustics (MDA) has been engaged to assess noise from helicopter activity at 24 Fernbird Grove, Kerikeri. This report is to accompany a submission for Resource Consent.

This report summarises the permitted numbers of arrivals and departures at the site, in accordance with the Far North District Plan Coastal Living - Rule 10.7.5.1.12. The assessment has been undertaken using a combination of calculation and noise modelling, as well as direct measurement of the likely aircraft that would operate.

The site would comply with 50 dB L<sub>dn</sub> (the limit recommended in NZS 6807) and would result in reasonable cumulative noise effects, based on the proposed number of daily helicopter movements as detailed in this report. A glossary of terminology is provided in Appendix A.

## 2.0 SITE AND SURROUNDS

The application site is at 24 Fernbird Grove Kerikeri. The helicopter landing area is proposed on a cleared area within the site. The site is adjacent to an area of bush and the proposed arrival and departure of the aircraft does not need to overfly dwellings.

The closest dwelling to the proposed landing area is located at 21 Fernbird Grove to the northwest. The distance to this dwelling is around 145 metres. There is a likely building platform and a small existing structure to the south of the proposed landing area on 22 Fernbird Grove which may be located around 100m south of the landing location.

The site and surrounds are shown on the map overleaf.

The property topography and surrounding land use has been obtained from Far North District Council and LINZ. Flight paths over the bushland and water (arriving and departing to/from the north-east – see Figure 1) have been recommended.

**Table 1: Site details**

<b>Location of Landing Area:</b>	24 Fernbird Grove (Lot 47 DP 532487)	
<b>Local Authority:</b>	Far North District Council	
<b>Zoning:</b>	Coastal Living	
<b>Approximate co-ordinates of landing area (NZTM):</b>	1689247 E, 6105257 N	
<b>Landing area existing or proposed?</b>	Proposed (grass area)	
<b>Flight track(s) details</b>	Refer Figure 1	
<b>Written approvals obtained</b>	22 Fernbird Grove (to south)	
<b>Nearest property for assessment purposes (distance to façade)</b>	<b>To the north-west</b>	21 Fernbird Grove (140m)
	<b>To the east</b>	15 Fernbird Grove (150m)
	<b>To the south (building platform)</b>	22 Fernbird Grove (106m)
	<b>To the north</b>	24 Waitete Heights
	<b>Further to the south</b>	33 Blue Penguin Drive

The proposed helicopter landing area is shown in the following figures. Figure 1 shows the site and nearby receivers as well as the flight track in relation to the wider area.

Figure 1: Site and Surrounds





Figure 2: Helicopter Landing Area to 500 feet



### 3.0 DISTRICT PLAN PERFORMANCE STANDARDS

The site is zoned *Coastal Living* in the Operative District Plan as are all adjacent sites. There is some *Conservation* land adjacent to the north of the site which generally reflects the location of the adjacent bushland. *General Coastal* and *Minerals* zoned land is located more distant.

### 3.1 Operative District Plan Noise Rule

The Far North District Plan contains the following rules relating to permitted activities in the *Coastal Living* zone:

#### 10.7.5.1.12 NOISE

*All activities shall be so conducted as to ensure that noise from the site shall not exceed the following noise limits as measured at or within the boundary of any other site in this zone, or at any site in the Residential, Russell Township or Coastal Residential Zones, or at or within the notional boundary at any dwelling in any other rural or coastal zone:*

0700 to 2200 hours      55 dB  $L_{10}$

2200 to 0700 hours      45 dB  $L_{10}$  and 70 dB  $L_{max}$ .

#### **Exemptions:**

*The foregoing limits shall not apply to activities of a limited duration required by normal farming and plantation forestry activities provided that the activity shall comply with the requirements of s16 of the Act.*

#### **Noise Measurement and Assessment:**

*Sound levels shall be measured in accordance with NZS 6801:1991 "Measurement of Sound" and assessed in accordance with NZS 6802:1991 "Assessment of Environmental Sound".*

The Operative District Plan states the following restricted matters of discretion in assessing applications that breach the permitted noise rule above:

#### 10.7.5.3.7 NOISE

*In assessing an application resulting from a breach of Rule 10.7.5.1.12 Noise the matters to which the Council will restrict its discretion are:*

- (a) *the character, level and duration of noise from any activity as received at the boundary, or notional boundary of another site;*
- (b) *the hours of operation in relation to the surrounding environment;*
- (c) *the effectiveness of any noise mitigation measures proposed.*

The District Plan states that helicopter landing areas in the *Coastal Living* zone are permitted activities where they comply with the permitted standards. The following section sets out where an activity is discretionary:

#### 10.7.5.4 DISCRETIONARY ACTIVITIES

*An activity is a discretionary activity in the Coastal Living Zone if:*

- (a) *it complies with Rules 10.7.5.4.1 Residential Intensity; 10.7.5.4.4 Helicopter Landing Area and/or 10.7.5.4.3 Integrated Development below<sup>1</sup>; and*

<sup>1</sup> Note that the cross referenced numbering of this section of the District Plan is not accurate, however the intent of the provision is clear.



- (b) *it complies with the relevant standards for permitted, controlled, restricted discretionary or discretionary activities set out in Part 3 of the Plan - District Wide Provisions; but*
- (c) *it does not comply with one or more of the other standards for permitted, controlled or restricted discretionary activities in this zone as set out under Rules 10.7.5.1, 10.7.5.2 and 10.7.5.3 above.*

*The Council may impose conditions of consent on a discretionary activity or it may refuse consent to the application. When considering a discretionary activity application, the Council will have regard to the assessment criteria set out under Chapter 11.*

The Operative District Plan also discusses assessment criteria in Chapter 11 of the District Plan. These are assessment criteria that Council need to consider in determining whether to grant a resource consent or impose conditions. The following is given in relation to helicopter operations:

#### **11.18 HELICOPTER MOVEMENTS**

- (a) *The frequency of helicopter take-offs and landings.*
- (b) *The timing of helicopter take-offs and landings.*
- (c) *Mitigation measures (including noise buffers and routing of approach paths).*

The rule 10.7.5.4.3 for helicopter landing area would be complied with. This rule is given below:

#### **10.7.5.4.3 HELICOPTER LANDING AREA**

*A helicopter landing area within 200m of the nearest boundary of any of the Residential, Coastal Residential, Russell Township or Point Veronica Zones.*

### **3.2 Comment on Operative District Plan Noise Standards**

The District Plan (10.7.5.1) states that activities complying with the zone noise rule of 55 dB  $L_{A10}$  are permitted activities<sup>2</sup>.

The *Coastal Living* zone standard of 55 dB  $L_{A10}$  is inappropriate for the assessment of helicopter noise<sup>3</sup>. The  $L_{A10}$  metric is inappropriate for the assessment of helicopter noise effects as it does not adequately quantify the intermittent noise of helicopters and is not a useful measure of “noise effects” since it does not take into account the number of movements<sup>4</sup>.

It is partly for these reasons that the standard referenced in rule 10.7.5.1.12 (NZS6802) specifically states that it should not be used to assess noise from transportation (which includes

<sup>2</sup> 10.7.5.1.13 states landing areas within 200m of specified zones are discretionary activities – none of these zones are nearby.

