Te Kaunihera o Te Hiku o te Ika
Far North District Council

HE ARA TĀMATA
CREATING GREAT PLACES
*Supporting our people*

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# Application for resource consent

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

## 1. Pre-Lodgement discussion

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

◯ **Yes** ☑ **No** ☑ **N/A**

Have you consulted Council's Infrastructure Officer regarding infrastructure capacity to service the development?

◯ **Yes** ☑ **No** ☑ **N/A**

Have you consulted the Roading Officer regarding any road to vest or departure from District Plan / Engineering standards?

◯ **Yes** ☑ **No** ☑ **N/A**

**Contact details of who and how to engage in pre lodgement discussions can be found on the Resource Consent pages of the FNDC website.*

## 2. Type of consent being applied for

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

☑ **Land Use**

◯ **Fast Track (Land Use - Controlled Activity)**

◯ **Change of Consent Notice (s.221(3))**

◯ **Certificate of Compliance (s.139)**

◯ **Extension of time (s.125)**

◯ **Discharge:** Total voume = _____ m³
*Note; volumes >3m³ requires NRC Consent 3m³*

◯ **Subdivision**

◯ **Existing Use Certificate (s.139A)**

◯ **Consent under National Environmental Standard**
*(e.g. Assessing and Managing Contaminants in Soil)*

◯ **Other (please specify)** _____

## 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:
The Resource Consents Planning Technicians, **planning_technicians@fndc.govt.nz**

## 5. Applicant details

**Name/s:** Michael Anthony Blakely and Janna Gertrud Blakely

**Email:**

**Phone number:**

**Postal address:**
(or alternative method of service under section 352 of the act)

Have you been the subject of abatement notices, enforcement orders, infringement notices and/or convictions under the Resource Management Act 1991?
◯ **Yes** ☑ **No**

If yes, please provide details:

## 6. Address for correspondence

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

**Name/s:** Michael Anthony Blakely

**Email:**

**Phone number:**

**Postal address:**
(or alternative method of service under section 352 of the act)

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

## 7. Details of property owner/s and occupier/s

*Name and Address of the owner/occupiers of the land to which this application relates (where there are multiple owners or occupiers please list on a separate sheet if required)*

**Name/s:** Michael Anthony Blakely and Janna Gertrud Blakely

**Property address/ location:** 8 Johnson lane Haruru 0204

Postcode

## 8. Application site details

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

**Name/s:** Michael Blakely

**Site address/ location:** 8 Johnson lane Haruru

Postcode 0204

**Legal description:** Lot 6 DP 76469

**Val Number:** 00223-01700

**Certificate of title:** NA32D/573

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.

Site is down the righthand side of the house. the clay can get slippery sometimes

## 9. Description of the proposal

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

Proposed granny flat (second dwelling) at 8 Johnson lane Haruru, Building consent EBC-2027-80/0.
Resource consent required for breach of CE-R1 PER-1 CE -S1 (Height exceeds 5.5m), CE-R2 PER-2 CE-S3
(Pile depth exceeds 1m), and NH-R5 PER-2 (20m of a scrub/shrubline dripline)

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.

The proposal has been prepared in accordance with the following version of the FNDC Engineering Standards:

◯ **2009** ☑ **2023**

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

◯ **Yes** ☑ **No**

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

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

- [x] **Building Consent** EBC-2027-80/0 (if known)
- [ ] **Regional Council Consent (ref # if known)** Ref # here (if known)
- [ ] **National Environmental Standard Consent** Consent here (if known)
- [ ] **Other (please specify)** Specify 'other' here

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

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

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

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

- [ ] **Subdividing land**
- [ ] **Disturbing, removing or sampling soil**
- [ ] **Changing the use of a piece of land**
- [ ] **Removing or replacing a fuel storage system**

## 13. Natural hazards (National Policy Statement for Natural Hazards 2025)

Is the site subject to known or potential natural hazards (for example, flooding, coastal inundation, erosion, or unstable land), as contemplated by the National Policy Statement for Natural Hazards 2025? ☑ **Yes** ◯ **No**

If yes, please identify the relevant natural hazard(s) by ticking the applicable box(es) below:

- [ ] **Flooding**
- [ ] **Active Faults**
- [x] **Landslips**
- [ ] **Liquefaction**
- [ ] **Coastal Erosion**
- [ ] **Tsunami**
- [ ] **Coastal Inundation**

*Please ensure all relevant technical reports are submitted with the application.*

## 14. 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**

## 15. Draft conditions:

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

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

## 16. 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) Michael Anthony Blakely

**Email:**

**Phone number:**

**Postal address:**
(or alternative method of service under section 352 of the act)

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

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

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

**Signature:**
(signature of bill payer)

Date 24/09/2026

## 17. Important Information:

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

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

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

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

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

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

## 18. Declaration

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

**Name** (please write in full) Michael Blakely

**Signature**

Date 24/09/26

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

*See overleaf for a checklist of your information...*

## Checklist of your information

*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*

# ASSESSMENT OF ENVIRONMENTAL EFFECTS

*In support of an application for resource consent under the Resource Management Act 1991*

## Proposed Second Dwelling (Granny Flat)

### 8 Johnson Lane, Haruru – Lot 6 DP 76469

| | |
|---|---|
| **Applicants** | Michael Anthony Blakely and Janna Gertrud Blakely (registered on title as Janna Gertrud Malzbender) |
| **Site address** | 8 Johnson Lane, Haruru 0204 |
| **Legal description** | Lot 6 DP 76469 |
| **Record of Title** | NA32D/573 (search copy dated 28 July 2026) |
| **Site area** | 0.2051 ha (2,051 m²) |
| **Territorial authority** | Far North District Council |
| **Zoning – PDP** | General Residential; Coastal Environment overlay |
| **Zoning – ODP** | Residential (Operative Far North District Plan 2009) |
| **Building consent** | EBC-2027-80/0 |
| **Activity status – PDP** | Restricted Discretionary |
| **Activity status – ODP** | Operative District Plan (Residential zone): Discretionary (Rule 12.4.6.1.2 Fire Risk to Residential Units not met). Overall activity status (both plans bundled): Discretionary – see Section 5.4. |
| **Prepared** | 22 September 2026 |

## 1. Introduction

This Assessment of Environmental Effects (AEE) has been prepared to accompany an application for resource consent to Far North District Council ("Council") pursuant to the Resource Management Act 1991 ("the Act"). It is submitted in support of Form 9 (Application for Resource Consent) lodged by Michael Anthony Blakely and Janna Gertrud Blakely ("the Applicants"), the registered owners and occupiers of the site at 8 Johnson Lane, Haruru, legally described as Lot 6 DP 76469 and held under Record of Title NA32D/573. Janna Gertrud Blakely is registered on the title as Janna Gertrud Malzbender, her name prior to marriage.

The application seeks land use consent for the construction of a second dwelling (a self-contained "granny flat") on the site, for which building consent EBC-2027-80/0 has been applied for concurrently. Resource consent is required because the proposal does not comply in three respects with the permitted activity standards of the District Plan, as identified in Section 9 of the accompanying Form 9 and discussed in detail in Section 5 of this report. The application is assessed overall as a Restricted Discretionary activity.

Operative District Plan: the site is zoned Residential under the Operative Far North District Plan 2009. Under the ODP, the proposal is a Discretionary Activity because it does not meet Rule 12.4.6.1.2 (Fire Risk to Residential Units). Taking both plans together, the application is a Discretionary Activity overall. Section 5.4 identifies the ODP rules and activity status separately, as requested by Council.

This AEE has been prepared in accordance with Schedule 4 of the Act and addresses the matters that must be included in an assessment of environmental effects, having regard to the scale and significance of the effects that the activity may have on the environment.