<sup>3</sup> While it may be possible for a single helicopter movement to potentially technically “comply” with 55 dB  $L_{A10}$  at around 130 metres from the landing area, it is difficult to provide certainty as helicopter noise cannot be easily assessed using NZS6802 as it requires broad assumptions to be made around SAC, averaging and noise level (hence why NZS6807 was prepared). Marshall Day typically avoids considering helicopter noise against the District Plan  $L_{A10}$  zone standards, however if such an assessment was required for this project it is considered probable that helicopter might technically “comply” with the 55 dB  $L_{A10}$  noise limit at some locations on Fernbird Grove, while technically “exceeding” 55 dB  $L_{A10}$  at others. However neither compliance or exceedance of the zone standard bears any useful relationship to effects.

<sup>4</sup> For example, it is possible that if only one brief helicopter movement were measured over a typical measurement period (15 minutes as defined in NZS 6801:1991), it would not trigger the  $L_{A10}$  metric at all and therefore the measured  $L_{A10}$  noise level would technically ‘comply’ with the 55 dB  $L_{A10}$  limit, irrespective of the number of movements that occurred over a day. Alternatively, it is equally conceivable that a slightly longer duration helicopter movement (i.e. with an idle time of greater than 90 seconds) could breach the zone limit, even if only one movement per annum occurred. Neither of these outcomes relate to the actual effects of helicopter noise.

helicopters). Later versions (e.g. NZS6802:2008) specifically exclude rotary winged aircraft from assessment in accordance with NZS6802, and instead directs that NZS 6807:1994 should be used.

The appropriate standard for the assessment of helicopter noise in New Zealand is NZS 6807:1994 “Noise Management and Land Use Planning for Helicopter Landing Areas”. It is this standard that is referenced in the proposed District Plan as discussed in the following section.

### 3.3 Proposed District Plan

Far North District Council have held hearings on the proposed District Plan noise chapter. The site would be zoned *Rural Lifestyle* in the Proposed District Plan.

The proposed District Plan contains a provision for helicopter landing areas in NOISE-R7 which would permit helicopter landings where they comply with NOISE-S4 as given below:

**Table 2: Proposed District Plan helicopter landing area rule**

NOISE-S4	Helicopter landing areas	Matters of Discretion
All zones	<p>Noise generated from the operation of helicopters complies with the following noise limits when assessed in accordance with NZS 6807:1994: Noise Management and Land Use Planning for Helicopter Landing Areas:</p> <ol style="list-style-type: none"> <li>40 dB Ldn when measured at any point within any General Residential, Rural Residential and Māori Purpose-Urban zones, or within the notional boundary of any noise sensitive activity in the Rural Production, Rural Lifestyle, Settlement, Horticulture, Carrington Estate, Kororareka Russell Township, Moturoa Island, Kauri Cliffs, Ngawha Innovation and Enterprise Park, Quail Ridge or Māori Purpose – Rural zones.</li> <li>50 dB Ldn when measured within any Mixed Use Zone, or within any other zone not otherwise listed in NOISE-S4.</li> <li>60 dB Ldn when measured at any point within any Light Industrial zone</li> <li>70 dB Ldn within any Heavy Industrial or Horticultural Processing zone.</li> </ol> <p>Note: Section 4.3 of NZS 6807:1994 shall not apply.</p>	<ol style="list-style-type: none"> <li>That compliance with a helicopter noise limit of 50 dB Ldn will occur at noise sensitive activities, or that compliance with the guidelines of NZS6807:1994 will be achieved at non-noise sensitive receivers Section 4.3 of NZS 6807:1994 shall not apply</li> <li>The potential for cumulative helicopter noise levels to exceed 50 dB Ldn (7 day) at noise sensitive activities.</li> <li>Any restrictions on any weekly, monthly or annual helicopter movements proposed.</li> <li>Any potential wider social or community benefits from the operation of the helicopter.</li> </ol> <p>Note: The restricted discretionary noise rule of 50 dB Ldn is the same as that recommended in NZS6807:1994 as the “limit of acceptability” for rural or residential landuse. The 40 dB Ldn permitted standard is intentionally set at a much lower level. Compliance with the permitted standard will typically have an insignificant effect on amenity.</p>

The Proposed District Plan provides a stringent **permitted** activity status for helicopter landing areas. This is set at a low noise level with the intention that it will only allow helicopter landing areas to establish “as of right” in an area which is located well away from other dwellings (and that if compliance is achieved that noise effects will be minimal). The permitted standards are not expected to be complied with in most rural living, residential or other areas where people live in relative proximity to each other.

There is a restricted discretionary status where the stringent “permitted” noise limits cannot be achieved. The status is restricted discretionary provided that 50 dB Ldn can be met, and that suitable further weekly, monthly and annual restrictions are proposed. This broadly aligns with the guidelines of NZS6807:1994<sup>5</sup>

### 3.4 Overall Summary of District Plan Rules

We consider that the proposed District Plan restricted discretionary noise rule is broadly an appropriate noise rule for the assessment of effects of helicopter noise<sup>6</sup>. In contrast the

<sup>5</sup> Noting that the Proposed Plan rule excludes averaging in accordance with NZS6807:1994. The proposed District Plan rule is therefore somewhat more stringent.

<sup>6</sup> Although we do not agree that Section 4.3 of NZS6807:1994 should be excluded.

operative District Plan rule does not provide an appropriate basis for noise measurement and assessment. Because the zone noise standard cannot be applied to helicopters, it cannot be concluded with certainty that compliance with the operative District Plan noise rules (which apply at the site boundary) would be achieved / not achieved.

The proposed District Plan does not have full legal status, however we consider it a useful guide to the level of helicopter noise anticipated in this location by the Far North District Council. It is also consistent with criteria that we would use to inform a helicopter noise effects assessment in the absence of any statutory criteria (i.e. that set out in NZS6807:1994).

The proposed District Plan rules can therefore be used to inform the effects assessment required by the operative District Plan. The following matters require assessment under the operative and proposed District Plans to which we provide comments within our area of expertise:

### Operative Plan

#### 11.13 NOISE

- (a) *The character, level and duration of noise from any activity as received at the boundary, or notional boundary, of another site.*

**We consider that this is best addressed by considering the activity using the helicopter landing area noise rules in the Proposed District Plan.** These reference the appropriate assessment standard and are consistent with the National Planning Standards guidelines<sup>7</sup>.

- (b) *The hours of operation in relation to the surrounding environment.*

**Helicopter noise in non-rescue or non-heliport situations is typically limited to the District Plan daytime period of 0700 to 2200 or to civil daylight (whichever is more restrictive).** This is because helicopters typically operated using visual flight rules. This ensures that helicopter noise does not typically cause sleep awakenings.

- (c) *The effectiveness of any noise mitigation measures proposed.*

**Helicopter noise is normally mitigated through distance, the use of screening if possible, and by management of the number of movements per week. In this case, the location of the landing area and the proposed flight path is as far from dwellings as possible given the nature of the areas. In addition, it is proposed to restrict operation to 10 movements per month.**

#### 11.18 HELICOPTER MOVEMENTS

- (a) *The frequency of helicopter take-offs and landings.*

**Only ten movements per month are proposed, with a maximum daily number of two per month.**

- (b) *The timing of helicopter take-offs and landings.*

**Helicopter movements would be limited to daytime hours of operation only (between 8am and 8pm, or between morning and evening civil twilight hours (whichever is more restrictive)). This limits helicopter operation noise to the least sensitive times of the day.**

- (c) *Mitigation measures (including noise buffers and routing of approach paths)*

**The flight paths have been set to avoid overflying dwellings and reduce noise. The operator can comply with these flight restrictions using GPS, ADSB and visual flight rule navigation.**

<sup>7</sup> We consider that the exclusion of Section 4.3 of NZS6807:1994 as required by the National Planning Standards is unnecessary, however we have referred to this methodology in this assessment given that it is specifically mentioned in the operative rule.

### Proposed Plan

- (a) *That compliance with a helicopter noise limit of 50 dB L<sub>dn</sub> will occur at noise sensitive activities, or that compliance with the guidelines of NZS6807:1994 will be achieved at non-noise sensitive receivers Section 4.3 of NZS 6807:1994 shall not apply*  
**This matter of discretion does not require interpretation. This is an appropriate “limit” and accords with guidelines in NZS6807:1994. It is typically not appropriate for a private helicopter landing area to exceed 50 dB L<sub>dn</sub> unless there are other mitigating circumstances.**
- (b) *The potential for cumulative helicopter noise levels to exceed 50 dB L<sub>dn</sub> (7 day) at noise sensitive activities.*  
**It is typical for an application to propose a restriction on the number of helicopter movements that can occur over a specific period (these are interrelated with the L<sub>dn</sub> noise level). In this case only 10 movements per month are proposed, and there are no other known helicopter landing areas for a significant distance.**
- (c) *Any restrictions on any weekly, monthly or annual helicopter movements proposed.*  
**Only 10 movements per month are proposed.**
- (d) *Any potential wider social or community benefits from the operation of the helicopter.*  
**The provision is likely written to include consideration of emergency helicopters.**

## 4.0 NZS 6807:1994 – DETAILS OF STANDARD

As discussed in Section 3.0, NZS 6807:1994 is the appropriate standard for the assessment of helicopter noise and is the basis for the proposed District Plan and the National Planning Standards provisions for helicopter noise. New Zealand Standard NZS 6807:1994 “*Noise Management and Land Use Planning for Helicopter Landing Areas*” provides a standard approach to managing the effects of helicopter sound on sensitive receivers. This section summarises the provisions of this standard.

NZS 6807:1994 recommends that the L<sub>dn</sub> metric is used when assessing the noise effects of helicopters. L<sub>dn</sub> uses the cumulative ‘noise energy’ that is produced by all movements during a typical day with a 10 dB penalty applied to any night movements. This metric is used extensively in New Zealand and overseas for helicopter and airport noise assessment and it has been found to correlate well with community response to helicopter noise.

NZS 6807 is intended for helicopter landing areas used for ten or more flight movements in any month or where flight movements are likely to result in a maximum sound level exceeding 70 dB L<sub>AFmax</sub> at night or 90 dB L<sub>AFmax</sub> during the day in any residential zone or notional boundary of any rural dwelling. It is not intended to apply to infrequently used helicopter landing areas or emergency operations.

The Standard sets out noise limits (L<sub>dn</sub>) for helicopter noise for a range of receiver categories/zones (Table 3 below).

**Table 3: NZS 6807 Limits of Acceptability**

Affected Land Use	L <sub>dn</sub> day-night average sound level (dB)	L <sub>AFmax</sub> night-time maximum sound level (dB)
Industrial	75	n/a
Commercial	65	n/a
Residential	50	70
Rural (at notional boundary)	50	70
Residential (internal)	40	55

The hours for night-time L<sub>max</sub> shall be defined by the local authority. In the absence of any specific definition by the local authority for helicopter landing areas, the hours of 10.00pm to 7.00am the following day shall be defined as night-time for the purposes of the Standard.

The Standard defines a limit of 50 dB  $L_{dn}$  (and 70 dB  $L_{AFmax}$  at night) for residential and rural receivers. The standard suggests a maximum seven-day average  $L_{dn}$  which means that the noise level can be higher on some days (up to 53 dB  $L_{dn}$ ) provided the average over seven days does not exceed 50 dB  $L_{dn}$ .

## 5.0 MEASURED SOUND LEVELS

We have measured noise emissions from several typically used helicopter models in general accordance with NZS 6801:2008. These noise measurements were performed at heliports and other sites around New Zealand. Detailed sound exposure level ( $L_{AE}$  or SEL) measurements of these helicopters arriving, departing, and flying at 500 feet have been performed.

For this specific assessment we have also measured noise from the Helihire H500 (IWX) in operation. This helicopter, or a similar helicopter, may be used at the site for private landing purposes.

All testing was conducted to an altitude of 500 feet. The testing location was at Kerikeri Airport and the testing method and position of the sound level meters was arranged to broadly represent the activity that would occur at Fernbird Grove. During testing the pilot simulated warm-up/pre-flight checks between movements to ensure ground idle noise was included in the measured levels<sup>8</sup>. The detailed measurements performed around the site provide confidence in the noise levels that would be received at adjacent sites<sup>9</sup>.

At this location, it is expected that an H500 could operate from the site, however an AS350 or R44 could also be utilised at times. Other aircraft could visit the site and have been provided for in this assessment.

The results of our measurements are summarised in Table 2.

**Table 2: H500 Noise Emission Summary**

MP	Distance to vector	Measurement Orientation <sup>10</sup>	Sound Exposure Level dB $L_{AE}$ (rounded to nearest whole number)			Maximum Noise level dB $L_{AFmax}$
			Average Departure	Average Arrival	Overall Average <sup>11</sup>	
MP1	65m	90°	99	99	<b>99</b>	91
MP2	130m	90°	93	93	<b>93</b>	84

We used these measurements in the assessment of noise from this proposed helicopter landing area in conjunction with the noise modelling information discussed below<sup>12</sup>.

<sup>8</sup> Ground idle times of 2 minutes were used which is understood to be the required ground idle time before the aircraft can be shut down (Allison 250 engine)

<sup>9</sup> In addition to the above, Marshall Day Acoustics has previously measured noise emissions from a wide range of other helicopters at other sites in general accordance with NZS6801:2008.

<sup>10</sup> The measurement orientation refers to the orientation from the outward vector (departure) measured clockwise in degrees. A dwelling at 0 degrees would be under the aircraft as it arrives or departs the site, 180 degrees would be behind the helicopter landing area.

<sup>11</sup> There was little variation in noise level between arrivals and departures.

<sup>12</sup> A temporary consent to conduct testing on the site has not been obtained and measurements of at the site have not been performed. However, Marshall Day Acoustics has performed measurements of representative helicopter activity at several other sites. This information has been used to correlate the noise model results of this assessment with representative field measurements.



## 6.0 HELICOPTER NUMBER OF MOVEMENTS AND CALCULATED NOISE LEVELS

We have calculated the number of helicopter movements that comply with the 50 dB  $L_{dn}$  criterion for this site. These calculations were performed in SoundPLAN and verified against the  $L_{AE}$  sound levels as discussed in Section 5.0. The measurement results of the H500 helicopter have showed that these match the outputs of *DIN45684 Acoustics – Determination of aircraft noise exposure at airfields – Calculation Method* for the H1.1 helicopter class within +/- 1 decibel.