This report should be read together with the following documents that accompany the application:

- Form 9 – Application for Resource Consent (Far North District Council);
- Proposed site plan, site plan detail, floor plan, elevations, subfloor plan, framing/bracing/lintel plan, roof layout, roof framing plan, structural sections and details, cladding details, joinery schedule and plumbing layout prepared by CADPlanz (dated 18/09/2026), certified by Teo Pilapil, Chartered Professional Engineer;
- Geotechnical Report for Proposed Granny Flat at Lot 6 DP 76469, 8 Johnson Lane, prepared by PK Engineering Ltd (Job No. 26-012, Rev 0, dated 26 May 2026), including Appendix A (auger hole logs and scala penetrometer data) and Appendix B (locality plan, site plan and cross section A-A);
- Land Information Memorandum No. 5070 issued by Far North District Council;
- Record of Title NA32D/573 (search copy dated 28 July 2026), attached; and
- Written approvals of affected persons under section 95E of the Act (5 Johnson Lane and 15 Goffe Drive), attached.

## 2. Description of the Site and Surrounding Environment

The site is located at 8 Johnson Lane, Haruru, and comprises a single allotment of 0.2051 ha (2,051 m²) legally described as Lot 6 DP 76469 (Valuation Number 00223-01700). The site has frontage to, and is accessed from, Johnson Lane, a short cul-de-sac off Goffe Drive. The Record of Title also records a 1/6 share in Lot 1 DP 75150 (519 m²), being a shared accessway allotment that is not part of the land on which the proposed works are located and is not affected by this application.

The site is a long, narrow, wedge-shaped allotment that falls steeply from the Johnson Lane frontage in a south-easterly direction towards a native bush-covered gully. The existing dwelling, garage and a timber pole retaining wall (constructed under a separate building consent, EBC-2024-781/1) occupy the relatively flat, elevated portion of the site closest to Johnson Lane. Below the retaining wall the land forms a gently to moderately sloping grassed terrace

approximately 25 m x 20 m, within which the proposed second dwelling is sited, before the land falls away more steeply through native bush to an overland flow path approximately 70 m downhill of the building platform.

The site is zoned General Residential under the Far North District Plan and is located within the mapped Coastal Environment overlay, as confirmed on Council's District Plan maps (Far North Atlas / ePlan). A mapped High Natural Character Area (Schedule 6 of the District Plan) covers the native bush and gully in the lower, south-eastern portion of the site. The boundary of that mapped area is marked on the ground by an existing mesh fence, which is located well downhill of, and clear of, the proposed building platform. The site is not located within, or in proximity to, any mapped Outstanding Natural Character Area (Schedule 7), any Outstanding Natural Feature or Outstanding Natural Landscape, or any mapped Coastal Hazard Area.

According to the Land Information Memorandum (LIM No. 5070) held by Council, the site is subject to a 1991 NZ Land Resource Inventory classification (Land Use Capability Unit 6e9) describing the locality as strongly rolling to moderately steep land with moderate potential for erosion, subsidence and slippage. The LIM confirms that water supply is metered and connected, wastewater is connected to the Council reticulated system, and stormwater is subject to a stormwater management plan. The LIM also confirms no known outstanding building or resource consent issues, unauthorised works, or hazardous substance history affecting the site. The Applicants note that the LIM predates the current (2026) Far North District Plan zoning framework; the zoning stated above has accordingly been taken from Council's current District Plan maps rather than from the LIM.

The surrounding environment is characterised by residential development on similarly elongated, sloping allotments fronting Johnson Lane and the wider Haruru Falls residential subdivision (DP 76469, DP 76470 and DP 336099), with the lower portions of these sites, including the subject site, retaining a substantial cover of native bush descending toward a gully system. No neighbouring dwellings are located within close proximity to the proposed building platform, which is well separated from adjoining boundaries by distance and by intervening vegetation.

## 3. Description of the Proposal

The Applicants propose to construct a single-storey, detached second dwelling (“granny flat”) within the grassed terrace below the existing dwelling, together with an associated deck. The key features of the proposal are:

- A single-storey dwelling with a gross floor area of 70 m² (excluding exterior walls), comprising a master bedroom, two further bedrooms, bathroom, kitchen and open-plan lounge;
- An associated timber deck of approximately 40 m² with a 1 m high balustrade;
- A lightweight timber-framed structure clad in Hardie Plank weatherboard, with a low-pitch (3°) trapezoidal Colorsteel roof, supported on a timber pole/pile platform foundation designed for the sloping site (200 mm sed H5 poles embedded 2.1 m into 450 mm diameter, 2.2 m deep, 20 MPa concrete footings, with H3.2 bearers, joists and 125 mm diameter H3.2 pole braces, all designed by a Chartered Professional Engineer);
- Finished floor level of RL 55.6 m, set into the slope such that the building presents a low profile on the uphill (northern) side and a taller pole-supported profile on the downhill (eastern/south-eastern) side, consistent with the site's topography;
- Associated earthworks comprising the augering or excavation of individual pole holes of approximately 450 mm diameter to a depth of up to 2.5 metres, with a total excavated volume of approximately 10 m³ across the building platform. No engineered fill, bulk earthworks, benching or retaining structure exceeding 1.0 metre in height is proposed;
- Water supply to the second dwelling via the on-site rainwater storage tanks (two 10,000 litre tanks located on site, as shown on the site plan), filtered through a 20-micron filter, with the dwelling's wastewater connecting to the Council's reticulated wastewater system; and

- On-site stormwater attenuation via the two 10,000 litre water storage tanks, with overflow directed to the existing stormwater system.

Total building coverage across the site (existing house, garage and proposed dwelling) will be 185.3 m², or approximately 9% of the site area, well within the 45% permitted maximum. Even if the proposed 40 m² deck is counted as building coverage, total coverage would be approximately 225.3 m², or 11% of the site area, and would remain comfortably within the permitted maximum. Total impervious surface coverage will be 457.71 m², or approximately 22.3% of the site area, within the 50% permitted maximum. The proposal therefore complies with the District Plan's site coverage and impervious surface standards, and with the minimum yard/setback requirements applicable to the General Residential zone (a 3 m building setback line is shown on the site plan and is complied with).

The proposal has been designed in general accordance with the FNDC Engineering Standards 2023 and NZS 3604:2011, and the structural design has been certified by a Chartered Professional Engineer (Teo Pilapil, dated 18 September 2026) as being in accordance with the applicable calculations, having regard to the site's very high wind zone and Exposure Zone D classification and the specific geotechnical constraints described in Section 4 below.

## 4. Geotechnical and Natural Hazard Context

A site-specific geotechnical investigation was undertaken by PK Engineering Ltd (Chartered Professional Engineers) in April/May 2026, comprising a desktop study, walkover inspection, four hand-auger boreholes (AH1, AH2, AH1A and AH2A) with in-situ shear vane testing, and scala penetrometer testing, together with numerical slope stability modelling (GeoStudio Slope/W, Morgenstern-Price method of slices).