We have calculated noise levels and prepared noise contour maps based on Helicopter Class H1.1 of the standard (single and twin-engine helicopters with less than 3000 kg Maximum Take-off Weight)<sup>13</sup>. GIS data for this project has been sourced from the LINZ data service which includes a detailed DEM of the site. Building platforms have not been included in the local model as these are not available for the Fernbird Drive area.

The following table outlines the number of helicopter movements proposed:

**Table 4: Proposed Helicopter Movements in Accordance with NZS 6807:1994**

Helicopter Type*	Proposed number of helicopter movements <sup>†</sup>		
	Maximum monthly	Maximum seven-day rolling average <sup>‡</sup>	Maximum single day <sup>§</sup>
Number of H1.0 or H1.1 single engine helicopter movements (defined according to DIN 45684-1: MTOW < 3000kg) <sup>¶</sup>	10	8	2

\* The applicant is likely to typically use helicopters with a maximum take-off mass of less than 3,000kg. Only single engine helicopters are proposed for this site.

† Number of movements over a rolling seven-day period

§ Provided the average over any month and seven-day rolling period is no greater than that contained in this table

¶ Refer to Appendix B for helicopter definitions in accordance with the standard.

Table 5 details the calculated noise levels received at adjacent notional boundaries, based on the movements detailed in Table 4.

**Table 5: Resultant Helicopter Noise Levels**

Dwelling or Building	Helicopter Noise Level (dB)		
	$L_{dn}(1\text{-day})$	$L_{dn}(7\text{-day})$	$L_{dn}(\text{month})$
13 Fernbird Grove, Kerikeri	42	40	34
15 Fernbird Grove, Kerikeri	41	39	33
17 Fernbird Grove, Kerikeri	41	39	33
20 Fernbird Grove, Kerikeri	48	46	40
21 Fernbird Grove, Kerikeri	42	40	34
22 Fernbird Grove, Kerikeri*	50*	48*	42*
23 Waitete Heights Lane, Kerikeri	30	28	22
24 Waitete Heights Lane, Kerikeri	33	31	25
31 Blue Penguin Drive, Kerikeri	42	40	34
33 Blue Penguin Drive, Kerikeri	44	42	36

<sup>13</sup> This results in broadly the same overall noise level based on DIN45684 levels. This is broadly consistent with measurements.

Dwelling or Building	Helicopter Noise Level (dB)		
	L <sub>dn</sub> (1-day)	L <sub>dn</sub> (7-day)	L <sub>dn</sub> (month)
48 Waitete Heights Lane, Kerikeri	40	38	32
50 Waitete Heights Lane, Kerikeri	41	39	33
52 Waitete Heights Lane, Kerikeri	47	45	39
54 Waitete Heights Lane, Kerikeri	42	40	34

\*Written approval obtained

From the results of the calculations, the following conclusions have been made:

- The calculated noise levels received at existing adjacent notional boundaries where no written approval has been provided are no greater than 46 dB L<sub>dn</sub>(7-day). This is readily compliant with the NZS6807:1994 guideline with a margin of 4 decibels. This assumes that no more than eight movements occur in a seven-day period<sup>14</sup>.
- The calculated noise levels received at existing adjacent notional boundaries where no written approval has been provided would be no greater than 48 dB L<sub>dn</sub>(1-day) when considered over the busiest possible day. This is compliant with the Proposed District Plan Restricted Discretionary rule with a margin of two decibels.
- When considered over a month period, noise levels would be below 40 dB L<sub>dn</sub> at all dwellings where written approval has not been obtained. This is due to the proposed restriction on use which would ensure that no more than 10 movements occurred in any month.
- Noise levels would therefore be compliant with the proposed District Plan restricted discretionary helicopter rule as well as the guidelines in New Zealand Standard NZS 6807:1994 *Noise Management and Land Use Planning for Helicopter Landing Areas*.

Refer to Figure 3 for maps showing noise contours for the maximum number of helicopters operating on each site over a single day.

## 6.1 Summary of Noise Effects

The effects of helicopter noise on people and residential amenity can be more difficult to describe than other constant environmental noise sources. This is because helicopter activity occurs over a brief time period (a movement is usually only audible for a few minutes) and in residential or rural settings there are typically few helicopter movements occurring over any 7-day period. Any effects are transient and are normally followed by long periods of respite. The helicopter will essentially make a short period of loud noise which will occur infrequently.

In this case, the maximum number of movements that could occur over the busiest 7-day period would be eight movements, with an upper limit of two movements per day. A limit of 10 movements per month is also proposed.

To address effects, we have provided comments against the proposed District Plan assessment criteria. These are similar to the Operative Plan assessment criteria.

<sup>14</sup> If a lower number of movements occurred, noise levels would be lower over that week. The average number of movements per week would be no more than 2.5 movements (as no more than 10 movements can occur per month under the proposed consent)

- a) *That compliance with a helicopter noise limit of 50 dB L<sub>dn</sub> will occur at noise sensitive activities, or that compliance with the guidelines of NZS6807:1994 will be achieved at non-noise sensitive receivers Section 4.3 of NZS 6807:1994 shall not apply*

**The activity will comply with the limit. The noise levels at locations where written approvals have not been obtained is less than what NZS6807:1994 recommend as an upper noise limit for this environment, even when no averaging is applied.**

- (b) *The potential for cumulative helicopter noise levels to exceed 50 dB L<sub>dn</sub> (7 day) at noise sensitive activities.*

**This noise level would not be exceeded. There are no other helicopter landing areas in proximity and cumulative helicopter noise levels from more than one operation will not arise.**

- (c) *Any restrictions on any weekly, monthly or annual helicopter movements proposed.*

**It is proposed to limit the number of movements to no more than 10 movements per month. This will reduce noise to 40 dB L<sub>dn</sub> at locations where written approvals have not been obtained when noise is considered over a month period. This is a relatively low level of helicopter noise which is broadly aligned with the Proposed District Plan permitted limits (when considered over a month period). In addition, there are restrictions on the maximum number of helicopter movements that can occur on a daily and weekly basis to avoid there being short periods of higher noise.**

- (d) *Any potential wider social or community benefits from the operation of the helicopter.*

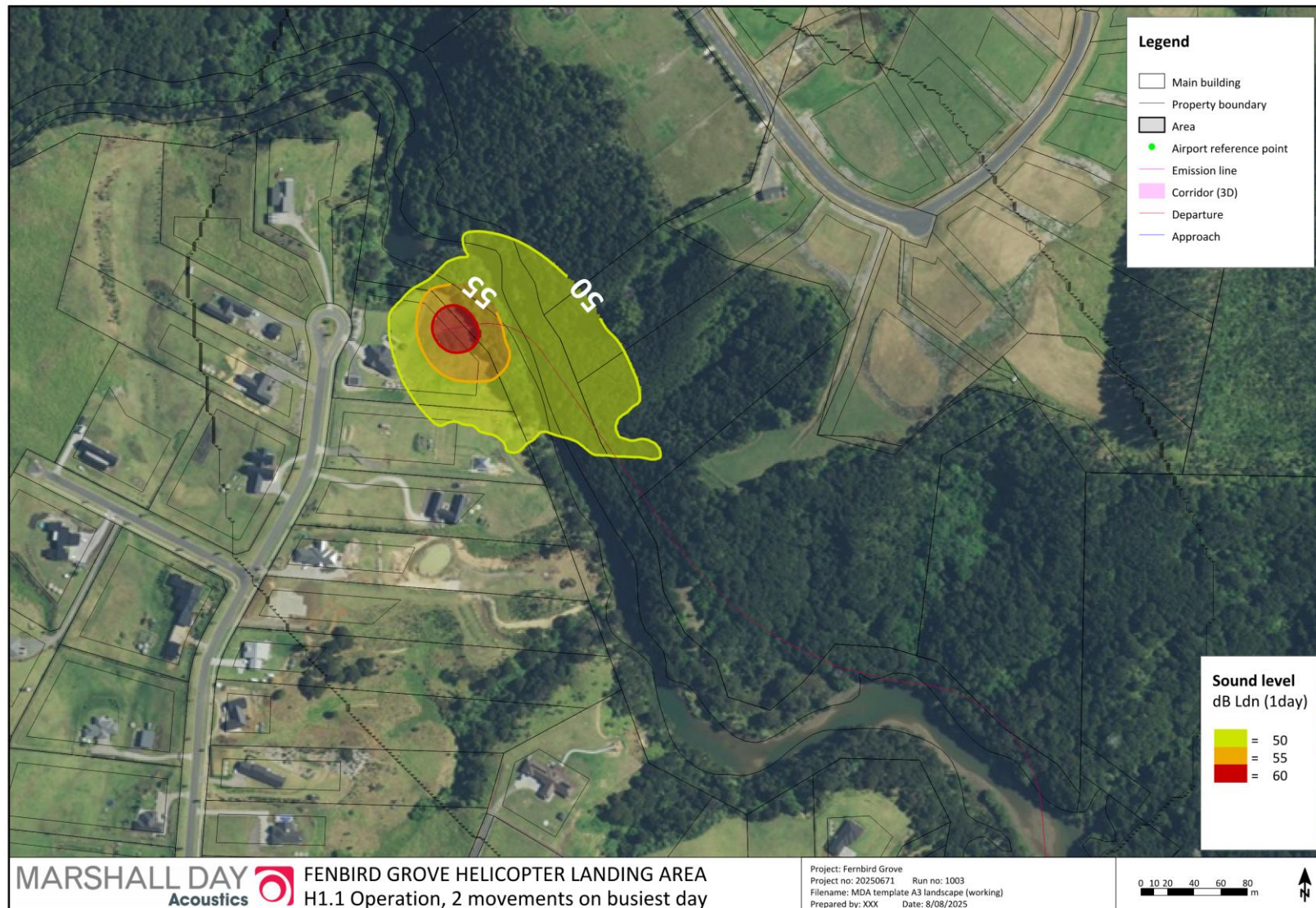
**This is not a noise matter - refer to the planning assessment for any discussion on this matter.**

Based on the above analysis, and the written approvals obtained, we consider that the proposed helicopter landing area has been proposed in such a way that is it consistent with the objectives and policies of the Operative and Proposed District Plans. The proposed consent restrictions on helicopter movements and flight paths will result in generally low helicopter noise levels when considered monthly.

Although helicopter noise will be clearly audible and dominant during the brief period of helicopter operation that may occur up to 10 times per month, the effects arising from this will be transient and brief. The proposed departure and arrival direction away from dwellings, the limited number of helicopter movements proposed and the proposed landing area location that is as far as possible from Fernbird Grove dwellings will all contribute to low overall monthly helicopter noise levels.



Figure 3: Noise emissions from Helicopter Operation at Fernbird Grove (dB L<sub>dn</sub> noise level over 1-day period, two movements occurring)



## 7.0 CONCLUSIONS

We have assessed helicopter operations for a proposed helicopter landing area at 24 Fernbird Grove, Kerikeri. We have reviewed performance standards for helicopter noise set out in the operative and proposed versions of the Far North District Plan, as well as NZS 6807:1994.

It is proposed to avoid overflying dwellings through utilising a consented flight path over a corridor of vegetation. In addition, it is proposed to limit the number of helicopter movements to no more than 10 per month.

The site is calculated to comply with 50 dB  $L_{dn(7 \text{ day})}$  at all dwellings based on the number of helicopter movements proposed in this report. Written approval has been received from the closest dwelling. The calculated noise levels at existing adjacent notional boundaries where no written approval has been provided are no greater than 46 dB  $L_{dn(7 \text{ day})}$ . This is readily compliant with the NZS6807:1994 guideline.

Cumulative effects are not expected to arise, as there are no other consented landing areas nearby.

We consider that the helicopter landing area has been proposed in such a way that is it consistent with the objectives and policies of the Operative and Proposed District Plans. The proposed consent restrictions on helicopter movements and flight paths will result in generally low average helicopter noise levels when considered monthly.

Although helicopter noise will be clearly audible and dominant during the brief period of helicopter operation that may occur up to 10 times per month, the effects arising from this will be transient and brief. The proposed departure and arrival direction away from dwellings, the limited number of helicopter movements proposed and the proposed landing area location that is as far as possible from Fernbird Grove dwellings will all contribute to low overall monthly helicopter noise levels.

It is recommended that helicopter operations to and from the site be conducted in accordance with the 'Fly Neighbourly' guide published by the Helicopter Association International, and as recommended by the New Zealand Helicopter Association.

## 8.0 POTENTIAL CONSENT CONDITIONS

1. The consent holder shall ensure that the noise associated with the use of the landing area on the site to which this consent applies for helicopter operations shall not exceed a noise limit of 50 dB L<sub>dn</sub> (7-day) as determined in accordance with NZS6807:1994, and as measured at or within the notional boundary of any noise sensitive activity (e.g., dwelling/visitor accommodation) established at the time this consent was granted.
2. Flights shall only occur between morning civil twilight or 08:00 (whichever is later) and evening civil twilight or 20:00 (whichever is earlier).
3. The following number of movements are deemed to satisfy Condition 1:

### Helicopter Movements in Accordance with NZS 6807:1994

Helicopter Type	Proposed number of helicopter movements <sup>†</sup>		
	Maximum monthly	Maximum seven-day rolling average <sup>‡</sup>	Maximum single day <sup>§</sup>
Number of H1.0 or H1.1 single engine helicopter movements (defined according to DIN 45684-1: MTOW < 3000kg) <sup>‡</sup>	10	8	2

<sup>†</sup> A movement is an arrival or a departure. An arrival AND a departure generates two movements

<sup>§</sup> Provided the average over any month and seven-day rolling period is no greater than that contained in this table

4. The consent holder is to ensure that all arriving and departing helicopters follow the arrival and departure vector where practicable (as shown in the Acoustic Assessment by Marshall Day Acoustics [Report 20250671]) when flying at altitudes of less than 500 feet, unless required to deviate for safety or to meet Civil Aviation Authority requirements. If manoeuvring outside the consented vectors is required to operate the helicopter safely near the landing area in certain wind conditions, this shall not be considered a breach of the conditions provided the consent holder can demonstrate the consented vectors were flown to the maximum extent possible.
5. The consent holder shall ensure at all times that a complete and accurate log of all helicopter movements to and from the site is kept. The consent holder is to keep the following information:
  - the date and time of each flight
  - records of the helicopter owner, operator or helicopter transit company undertaking the helicopter flight
  - the helicopter model type or Civil Aviation Authority registration number visiting the site.
  - The log must be made available to Council officers within ten working days upon request.
6. The helicopter landing area is not to be used for engine testing unless required for demonstrable safety or emergency reasons (i.e. to facilitate necessary on-site repairs required to ensure operational safety).
7. The helicopter landing area shall be used for private purposes associated with the residential dwelling. No commercial operations shall occur (e.g. no flight school, agricultural base operations, helicopter hire or charter, etc).