The key findings and conclusions of the geotechnical report relevant to this application are:

- The site is underlain by a thin veneer of clayey topsoil over silty CLAY (Rangiora clay loam) to approximately 2.0 m depth, over completely weathered greywacke/argillite in excess of 3.0 m depth. Ground water was not encountered in any test location. Seismic subsoil class is Class C (shallow soil site).
- The soils are classified as highly expansive (instability index and 500-year design surface movement Ys = 78 mm), and the upper 1.0 m of soil is subject to creep and expansive behaviour and cannot be classified as “good ground” under NZS 3604. Localised uncontrolled fill (up to 1.0 m deep) associated with historic wastewater trenching was identified near the north-eastern corner of the building platform.
- The site is located in a low seismic and tsunami risk zone, has negligible flood/coastal inundation risk (being approximately 55 m above mean sea level and set well back from any low-lying area), and has a low liquefaction risk given the cohesive nature of the site soils. The site is not within any mapped Coastal Hazard Area under the District Plan.
- Slopes across the lower part of the site are between 18° and 29°. Numerical slope stability modelling of a 1-in-500-year storm (worst-case porewater pressure) scenario identified a minimum factor of safety against slippage of 1.271 within the upper residual soil layer, below the Ministry of Business, Innovation and Employment's generally accepted minimum of 1.5 for permanent works.
- PK Engineering has recommended, and the structural design has adopted, a pole/pile foundation system that: (i) disregards the upper 1.0 m of expansive/creep-susceptible soil for foundation design purposes; (ii) embeds all poles to a minimum of 2.1 m (with 2.2 m deep footings) so that lateral and vertical loads are transferred into the more competent completely weathered rock, improving the factor of safety against slippage to at least 1.5; (iii) designs all foundation elements for an additional lateral (down-slope) force of 30 kN/m arising from the slope stability assessment; and (iv) locates all foundation embedment below the 45° influence line of the adjoining public wastewater gravity main, in accordance with Council's 2018 Wastewater Bylaw.
- No engineered fill or retaining walls greater than 1.0 m in height are proposed as part of this application. Excavation is limited to a maximum depth of 2.5 m and a total volume of approximately 10 m³, with all cut

faces to be revegetated (e.g. vetiver grass) or protected with a geotextile blanket to limit desiccation and erosion of the exposed clay.

PK Engineering's overall conclusion is that "the foundations for the proposed granny flat can be designed and constructed in a suitable manner for the existing site conditions without compromising the overall stability of this site, provided the recommendations in this report are diligently followed." The structural drawings confirm that these recommendations have been incorporated into the engineering design.

For the avoidance of doubt, and to provide a reasonable construction tolerance, consent is sought on the basis of excavation to a maximum depth of 2.5 metres, notwithstanding that the pole footings as currently designed are 2.2 metres deep.

## 5. Reasons Resource Consent is Required

### 5.1 Non-compliances with permitted activity standards

As identified in Section 9 of the accompanying Form 9, and confirmed against the Coastal Environment chapter of the Far North District Plan (Decisions version, appeals current as at 15 September 2026) and the Natural Hazards chapter, the proposal requires land use consent as it does not comply with the following permitted activity standards of the District Plan:

| **Standard** | Nature of non-compliance |
|---|---|
| **CE-R1 PER-1 / CE-S1 – Building height** | Maximum permitted height of 5.5 metres is exceeded. The confirmed maximum height of the dwelling, measured from existing ground level to the highest point of the roof, is 6.95 metres. That maximum occurs at the downhill (eastern) corner of the building, where the pole foundations are tallest. Because the site falls steeply from north-west to south-east, the height above existing ground level reduces substantially moving up-slope, and the building presents a low, single-storey profile at its uphill (northern) elevation. |
| **CE-R2 PER-2 / CE-S3 – Earthworks (excavation depth)** | CE-R2 governs earthworks and indigenous vegetation clearance in the coastal environment. Standard CE-S3 requires that any earthworks not exceed a cut height or fill depth of 1.0 metre. The excavations required to install the engineer-designed timber pole foundations (2.1 metre embedment into 2.2 metre deep concrete footings, with consent sought for up to 2.5 metres depth) exceed this 1.0 metre limit, engaging CE-R2 PER-2 (earthworks not otherwise provided for under PER-1 and not complying with CE-S3). |
| **NH-R5 – Wildfire – buildings for vulnerable activities (PER-2 not met)** | PER-1 (firefighting water supply) is met via the reticulated hydrant in Goffe Drive. PER-2 requires buildings used for a vulnerable activity (outside urban zones) to be set back at least 20 metres from the dripline of any contiguous scrub, shrubland, woodlot or forestry. The dwelling is sited within 20 metres of the dripline of the native bush covering the lower part of the site, so PER-2 is not met, and the activity status defaults to Restricted Discretionary under NH-R5. |

### 5.2 Activity status

Under CE-R1, PER-1 requires (among other things) that the building be located outside high or outstanding natural character areas and comply with CE-S1 Maximum height. The confirmed 6.95 metre height exceeds the 5.5 metre CE-

S1 standard, so PER-1 is not met irrespective of natural character status. The Controlled pathway (CON-1) requires the dwelling to sit on a building platform defined through a professional landscape assessment and approved as part of an existing or implemented subdivision consent; no such assessed and consented platform applies to this site, so CON-1 is not met either.

Where CON-1 is not achieved, the activity status is Restricted Discretionary (RDIS-1), with discretion restricted to the matters in Policy CE-P9 and the positive effects of the proposal, provided the building itself is not located within a mapped High or Outstanding Natural Character Area (in which case the status would instead be Discretionary or Non-complying respectively). The Applicants have checked the site against Schedule 7 (Outstanding Natural Character) and confirmed that no Outstanding Natural Character Area is mapped anywhere near the site. Council's Far North Atlas mapping does show a mapped High Natural Character Area on the site, corresponding to the native bush and gully below the building platform; however, the dwelling and its foundations are sited entirely outside that mapped area, on the cleared, grassed terrace above it and separated from it by an existing mesh boundary fence. RDIS-1 therefore applies, and CE-R1 is appropriately assessed as a Restricted Discretionary activity.

Under CE-R2, non-compliance with CE-S3 (earthworks depth) is Restricted Discretionary regardless of whether the site contains a High Natural Character Area, escalating to Non-complying only within a mapped Outstanding Natural Character Area, which has been confirmed not to apply here. CE-R2 is therefore also appropriately assessed as Restricted Discretionary.

Non-compliance with NH-R5 PER-2 is likewise a Restricted Discretionary activity, with Council's discretion restricted to: the availability of water for firefighting; the scale of the extension or alteration; alternative options for the location of the building; the use of building materials to reduce fire risk; the extent and type of vegetation present; and the nature and density of any planting to reduce fire risk. Section 6.3 of this report addresses each of these matters in turn, and Section 6.4 addresses the availability of firefighting water supply in further detail.

Applying the established “bundling” approach, where an activity requires consent under more than one rule the application is considered as a whole at the most restrictive activity status that applies. All three non-compliances carry Restricted Discretionary status, and the application is accordingly assessed overall as a Restricted Discretionary activity under sections 104 and 104C of the Act. In determining the application, Council's consideration is restricted to the matters over which discretion has been reserved, namely the matters in Policy CE-P9 and the positive effects of the proposal (in respect of CE-R1 and CE-R2), and the six wildfire matters listed above (in respect of NH-R5). Any conditions imposed must likewise relate to those matters.

Note: the paragraph above states the activity status under the Proposed District Plan only. Under the Operative District Plan the proposal is a Discretionary Activity, which makes the application Discretionary overall. Council's discretion is therefore not restricted to the matters listed above. See Section 5.4.

### 5.3 Other District Plan provisions considered

The following additional provisions have been considered in preparing this application:

- Earthworks chapter: Note 3 to the rules of the Coastal Environment chapter records that the Earthworks chapter applies in addition to, and not instead of, the earthworks rules in the Coastal Environment overlay. The proposed earthworks comprise individual pole holes of approximately 450 mm diameter to a maximum depth of 2.5 metres, with a total excavated volume of approximately 10 $m^3$, confined to the existing cleared building platform and located well clear of any water body, boundary or mapped natural character area.
- Ecosystems and Indigenous Biodiversity chapter: this chapter likewise applies in addition to the Coastal Environment overlay rules. No indigenous vegetation clearance is proposed as part of this application. All native bush on the site is to be retained in its entirety, and no clearance, trimming, earthworks or storage of materials will occur within the vegetated area. The rules of that chapter are therefore not engaged.