## APPENDIX A GLOSSARY OF TERMINOLOGY

<b>dB</b>	<p><u>Decibel</u></p> <p>The unit of sound level.</p> <p>Expressed as a logarithmic ratio of sound pressure P relative to a reference pressure of <math>P_r=20 \mu\text{Pa}</math> i.e. <math>\text{dB} = 20 \times \log(P/P_r)</math></p>
<b>dBA</b>	<p>The unit of sound level which has its frequency characteristics modified by a filter (A-weighted) so as to more closely approximate the frequency bias of the human ear.</p>
<b>A-weighting</b>	<p>The process by which noise levels are corrected to account for the non-linear frequency response of the human ear.</p>
<b><math>L_{\text{Aeq}}(t)</math></b>	<p>The equivalent continuous (time-averaged) A-weighted sound level. This is commonly referred to as the average noise level.</p> <p>The suffix "t" represents the time period to which the noise level relates, e.g. (8 h) would represent a period of 8 hours, (15 min) would represent a period of 15 minutes and (2200-0700) would represent a measurement time between 10 pm and 7 am.</p>
<b><math>L_{\text{Amax}}</math></b>	<p>The A-weighted maximum noise level. The highest noise level which occurs during the measurement period.</p>
<b><math>L_{\text{dn}}</math></b>	<p>The day night noise level which is calculated from the 24 hour <math>L_{\text{Aeq}}</math> with a 10 dB penalty applied to the night-time (2200-0700 hours) <math>L_{\text{Aeq}}</math>.</p>
<b>SEL or <math>L_{\text{AE}}</math></b>	<p><u>Sound Exposure Level</u></p> <p>The sound level of one second duration which has the same amount of energy as the actual noise event measured.</p> <p>Usually used to measure the sound energy of a particular event, such as a train pass-by or an aircraft flyover</p>
<b>NZS 6801:2008</b>	<p>New Zealand Standard NZS 6801:2008 <i>"Acoustics – Measurement of environmental sound"</i></p>
<b>NZS 6802:2008</b>	<p>New Zealand Standard NZS 6802:2008 <i>"Acoustics – Environmental Noise"</i></p>
<b>NZS 6805:1992</b>	<p>New Zealand Standard NZS 6805:1992 <i>"Airport Noise Management and Land Use Planning"</i></p>
<b>NZS 6807:1994</b>	<p>New Zealand Standard NZS 6807:1994 <i>"Noise Management and Land Use Planning for Helicopter Landing Areas"</i></p>



**APPENDIX B CLASSIFICATION OF HELICOPTER TYPES ACCORDING TO DIN45684-1 (EXAMPLES)**

Model	Classification <sup>15</sup>	MTOW (kg)	No. of engines
<i>H1.0 Single Engine</i>			
CH-7 Angel	H1.0	400	1
Robinson R 22 BETA	H1.0	600	1
Hughes 269 C	H1.0	900	1
<i>H1.1 Single Engine</i>			
Eurocopter EC120   Airbus H120	H1.1	1800	1
Eurocopter EC130   Airbus H130	H1.1	2500	1
Eurocopter AS350   Airbus Single Squirrel H125	H1.1	2250	1
Eurocopter AS350 B	H1.1	2000	1
Eurocopter AS350 B2	H1.1	2300	1
Eurocopter AS350 B3	H1.1	2300	1
Bell 206 Jetranger   Longranger B206	H1.1	1500	1
Bell 206L-3	H1.1	1900	1
Robinson R44 Raven II	H1.1	1140	1
Hughes 500 / 369   McDonnell Douglas MD500 / MD520	H1.1	1400	1
<i>H1.1 Twin Engine</i>			
Eurocopter EC135   Airbus H135	H1.1	2980	2
Bell 427	H1.1	2971	2
Eurocopter   Airbus AS355	H1.1	2540	2
<i>H1.2 (Mostly Twin Engine)</i>			
Bell 429	H1.2	3175	2
Bell 205A-1 / UH-1	H1.2	4300	1
Eurocopter EC145   Airbus H145	H1.2	3800	2
MBB/BK117 B	H1.2	3350	2
Eurocopter EC155   Airbus H155	H1.2	4920	2
<i>H2.1 (Twin)</i>			
S-76	H2.1	5306	2

<sup>15</sup> H 1.0 MTOW ≤ 1000 kg  
H 1.1 1000 kg < MTOW ≤ 3000 kg  
H 1.2 3000 kg < MTOW ≤ 5000 kg  
H 2.1 5000 kg < MTOW ≤ 10 000 kg

## **APPENDIX C RELEVANT INFORMATION ON HELICOPTER OPERATIONS**

The following summarises our understanding of helicopter operations. We have acquired this information during a large number of helicopter assessments and in conversations with many pilots. This information is provided generally in regard to noise and no warranty is provided in relation to helicopter operations. Safe operation of the helicopter is the responsibility of the licenced pilot.

### **Helicopter Altitudes**

Helicopter departures are typically steeper than arrivals. Helicopters typically climb to above 500 feet at 500 metres (horizontally) from the landing area on departure. On arrival, helicopters are typically above 500 feet at 1 kilometre (horizontal) from the landing area.

### **Arrivals and Departures in Tailwinds**

It is generally preferable to land into a headwind. An ideal helicopter consent would contain at least two possible vectors into to predominant wind direction, but consents with only one vector are often issued to reduce noise emissions.

Arrivals in a downwind condition can occur safely – there are commercial helipads in operation in urban centres in New Zealand where only one landing / departure vector can be used (and thus are frequently used by light helicopters in tailwind conditions). This is safely done on a daily basis in a crowded urban area. At other sites, pilots are often comfortable making late turns into the wind immediately prior to landing or simply landing directly to the landing area with the known tailwind.

In conditions where only one vector is possible, a small manoeuvring radius around the landing area will normally provide flexibility on landing without needing to overfly adjacent sites. Significant deviations from the proposed vectors are not normally required.

Single approach / departure vectors therefore have few safety constraints. Any such safety constraints on the use of landing areas would only potentially relate to helicopters with heavy loads landing in very strong tailwinds. In those conditions, some helicopters (especially lighter helicopters) may not be able to land if the pilot determines that it is not safe to do so. However in most situations these constraints are expected to be rare (if such constraints occur at all). The safe operation of the helicopter is the ultimate responsibility of the pilot.

### **Time Taken for Helicopter to Arrive and Depart at Site**

Departure of a modern helicopter to 500 feet will normally take around 30 to 70 seconds of helicopter warm up time with pre-flight checks (low noise), 30 seconds of higher noise at flight idle and in-ground effect flight near the landing area, then 45 seconds of lower noise to climb to 500 feet (around 2.5 minutes in total). Some pilots may take longer to complete pre-flight checks, however ground idle noise is much lower than noise of the flight idle and flight near the landing area.

Arrival takes a similar duration overall. Noise sensitive pilots will normally shut off engines within approximately 30 seconds of landing. Some helicopters require longer cool down times (around 2 minutes) due to oil lubrication requirements in bearings.

### **Ground Idle Noise**

Ground idle is much quieter than the level of noise generated by the aircraft when power is on, such as during flight idle, lift off, final descent, etc. The noise level received in and around the landing area is dominated by the “power on” parts of the operation and ground idle contributes little to the overall sound exposure level. The aircraft generates more significant noise prior to entering effective translational lift and this part of the departure generates appreciably higher noise levels.

The sound exposure level from 90 seconds of ground idle (alone) is typically around 10 decibels below the overall sound exposure level from the departure or arrival (including the ground idle component).

Helicopters normally would normally have to ground idle for around 2 to 4 minutes before the contribution of ground idle would increase the overall noise level by 1 decibel – this does not occur if pilots operate in a noise sensitive manner (minimising operation time and avoiding long ground or flight idle times).

### **Helicopter Calculation Algorithms**

*DIN45684.1 Acoustics – Determination of aircraft noise exposure at airfields – Calculation Method* is often used by Marshall Day Acoustics to calculate noise from helicopters. We have carefully calibrated / compared the results of this algorithm to a wide range of helicopter measurements carried out in the field and have found it to be reliable and accurate.

The Integrated Noise Model is another reliable method used to calculate noise from heliports.

### **Common Helicopters Operating in New Zealand**

Common single turbine engine aircraft operating in New Zealand are AS350 (Squirrel), EC130 and EC120. Robinson R44 aircraft are piston powered helicopters that are used privately and commercially. Common twin-engine turbine aircraft include B427, B429 and EC135.



Office Use Only  
Application Number:

Private Bag 752, Memorial Ave  
Kaikohe 0440, New Zealand  
Freephone: 0800 920 029  
Phone: (09) 401 5200  
Fax: (09) 401 2137  
Email: ask.us@fndc.govt.nz  
Website: www.fndc.govt.nz

**APPLICATION FOR DEEMED PERMITTED BOUNDARY ACTIVITIES**  
Pursuant to Section 87AAB & 87AAD of the Resource Management Act 1991 (the Act)

To qualify to be a deemed permitted boundary activity, a proposed activity must meet the following criteria:

- The proposal must require resource consent due to the infringement of one or more boundary rules in a **district plan**
- The proposal must not infringe **any other district rules**
- The infringement must not relate to **public boundaries**
- The owners of all allotments with an infringed boundary have **given written approval** to the proposal, including **signing the site plans**

*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. Applicant Details:**

Name/s: David Mark Lealand

Electronic Address for Service (E-mail): david@helihire.co.nz

Phone Numbers: Work: 027 4947 214 Home: \_\_\_\_\_

Postal Address: 24 fernbird Grove, Kerikeri 0294  
(or alternative method of service under section 352 of the Act): Lot 47 Deposited Plan 532487

Post Code: 0294

**3. Address for Correspondence: Name and address for service and correspondence (if using an Agent write their details here).**

Name/s: Julia Edwards (Agent)

Electronic Address for Service (E-mail): julia.edwards@totalspan.co.nz

Phone Numbers: Work: 021 278 0801 Home: \_\_\_\_\_

Postal Address: 1235B SH10, Kerikeri 0293  
(or alternative method of service under section 352 of the Act): \_\_\_\_\_

Post Code: \_\_\_\_\_

All correspondence will be sent by email in the first instance. Please advise us if you would prefer an alternative means of communication.



4. **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: Martin Clifford Nicholls and Jennifer Mary Shepherd

Property Address/ Location: 22 Fernbird Grove, Kerikeri 0294  
Lot 46 Deposited Plan 532487

5. **Application Site Details:**

Location and/or Property Street Address of the proposed activity:

Site Address/ Location: 24 fernbird Grove, Kerikeri 0294  
Lot 47 Deposited Plan 532487

Legal Description: Lot 47 Deposited Plan 532487 Val Number: \_\_\_\_\_

Certificate of Title: 871588  
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.

---

---

---

6. **Description of the Boundary Activity:**

(Insert description of the activity in sufficient detail for the consent authority to be satisfied that the activity is a permitted boundary activity under section 87AAB of the Act)

Totalspan propose to build an IL1 - 9m x 12m Flat Roof Building for additional storage and  
garaging on the the property. The proposal will require a deemed boundary permit  
for the current siting which indicates a setback to boundary of 7 metres.

This proposal will not breach the sunlight rule.

---

---

---



WRITTEN APPROVAL FOR DEEMED PERMITTED BOUNDARY ACTIVITY  
s87BA of the Resource Management Act 1991

1. Name of person giving written approval (Full Name):

Martin Clifford Nicholls and Jennifer Mary Shepherd

2. I am the owner of the property at:

22 Fernbird Grove, Kerikeri 0294

Lot 46 Deposited Plan 532487

3. Address of the property subject to the proposal:

24 fernbird Grove, Kerikeri 0294

Lot 47 Deposited Plan 532487

4. Are you signing on behalf of other owners? ☒ Yes / No


- I confirm that I have read the description of the activity and seen and signed the site plans attached.
- In signing this written approval, I confirm that I understand the proposal and understand that the consent authority will permit the applicant to undertake the activity (provided they have supplied the correct information, including all other written approvals required).
- I understand that I may not withdraw my written approval.

Name: Martin Clifford Nicholls

 (signature)

Date: 4 July 2025

Name: Jennifer Mary Shepherd

 (signature)

Date: 4 July 2025

5. Contact Details:

David Lealand - 027 4947 214

Contact Person:

Electronic Address for Service:  
(E-mail)

david@helihire.co.nz

Home: 027 4947 214

24 fernbird Grove, Kerikeri 0294

Lot 47 Deposited Plan 532487

Post Code: 0294

**Note to person signing written approval**

- You should only sign this form if you fully understand the proposal. You should seek expert or legal advice if you need the proposal or deemed permitted boundary activity process explained to you.
- Conditional written approvals cannot be accepted, and written approvals cannot be withdrawn once provided.
- There is no obligation to sign this form, and no reasons need to be given.
- If you do not sign this form, resource consent may be required for the activity and you may have the opportunity to submit on the application.



# SITEPLAN

**TOTALSPAN**

STEEL BUILDINGS  
WHO CAN? TOTALSPAN!