- General Residential zone: the proposal complies with the zone's building coverage, impervious surface and yard/setback standards, as set out in Section 3.
- Coastal hazard rules (CE-R8 to CE-R15) and standards CE-S5 and CE-S6: the site is not located within any mapped Coastal Hazard Area, sits approximately 55 metres above mean sea level, and is set well back from any low-lying land. These rules and the associated minimum floor level and information requirements are therefore not engaged.
- Standards CE-S2 (colour and materials) and CE-S4 (setback from mean high water springs): the proposed exterior finishes are recessive-toned fibre-cement weatherboard and Colorsteel roofing, and the site is not adjacent to mean high water springs. Both standards are complied with.

Sections 6 and 7 of this report accordingly address the matters of discretion identified in Policy CE-P9 of the Coastal Environment chapter and the wildfire matters identified in NH-R5, together with the other environmental effects raised by the proposal.

## 5.4 Operative District Plan (ODP) – Applicable Rules and Activity Status

Far North District Council's administrative review (email of 25 September 2026) requested that the applicable rules and activity status under the Operative Far North District Plan 2009 ("ODP") be identified separately from those of the Proposed District Plan ("PDP"). The rules identified in Sections 5.1 to 5.3 above (CE-R1/CE-S1, CE-R2/CE-S3 and NH-R5, together with the other PDP chapters referred to) are rules of the PDP. Until the PDP is made fully operative, the ODP remains operative, and consent is required under whichever plan's rules are not met. This section sets out the ODP assessment.

### 5.4.1 ODP zoning and resource overlays

Council's Operative District Plan GIS mapping (FNDC "Operative District Plan" map service, Zone: District Plan Zones layer) shows the site as zoned Residential (zone code R) under the ODP; the mapped zone polygon (2,050 m²) corresponds to the site. Council's own Requirement for Resource Consent letter for building consent EBC-2027-80/0 (dated 14 September 2026) also records that the site is zoned Residential under the Operative District Plan and General Residential under the Proposed District Plan. The ODP Residential zone is an urban zone within Chapter 7 (Urban Environment) and is not one of the ODP's coastal zones in Chapter 10, so the ODP's Coastal Environment zone rules do not apply to this site.

The same ODP mapping was checked within 150 metres of the site for each ODP resource and overlay layer. None of the following is mapped on or within 150 metres of the site: Outstanding Landscape, Outstanding Landscape Feature, Outstanding Natural Feature, Coastal Hazard (NRC), Heritage Area, Historic Site, Notable Tree, Archaeological Site, or Site of Cultural Significance to Māori.

### 5.4.2 ODP rules assessment

| ODP rule | Standard (permitted activity) | Proposal | Compliance |
|---|---|---|---|
| **7.6.5.1.2 Residential Intensity** | Minimum net site area of 600 m² per residential unit where the site is connected to a reticulated sewerage system. | Site area 2,051 m², connected to Council reticulated wastewater. Two residential units proposed (1 per 1,025 m²). The second dwelling (70 m² GFA excluding exterior walls; 73.18 m² on the site plan) is larger than the 65 m² limit for a "minor residential unit" in the ODP definitions (Chapter 3), so it is assessed as a standard residential unit. | Complies – Permitted |

| ODP rule | Standard (permitted activity) | Proposal | Compliance |
|---|---|---|---|
| **7.6.5.1.4 Building Height** | Maximum height of any building 8 m. | Maximum height 6.95 m above existing ground level (downhill corner). | Complies – Permitted |
| **7.6.5.1.5 Sunlight** | No part of a building to project beyond a 45° recession plane measured from 2 m above ground level on any site boundary. | The closest boundary is the northern boundary, about 3 m from the dwelling. This is the uphill side of the building, where it is lowest above ground. The southern boundary is 3.4–5.26 m away. The dwelling sits within the recession plane on all boundaries. | Complies – Permitted |
| **7.6.5.1.6 Stormwater Management** | Maximum 50% of gross site area covered by buildings and impermeable surfaces. | 457.71 $m^2$ (approx. 22.3%). | Complies – Permitted |
| **7.6.5.1.7 Setback from Boundaries** | 3 m from road boundaries; 1.2 m from all other boundaries. | The approved site plan detail (sheet 1b) shows the dwelling about 3 m from the northern boundary, and the dwelling and deck 5.26 m and 3.4 m from the southern boundary. The 3 m road boundary setback is also met. | Complies – Permitted |
| **7.6.5.1.15 Noise** | 50 dBA L10 (0700–2200); 45 dBA L10 / 70 dBA Lmax (2200–0700). | Residential activity only. | Complies – Permitted |
| **7.6.5.1.17 Building Coverage** | Total building coverage not to exceed 45% of gross site area. | 185.3 $m^2$ (approx. 9%), or approx. 11% including the deck. | Complies – Permitted |
| **12.1.6.1 Landscapes and Natural Features** | Rules 12.1.6.1.1 to 12.1.6.1.6 apply within mapped Outstanding Landscapes, Outstanding Landscape Features and Outstanding Natural Features. | None mapped on or within 150 m of the site. | Not applicable |
| **12.2.6.1.4 Indigenous Vegetation Clearance in Other Zones** | Clearance is permitted on an "urban environment" site (defined in Rule 12.2.6.1.1). On other sites, cleared land may not exceed 500 $m^2$. | No indigenous vegetation clearance proposed; all native bush retained. | Complies – Permitted |
| **12.3.6.1.3 Excavation and/or Filling – Residential zone** | Not more than 200 $m^3$ per site in any 12-month period, and no cut or filled face more than 1.5 m high. | About 10 $m^3$ in total, as individual 450 mm diameter pole holes. No cut or fill face; no bulk earthworks or fill. | Complies – Permitted |
| **12.4.6.1.1 Coastal Hazard 2 Areas (and 12.4.6.3.1 Coastal Hazard 1 Areas)** | Rules apply within mapped coastal hazard areas. | None mapped; site about 55 m above mean sea level. | Not applicable |

| ODP rule | Standard (permitted activity) | Proposal | Compliance |
|---|---|---|---|
| **12.4.6.1.2 Fire Risk to Residential Units** | (a) Residential units to be at least 20 m from the drip line of any trees in a naturally occurring or deliberately planted area of scrub or shrubland, woodlot or forest. | The dwelling is within 20 m of the drip line of the native bush on the lower part of the site. | DOES NOT COMPLY – Discretionary Activity under Rule 12.4.6.3 |
| **12.5.6.1.1 Notable Trees; 12.5.6.1.3 Registered Archaeological Sites** | Rules apply to mapped notable trees, historic sites and archaeological sites. | None mapped on or within 150 m of the site. | Not applicable |
| **12.7.6.1.1 / 12.7.6.1.2 Setback from Lakes, Rivers and Wetlands** | Residential zone: 26 m from rivers 3 m or more wide; 10 × river width (minimum 10 m) from smaller continually flowing rivers; 30 m from wetlands of 1 ha or more. | The nearest watercourse is an overland flow path about 70 m downhill of the building platform (PK Engineering report). No lake, river or wetland is within 26 m. | Complies – Permitted |
| **15.1.6A.2.1 Traffic Intensity** | Residential zone: up to 20 daily one-way traffic movements per site. The first residential unit on a site is exempt. | Appendix 3A: a standard residential unit generates 10 movements. With the first unit exempt, the second unit counts as 10, within the 20 threshold. | Complies – Permitted |
| **15.1.6B.1.1 Parking** | Appendix 3C: 2 on-site car parks per standard residential unit (4 in total for two units). | More than 4 on-site car parks are available on the existing driveway and parking area. | Complies – Permitted |
| **15.1.6C.1.1 Private Accessway** | (a) The construction of a private accessway is to follow Appendix 3B-1. (c) A private accessway may serve at most 8 household equivalents. | Johnson Lane is an existing sealed shared accessway (Lot 1 DP 75150) that currently serves 7 dwellings. The second unit brings this to 8, within the maximum of 8 household equivalents in Rule 15.1.6C.1.1(c). No new accessway is proposed and no works to the existing accessway are required. The lane already serves a number of dwellings within the 5–8 household equivalent category of Appendix 3B-1, and the proposal does not change the category that applies. | Complies – no works to accessway proposed |

### 5.4.3 Activity status under the ODP

Under the ODP, the proposal meets every applicable Residential zone and district-wide permitted activity standard except Rule 12.4.6.1.2 (Fire Risk to Residential Units), because the dwelling is within 20 metres of the drip line of the native bush on the lower part of the site. Under Rule 12.4.6.3, an activity that does not meet a permitted standard in Rule 12.4.6.1 is a Discretionary Activity. The proposal is therefore a Discretionary Activity under the ODP.

Unlike the PDP, the ODP does not trigger resource consent for building height (6.95 m is within the 8 m limit in Rule 7.6.5.1.4) or for earthworks. Rule 12.3.6.1.3 limits volume (200 $m^3$) and the height of cut or filled faces (1.5 m); it does not limit the depth of individual pole holes. Under the ODP, the only reason consent is needed is the wildfire / vegetation setback. This is the same issue addressed under PDP Rule NH-R5 in Sections 5.1, 5.2 and 6.3.

### 5.4.4 Overall activity status

The activity status under each plan is:

- Proposed District Plan: Restricted Discretionary (CE-R1/CE-S1, CE-R2/CE-S3 and NH-R5); and
- Operative District Plan: Discretionary (Rule 12.4.6.1.2).

Applying the bundling approach, the application is considered as a whole at the most restrictive activity status that applies under either plan. The application is therefore a Discretionary Activity overall and will be decided under sections 104 and 104B of the Act. Council's discretion is not restricted to particular matters, so all actual and potential effects of the proposal are relevant. These effects are assessed in full in Section 6 (height, earthworks, wildfire risk, servicing, traffic, amenity, construction, cultural and positive effects), and the proposal is assessed against the relevant provisions in Section 7. Under the ODP, the relevant considerations for the fire-risk non-compliance are covered in Section 6.3: firefighting water supply, fire-resistant construction materials, alternative building locations, and keeping a low-fuel buffer between the dwelling and the bush. For these reasons, the effects of the ODP non-compliance are considered less than minor.

ODP assessment criteria 12.4.7(j) list the matters Council considers for fire risk to residential units. Each is addressed below and in Section 6.3:

- (i) The degree of fire risk from the vegetation: the vegetation is regenerating native bush, not a plantation woodlot or forest, and no clearance or planting is proposed. A mown grass buffer is kept between the dwelling and the bush.
- (ii) Mitigation: fibre-cement (Hardie Plank) cladding, Colorsteel roofing, interconnected smoke alarms (NZS 4514:2012), and the low-fuel buffer, which is secured by proposed condition 9.
- (iii) Adequacy of the water supply: the second dwelling will not be connected to the Council water supply. Its domestic water will come only from the two 10,000 litre rainwater tanks on site. Water for firefighting is available from the Council reticulated network through the fire hydrant in Goffe Drive, separate from those tanks.
- (iv) Access to the water supply for fire service vehicles: a Council fire hydrant is in Goffe Drive near the site, reached from Johnson Lane.

The proposal is consistent with ODP Objective 12.4.3.7 (avoiding fire risk from residential units close to trees) and Policy 12.4.4.7 (avoiding fire risk to adjoining vegetation and properties), for the reasons above. The ODP explains that fire risk is greatest in rural areas where firefighting services are less assured. This site is in an urban residential area, with a Council fire hydrant on the reticulated network close by in Goffe Drive.

The proposal is also consistent with the ODP Urban Environment and Residential zone objectives and policies. It maintains amenity values (Objective 7.3.3, Policy 7.4.1) and keeps residential density similar to the surrounding area (Objective 7.6.3.1). It adds to the range of housing types (Policy 7.6.4.4). It leaves enough land around each household unit for outdoor space, planting, parking and manoeuvring (Policy 7.6.4.7). It keeps building and impermeable coverage well within the limits (Policy 7.6.4.8), and does not affect neighbours' sunlight, daylight or privacy (Policies 7.6.4.9 and 7.6.4.10), as assessed in Sections 6.1 and 6.6.

# 6. Assessment of Environmental Effects

This section addresses the actual and potential effects of the proposal on the environment, in accordance with Schedule 4 of the Act, focusing on the matters raised by the identified non-compliances.

## 6.1 Building Height

The exceedance of the 5.5 m height standard is a direct and unavoidable consequence of the site's steep topography rather than any attempt to build an unusually tall or bulky structure. The dwelling is a single-storey, 70 m² building of modest scale; its confirmed maximum height of 6.95 metres above existing ground level at the downhill corner arises because the pole foundations must span the fall of the land, not because the building itself is tall in a conventional sense. The building measures approximately 3.1 metres from finished floor level to the eaves, and the 6.95 metre figure is reached only at the single lowest corner of the footprint, where the pole platform is at its tallest.

The site's shape and vegetation cover mean that the areas of greatest height (the downhill, pole-supported portion of the building) face down-slope into the native bush and gully system, away from Johnson Lane and away from all neighbouring dwellings, none of which are in close proximity. There are no identified effects on neighbours' outlook, privacy, sunlight access or dominance as a result of the additional height, given the separation distances involved and the orientation of the site. The pole platform design is a common and accepted construction method for dwellings on sloping sites in Northland, and the exposed underfloor area will be finished with a vented base cavity closure strip, softening its visual bulk when viewed from below.

Overall, the effects of the height non-compliance on visual amenity and residential character are considered less than minor.

## 6.2 Earthworks – Excavation Depth for Pole Foundations (CE-R2/CE-S3)

CE-S3 limits earthworks cut or fill to 1.0 metre in depth, primarily to manage the visual, erosion and natural character effects that come with larger-scale earthworks in the coastal environment (such as extensive cuts, fill platforms or large exposed faces). The excavations required for this proposal are of an entirely different nature and scale: they comprise a series of narrow, individually augered or excavated post-holes (approximately 450 mm in diameter) for timber poles, taken to a depth of up to 2.5 metres, with a total excavated volume of approximately 10 m³ across the whole building platform, rather than any broad-scale cut or fill across the site. Addressing the CE-P9 matters of discretion relevant to earthworks specifically:

- Presence/absence of buildings, structures or earthworks (CE-P9(a)) and the need for and location of the earthworks (CE-P9(f)): the deeper excavation is necessary, and its location fixed, because the geotechnical report requires foundations to bypass the upper 1.0 metre of highly expansive, creep-susceptible residual soil and found the poles in the more competent completely weathered rock beneath, achieving the recommended minimum factor of safety of 1.5 against slope failure. There is no practicable alternative foundation method on this site that would avoid the 1.0 metre threshold while meeting the geotechnical engineer's recommendations.
- Ability of the environment to absorb change (CE-P9(e)): each pole excavation is small in plan area (approximately 0.16 m² per hole), does not involve any broad-scale cut or fill face, and will be reinstated around the poles immediately following construction. A total excavated volume of approximately 10 m³ is negligible in the context of the wider 2,051 m² site and the surrounding native bush, and the disturbance is confined entirely to the existing cleared and grassed building platform.
- Likelihood of exacerbating natural hazards (CE-P9(j)): the additional excavation depth reduces, rather than increases, the risk of foundation-related ground movement, settlement or slope instability, since it is the direct means by which the geotechnical engineer has improved the factor of safety against slippage to the recommended 1.5.