## Building Proposed For:

David Mark Lealand

## Clients Site Address:

24 Fernbird Grove, Kerikeri 0294

## Legal Description:

Lot 47 DP 532487

## Date:

25<sup>th</sup> June 2025

## DRAWINGS NOT TO SCALE

## REPRESENTATION ONLY

ALL DIMENSIONS IN METRES UNLESS  
SPECIFIED OTHERWISE

## Big BOI Sheds Ltd T/A Totalspan Bay of Islands & Hokianga

1235B State Highway 10, R.D.3,

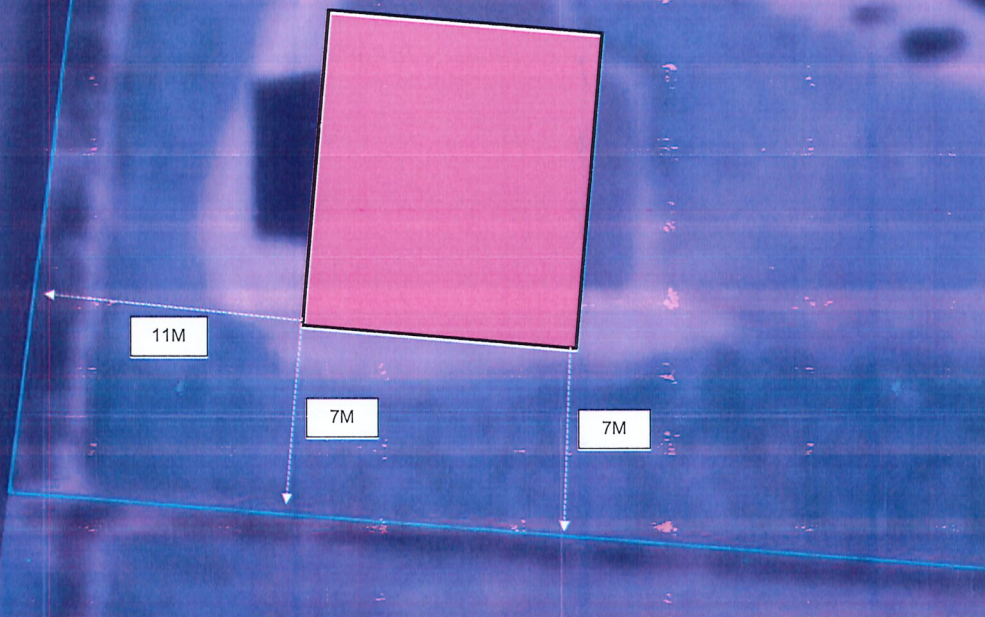
Kerikeri 0293, New Zealand.

Phone: 09 407 7875

Email: [Julia.Edwards@Totalspan.co.nz](mailto:Julia.Edwards@Totalspan.co.nz)



Copyright: This document and drawings may not be reproduced  
in part or in whole without prior written consent from  
BIG BOI SHEDS LTD T/A Totalspan BOI & Hokianga.



District Plan Zoning	Coastal Living
Setbacks Required	10m
Corrosion Zone	C
Shed Colour	TBA
Wind Zone as per AS/NZS 1170.2	42.77 m/s
Site Area	8880
Existing Buildings & Driveways	604.60 m2
Proposed Building M2:	111.60 m2
Total Site Coverage:	716.20 m2
Impermeable Surfaces %	8% of 10% Allowance
Building Use	Shed / Garage

## Earthworks

200mm site scrape of topsoil only, of less than 20 cubic meters. Allsoil to remain on site.

## Stormwater:

TBA

Please sign to confirm that as the neighbours of 24 Fernbird Grove, Kerikeri 0294. We have sited the proposed Totalspan Site Plan, and we give our consent for the proposed boundary breach of 3.0 metres on the southern boundary.

Name:  
Martin Clifford Nicholls

Signed:

Date: 4 July 2025

Name:  
Jennifer Mary Shepherd

Signed:

Date: 4 July 2025

7. Other Consent required/being applied for under different legislation(more than one circle can be ticked):

☒ Building Consent (BC ref # if known)

☐ Other (please specify)

8. 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 (further information in regard to this NES is available on the Council's planning web pages):

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

9. Boundary Activity details:

- ☐ Plan (drawn to scale) of the site at which the activity is to occur, showing the height, shape, and location on site of the proposed activity\*
  - ☒ Full name and address of each owner (other than the applicant) of the site to which the proposed activity relates\*
  - ☒ Full name and address of each owner of an allotment with an infringed boundary to which the proposed activity relates\*
  - ☒ Written approval and a signed plan from each owner of an allotment with an infringed boundary\*
  - ☒ Site photos
- \*denotes mandatory information

Please attach the above to this application.

10. 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: David Mark Lealand

Electronic Address for Service (E-mail): david@helihire.co.nz

Phone Numbers: Work: \_\_\_\_\_ Home: 027 4947 214

Postal Address:  
(or alternative method of service under section 352 of the Act) 24 fernbird Grove, Kerikeri 0294

Lot 47 Deposited Plan 532487 Post Code: 0294

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 20<sup>th</sup> 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: David Mark Lealand (please print)

Signature:  (signature of bill payer – mandatory)

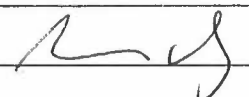
Date: 25-7-25

## Important Information:

**Privacy Information:** Once this application is lodged with the Council it becomes public information. If there is sensitive information in the proposal please advise. The information you have provided on this form is required so that your application for a 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.

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

Name: Julia Edwards (please print)

Signature:  (signature)

Date: 31<sup>st</sup> July 2025

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)
- ☒ 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
- ☒ Written approvals and a signed plan from each owner of an allotment with an infringed boundary
- ☒ Copies of other relevant consents associated with this application
- ☒ Location and Site plans
- ☒ Elevations / Floor plans
- ☐ Topographical / contour plans

## Note to applicant

You must include all information required by this form. If all information is not included, the consent authority will return this to you and the correct information must be supplied before a written notice permitting your activity can be provided.

In order to be eligible for a deemed permitted boundary activity, the activity must meet the definition of boundary activity under section 87AAB(1) of the Act.

You must provide written approval from all owners of allotments with infringed boundaries under section 87BA(1) of the Act 1991.

If all of the information required under section 87BA(1) of the Act is provided to the consent authority, the consent authority must notify you of your permitted boundary activity within 10 working days after the date on which it receives the information.

You must pay the charge (if any) payable to the consent authority for the deemed permitted boundary activity under the Act.

If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

**Only one copy of an application is required, but please note for copying and scanning purposes, documentation should be**

**UNBOUND**

**SINGLE SIDED**

**NO LARGER THAN A3 in SIZE**





## NOTICE OF WRITTEN APPROVAL

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

### PART A – To be completed by Applicant

Applicant/s Name:	David Lealand
Address of proposed activity:	24 FernBird Grove Kerikeri
Legal description:	Helicopter landing
Description of the proposal (including why you need resource consent):	Allowing limited helicopter movements
Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):	<ol style="list-style-type: none"><li>1. No more than 10 movements per month</li><li>2. Only during day light hours</li><li>3. _____</li><li>4. _____</li><li>5. _____</li><li>6. _____</li></ol>

#### Notes to Applicant:

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



PART B – To be completed by Parties giving approval

**Notes to the party giving written approval:**

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

Full name/s of party giving approval:

Martin Nicholls & Jennifer Shepherd

Address of affected property including legal description

22 Fernbird Grove, Kauriki

Contact Phone Number/s and email address

Daytime:

021 2468 240

email: martinicholls2@gmail.com

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

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

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

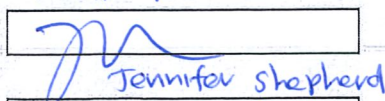
Signature

  
Martin Nicholls

Date

4 July 2025

Signature

  
Jennifer Shepherd

Date

4 July 2025

Signature

Date

Signature

Date