- Mitigation measures (CE-P9(f)): construction will follow the erosion and sediment control measures recommended in the geotechnical report (short-term protection of any exposed material, staged construction, and drainage management), and excavations are set back appropriately from the adjoining public wastewater main. No engineered fill, and no retaining structure over 1.0 metre, is proposed, and no cut face will be left exposed to a public place.
- Effects on mapped natural character values (CE-P9(n)): the site includes a mapped High Natural Character Area (Council's Far North Atlas / Schedule 6) within the native bush and gully below the building platform, with the boundary of the mapped area corresponding to an existing mesh fence well clear of the building platform. All pole-hole excavations occur on the cleared, grassed terrace above and outside this mapped area, so no earthworks or vegetation disturbance occurs within it.

Overall, effects associated with the earthworks depth exceedance are considered less than minor, and are outweighed by the geotechnical and slope-stability benefits of the deeper foundation design.

### 6.3 Wildfire Risk – Proximity to Scrub/Shrub Dripline (NH-R5)

NH-R5 addresses wildfire risk to buildings accommodating a “vulnerable activity” (which includes ordinary residential occupation), by requiring both an adequate firefighting water supply (PER-1) and a minimum 20 metre setback from the dripline of contiguous scrub, shrubland, woodlot or forestry (PER-2). PER-1 is met; PER-2 is not, engaging Restricted Discretionary status with Council's discretion restricted to six specific matters, addressed in turn below.

- Availability of water for firefighting: a reticulated water supply and fire hydrant are available in the immediate vicinity of the site (in Goffe Drive, as shown on Council's “Far North Atlas” water services mapping), independent of the rainwater tanks that will supply the second dwelling (the existing dwelling is connected to the Council water supply).
- Scale of the extension or alteration: this is a single, modest, 70 m² single-storey dwelling, not a large-scale development, limiting the overall increase in wildfire exposure.
- Alternative options for the location of the building: given the site's narrow, elongated shape, the only reasonably flat and buildable platform available is the grassed terrace below the existing dwelling, which adjoins native bush on its downhill side; siting the dwelling here, rather than clearing further vegetation to achieve a 20 metre setback, avoids an unnecessary loss of native bush cover and was preferred to relocating the building elsewhere on the site.
- Use of building materials to reduce fire risk: the dwelling is clad in fibre-cement (Hardie Plank) weatherboard and roofed in Colorsteel, both non-combustible or fire-resistant materials, and is fitted with interconnected smoke alarms throughout in accordance with NZS 4514:2012.
- Extent and type of vegetation present: the vegetation is native bush covering the lower, downhill part of the site; no clearance of this vegetation is proposed, and the area immediately surrounding the building platform is maintained as mown grass rather than dense scrub, providing a partial buffer.
- Nature and density of planting to reduce fire risk: no new planting is proposed; the existing mown grass buffer around the building platform is retained and will continue to be managed to limit continuous fuel between the dwelling and the denser bush further down the slope.

On this basis, the increased wildfire risk arising from the shortfall in setback distance is considered less than minor, and is appropriately managed through the combination of nearby reticulated firefighting water supply, fire-resistant building materials, and maintained defensible space immediately around the dwelling.

### 6.4 Servicing – Water, Wastewater and Stormwater

The second dwelling will draw its potable water supply from the two 10,000 litre rainwater storage tanks located on site (shown on the site plan), filtered through a 20-micron filter prior to entry, with adequate capacity confirmed for the additional dwelling. The second dwelling will not be connected to the Council water supply. The existing dwelling

remains connected to the Council supply. Wastewater will discharge to the Council's reticulated wastewater system via the existing connection; the building has been set back at least 2.0 metres from the public gravity sewer main that crosses the northern portion of the site, and all foundation embedments have been designed below the 45° influence line of that main, in accordance with Council's 2018 Wastewater Bylaw and on the recommendation of the geotechnical engineer.

Stormwater generated by the additional roof area (approximately 87.55 $m^2$) will be collected and attenuated on site in the two 10,000 litre water storage tanks prior to controlled overflow into the existing stormwater system, consistent with the recommendation in the geotechnical report that stormwater be discharged to an adequate outflow point, away from buildings, and in a controlled manner. No increase in uncontrolled stormwater discharge to the downhill neighbours or the gully system is anticipated.

Firefighting water supply is available from the reticulated Council water supply network serving Johnson Lane; a fire hydrant is located within Goffe Drive in reasonable proximity to the site, as confirmed on Council's “Far North Atlas” water services mapping, independent of the rainwater tanks that will supply the second dwelling.

### 6.5 Traffic, Parking and Access

The site is already served by an existing vehicle crossing and driveway from Johnson Lane. The second dwelling will generate a minor increase in vehicle movements consistent with one additional household, which is not considered to have any discernible effect on the safety or efficiency of Johnson Lane or the wider road network. No additional vehicle crossing or road widening is required.

### 6.6 Amenity, Privacy and Character Effects on Neighbours

Given the size, shape and orientation of the site, the separation distance to neighbouring dwellings, and the extensive native bush buffer between the proposed dwelling and adjoining properties, effects in terms of privacy, shading and visual dominance are considered less than minor. The dwelling is single storey and of a scale and design (weatherboard cladding, low-pitched Colorsteel roof) that is consistent with the character of dwellings in the surrounding residential area.

### 6.7 Construction Effects

Construction effects will be temporary, of short duration, and typical of the construction of a single residential dwelling. Earthworks are limited to the augering of individual pole holes within the existing cleared platform, and erosion and sediment control measures recommended by the geotechnical engineer will be in place before excavation begins and maintained until the ground surface is reinstated. Construction traffic will use the existing vehicle crossing and driveway. Given the separation distances to neighbouring dwellings and the short duration of the works, construction noise, dust and traffic effects are considered less than minor.

### 6.8 Cultural Effects

No sites of significance to iwi/hapū, wāhi tapu, or other cultural heritage features have been identified on the site or in Council's records. The Applicants have not undertaken formal consultation with iwi/hapū in respect of this application, considering the scale and nature of the proposal (a modest second dwelling on an already-developed residential allotment, wholly within an existing cleared area, involving no indigenous vegetation clearance and no disturbance of undeveloped land) to be such that cultural effects are less than minor. Should Council consider consultation is warranted, the Applicants are amenable to this being addressed through the processing of the application.

### 6.9 Positive Effects

The proposal will provide an additional, well-designed and appropriately engineered dwelling to accommodate the Applicants' wider family needs, making efficient use of an existing residential allotment without any need for

subdivision, without increasing overall site coverage beyond permitted limits, and while retaining the site's native vegetation cover in its entirety. The engineered foundation solution also improves the factor of safety against slope instability on the building platform relative to the existing situation. These are positive effects relevant to CE-P9(m), and are consistent with the broader housing supply and efficient land use objectives that apply within residential zones.

## 7. Statutory Assessment

### 7.1 Coastal Environment Chapter – Objectives

Objectives CE-O1 to CE-O3 of the Coastal Environment chapter seek to preserve and protect the natural character of the coastal environment from inappropriate land use and subdivision, to ensure land use is compatible with the surrounding land use and does not result in urban sprawl outside existing urban areas, and to provide for the social, economic and cultural wellbeing of people and communities within urban areas without compromising other coastal environment values. The proposal is consistent with each of these objectives: it is a modest, single-storey residential building sited on an already-established residential allotment within the General Residential zone and within an existing residential settlement; it does not extend the developed footprint of the site into any high or outstanding natural character area; and it retains all existing native vegetation on the site.

### 7.2 Coastal Environment Chapter – Policies

Policy CE-P3 requires that significant adverse effects on the characteristics, qualities and values of natural character areas not identified as outstanding be avoided, and that other adverse effects be avoided, remedied or mitigated. This is the policy directly applicable to the mapped High Natural Character Area on the site. The proposal avoids adverse effects on that area altogether: the building platform, all earthworks and all construction activity are located outside the mapped area, separated from it by an existing mesh fence, and no indigenous vegetation clearance or disturbance is proposed within it. Policy CE-P3 is therefore satisfied at its highest level of protection.

Policy CE-P4(a) seeks to preserve the visual qualities, character and integrity of the coastal environment by consolidating land use and subdivision around existing urban centres and rural settlements, and CE-P4(b) by avoiding sprawl or sporadic development in the rural environment. The proposal is residential infill within an established settlement, on an existing serviced residential allotment, using an already-cleared building platform. It is precisely the form of consolidated development that CE-P4 promotes, and it is the opposite of the sprawl or sporadic development that the policy seeks to avoid.

Policy CE-P5 enables land use and subdivision in urban areas within the coastal environment, recognising that a change in character may be acceptable in some existing urban areas to provide for the social, economic and cultural wellbeing of people and communities. The site is within the General Residential zone in an existing urban settlement. To the extent that the proposal produces any change in character at all, that change is modest, is confined to an already-developed allotment, and is expressly contemplated by CE-P5.

Policy CE-P9 sets out the matters to be considered when assessing the effects of land use on the coastal environment, and is the policy to which Council's discretion is restricted in respect of the CE-R1 and CE-R2 non-compliances. The following CE-P9 matters are relevant and have been addressed above in Sections 6.1 and 6.2: the presence and location of buildings and earthworks (CE-P9(a)); the temporary or permanent nature of any adverse effects, including cumulative effects (CE-P9(b)), the earthworks effects being temporary and the built form being a single modest addition to an already-developed site; the location, scale and design of the proposed development (CE-P9(c)); the means of integrating the building into the wider landscape (CE-P9(d)), through its modest single-storey form, recessive materials and the retained bush backdrop; the ability of the environment to absorb change (CE-P9(e)); the need for and location of the earthworks and proposed mitigation measures (CE-P9(f)); the absence of any viable alternative location or method (CE-P9(h)), the pole foundation design and platform location both being dictated by

the site's topography and geotechnical constraints; and the likelihood of the activity exacerbating natural hazards (CE-P9(j)), which the engineered foundation design reduces rather than increases.

In respect of CE-P9(n) (effects on the characteristics, qualities and values of the coastal environment, including natural character and indigenous biodiversity), the site includes a mapped High Natural Character Area within the native bush and gully below the building platform; the building platform, earthworks and all construction activity are sited entirely outside that mapped area, so no direct effects on its characteristics, qualities or values arise. In respect of CE-P9(m), the proposal makes a positive contribution by providing additional housing capacity without expanding the site's developed footprint into the mapped area of higher natural character value and while retaining all indigenous vegetation. The remaining CE-P9 matters (CE-P9(g) infrastructure functional need, CE-P9(i) tangata whenua associations, CE-P9(k) public access and recreation, CE-P9(l) effects on the coastal marine area and coastal water quality, CE-P9(o) complementarity with coastal marine area activities, and CE-P9(p) previously approved building platform) are not engaged by this proposal.

### 7.3 New Zealand Coastal Policy Statement 2010

The site is within the coastal environment, and the New Zealand Coastal Policy Statement 2010 (NZCPS) is therefore a relevant national instrument under section 104(1)(b)(iv) of the Act. Policy 13 of the NZCPS requires the preservation of the natural character of the coastal environment: adverse effects are to be avoided in areas of outstanding natural character, and significant adverse effects avoided and other adverse effects avoided, remedied or mitigated in all other areas of the coastal environment. The site contains no area of outstanding natural character. In respect of the mapped High Natural Character Area on the site, the proposal avoids adverse effects entirely, for the reasons set out in Section 7.2 above. The proposal is accordingly consistent with Policy 13.

The NZCPS also recognises, through its objectives and through Policy 6, that the coastal environment contains areas where development is already established and that provision must be made for the social, economic and cultural wellbeing of people and communities in appropriate locations. A single additional dwelling on an existing serviced residential allotment, within an established residential settlement and within an already-cleared building platform, is development in an appropriate location in these terms. The District Plan's Coastal Environment chapter, and the Schedule 6 and Schedule 7 mapping on which this assessment relies, give effect to the NZCPS at the district level, and the proposal has been assessed against those provisions in Sections 7.1 and 7.2.

### 7.4 Regional Policy Statement for Northland

The Regional Policy Statement for Northland is a relevant instrument under section 104(1)(b)(v) of the Act. The areas of high and outstanding natural character now mapped in Schedules 6 and 7 of the District Plan were originally identified through the regional mapping project undertaken by the Northland Regional Council for the Regional Policy Statement, and the District Plan provisions assessed in Sections 7.1 and 7.2 give effect to the Regional Policy Statement's direction on the natural character of the coastal environment. Because the proposal avoids the mapped High Natural Character Area entirely, involves no indigenous vegetation clearance, and is located within an existing residential settlement on a serviced allotment, it is consistent with the Regional Policy Statement's direction on both the preservation of coastal natural character and the consolidation of development within existing settlements.

### 7.5 General Residential Zone

The proposal is consistent with the objectives and policies applicable to the General Residential zone, which seek to enable a range of housing choice and the efficient use of residential land while maintaining reasonable levels of residential amenity for both the site and surrounding properties. The additional dwelling will not compromise the character of the surrounding low-density residential/bush environment, given its modest scale, its siting on an already-cleared portion of the site, and the retention of all native vegetation. The proposal makes efficient use of an existing serviced allotment without any need for subdivision and without exceeding the zone's coverage or impervious surface standards.

### 7.6 Natural Hazards

The proposal is consistent with the intent of the natural hazard provisions of the District Plan and the National Policy Statement for Natural Hazards 2025, which seek to avoid or mitigate risks to life and property from natural hazards such as slippage and erosion. Rather than disregarding this risk, the Applicants have commissioned a detailed, site-specific geotechnical assessment and have designed the foundations specifically to address the identified slope stability and expansive soil hazards, achieving an improved factor of safety of at least 1.5, consistent with accepted engineering practice. The proposal accordingly leaves the site in a more, not less, stable condition than at present.

### 7.7 Part 2 of the Act

The proposal is consistent with the sustainable management purpose of the Act (section 5), in that it enables the Applicants to provide for their reasonably foreseeable housing needs while safeguarding the life-supporting capacity of the site's soil and ecosystems (through the retention of all indigenous vegetation and an engineered foundation solution that positively addresses slope stability) and avoiding, remedying or mitigating adverse effects on the environment.

In respect of section 6, the preservation of the natural character of the coastal environment and the protection of it from inappropriate subdivision, use and development is a matter of national importance (section 6(a)). The proposal gives effect to that matter by locating all built form, earthworks and construction activity outside the mapped High Natural Character Area and by retaining all indigenous vegetation on the site. No other matter of national importance under section 6 is engaged: there is no significant indigenous vegetation clearance (section 6(c)), no effect on public access to the coastal marine area (section 6(d)), no identified relationship of Māori with ancestral land, water, sites, wāhi tapu or other taonga affected (section 6(e)), and no historic heritage on or adjoining the site (section 6(f)). In respect of section 6(h), the management of significant risks from natural hazards, the proposal responds directly to the identified slope stability risk through the engineered foundation design described in Section 4.

In respect of section 7, the proposal has particular regard to the efficient use and development of natural and physical resources (section 7(b)), through the efficient use of an existing serviced residential allotment; the maintenance and enhancement of amenity values and the quality of the environment (sections 7(c) and 7(f)), the effects on which are less than minor for the reasons set out in Section 6; and the effects of climate change and natural hazards (section 7(i)), addressed through the geotechnical assessment and engineering design.

## 8. Notification Assessment

The Applicants have not requested public notification of this application (Form 9, Question 10). The following assessment is offered to assist Council in its consideration of notification under sections 95A to 95F of the Act.

### 8.1 Public notification (section 95A)

No rule or national environmental standard requires this application to be publicly notified, and it is not an application of a kind that must be publicly notified. Public notification is not requested by the Applicants. The remaining question under step 4 of section 95A is whether the activity will have, or is likely to have, adverse effects on the environment that are more than minor.

For the reasons set out in Section 6, the adverse effects of the proposal on the environment are considered less than minor. In summary: the height exceedance occurs at the single downhill corner of a modest single-storey dwelling, faces away from the road and from all neighbouring dwellings, and is screened by retained native bush; the earthworks comprise approximately 10 $m^3$ of small-diameter pole holes confined to an existing cleared platform, and reduce rather than increase natural hazard risk; the mapped High Natural Character Area on the site is avoided in its entirety, with no vegetation clearance proposed anywhere on the site; the wildfire setback shortfall is mitigated by reticulated hydrant access, non-combustible cladding and roofing, interconnected smoke alarms and maintained

defensible space; and the site is fully serviced, with no increase in uncontrolled stormwater discharge. On that basis, public notification is not considered necessary, and there are no special circumstances warranting notification under section 95A(9).

### 8.2 Limited notification (section 95B)

There are no affected protected customary rights groups, customary marine title groups, or persons affected in respect of a statutory acknowledgement, and the site is not subject to any relevant customary marine title order or agreement. The persons potentially affected by the proposal are therefore the owners and occupiers of the immediately adjoining allotments.

In assessing whether any of those persons is an affected person under section 95E, the relevant test is whether the adverse effects of the activity on the person are minor or more than minor (but not less than minor). For the reasons set out in Sections 6.1 and 6.6, the effects on adjoining owners are considered less than minor: the proposed dwelling is single-storey and of modest scale, is separated from adjoining dwellings by substantial distance and by intervening native bush, and the portion of the building that exceeds the height standard faces down-slope into the gully and away from all neighbouring properties. There are no shading, privacy, dominance or outlook effects of a degree that would make any adjoining owner an affected person.

In addition, the owners of 5 Johnson Lane and 15 Goffe Drive, Haruru have each provided written approval to the proposal under section 95E(3)(a) of the Act, copies of which are attached to this application. Under section 95D(a) and section 95E(3)(a), any adverse effects of the activity on a person who has given written approval must be disregarded.

On the basis of the above, it is considered that there are no affected persons under section 95E, and that the application may be processed on a non-notified basis. The Applicants would welcome the opportunity to discuss notification with Council before any decision on notification is made.

## 9. Proposed Conditions

Should Council be minded to grant consent, the Applicants offer the following conditions, which are directed to the matters over which Council's discretion is restricted and which secure the mitigation relied upon in this assessment. The Applicants are open to discussing the precise wording of these or any other reasonable conditions with Council.

1. The development shall be undertaken in general accordance with the plans and information submitted with the application, being the plan set prepared by CADPlanz dated 18 September 2026, except as modified by the conditions below.
2. All foundations shall be designed, constructed and supervised in accordance with the recommendations of the Geotechnical Report prepared by PK Engineering Ltd (Job No. 26-012, Rev 0, dated 26 May 2026), including the minimum 2.1 metre pole embedment, the design for an additional lateral down-slope force of 30 kN/m, and the location of all foundation embedment below the 45° influence line of the adjoining public wastewater gravity main.
3. Foundation construction shall be supervised by a Chartered Professional Engineer, and a producer statement (PS4 – Construction Review) or equivalent engineering completion certificate shall be provided to Council on completion of the foundation works.
4. Excavation shall be limited to individual pole holes not exceeding 500 mm in diameter and 2.5 metres in depth, with a total excavated volume not exceeding 15 $m^3$. No bulk earthworks, benching, engineered fill, or retaining structure exceeding 1.0 metre in height shall be undertaken.

5. Erosion and sediment control measures shall be installed before earthworks commence and maintained until all disturbed ground has been reinstated and stabilised. All exposed cut faces shall be revegetated or protected with a geotextile blanket to limit desiccation and erosion of the exposed clay.
6. No earthworks, vegetation clearance, vegetation trimming, vehicle access or storage of materials, spoil or machinery shall occur within the mapped High Natural Character Area on the site, being the area downhill of the existing mesh boundary fence. All indigenous vegetation on the site shall be retained.
7. Stormwater from the additional roof area shall be collected and attenuated in the two 10,000 litre on-site water storage tanks, with controlled overflow directed to an adequate outflow point away from buildings and away from the downhill boundary, in accordance with the recommendations of the geotechnical report.
8. The exterior cladding and roofing shall be finished in the materials and recessive colours specified in the approved plans, in accordance with standard CE-S2.
9. A defensible space shall be maintained around the dwelling by keeping the area between the dwelling and the dripline of the native bush in mown grass or other low-fuel ground cover for the life of the building.
10. The dwelling shall be fitted with interconnected smoke alarms in accordance with NZS 4514:2012.

## 10. Conclusion

This AEE has assessed the actual and potential effects of the proposed second dwelling at 8 Johnson Lane, Haruru, in relation to the three identified non-compliances with the District Plan's permitted activity standards: building height (CE-R1/CE-S1), earthworks depth for the pole foundations (CE-R2/CE-S3), and proximity to the scrub/shrub dripline (NH-R5). Each non-compliance carries Restricted Discretionary activity status, and the application is assessed overall as a Restricted Discretionary activity.

Under the Operative District Plan (Residential zone), the only rule not met is Rule 12.4.6.1.2 (Fire Risk to Residential Units), which makes the proposal a Discretionary Activity. Taking both plans together, the application is a Discretionary Activity overall under sections 104 and 104B of the Act. The effects of that non-compliance are the same wildfire effects assessed under PDP Rule NH-R5 in Section 6.3, and are considered less than minor. The conclusions below therefore apply equally under both plans.

In each case, the non-compliance either arises directly from the need to respond appropriately to the site's steep topography and challenging geotechnical conditions (height and excavation depth), or reflects the pragmatic and environmentally sound decision to build within the site's existing cleared area rather than clearing further native vegetation (the scrub dripline setback). In all three respects, the proposal has been informed by, and responds directly to, a detailed site-specific geotechnical investigation and engineering design certified by a Chartered Professional Engineer.

The proposal locates all built form and earthworks outside the mapped High Natural Character Area on the site, retains all indigenous vegetation, makes efficient use of an existing serviced residential allotment within an established settlement, and leaves the building platform in a more stable condition than at present. It is consistent with the objectives and policies of the Coastal Environment chapter (in particular CE-P3, CE-P4, CE-P5 and CE-P9), with the New Zealand Coastal Policy Statement 2010, with the Regional Policy Statement for Northland, and with Part 2 of the Act.

For the reasons set out in this report, it is considered that the actual and potential adverse effects of the proposal on the environment will be less than minor, that there are no affected persons under section 95E of the Act, and that the application may appropriately be processed on a non-notified basis. Accordingly, it is respectfully submitted that resource consent should be granted, subject to the conditions offered in Section 9 and any other reasonable conditions Council considers necessary.

# RECORD OF TITLE
# UNDER LAND TRANSFER ACT 2017
# FREEHOLD

**Search Copy**

R.W. Muir
Registrar-General
of Land

**Identifier** **NA32D/573**

**Land Registration District** **North Auckland**

**Date Issued** 28 October 1975

**Prior References**

NA5A/804

---

**Estate** Fee Simple

**Area** 2051 square metres more or less

**Legal Description** Lot 6 Deposited Plan 76469

**Registered Owners**

Michael Anthony Blakely and Janna Gertrud Malzbender

---

**Estate** Fee Simple - 1/6 share

**Area** 519 square metres more or less

**Legal Description** Lot 1 Deposited Plan 75150

**Registered Owners**

Michael Anthony Blakely and Janna Gertrud Malzbender

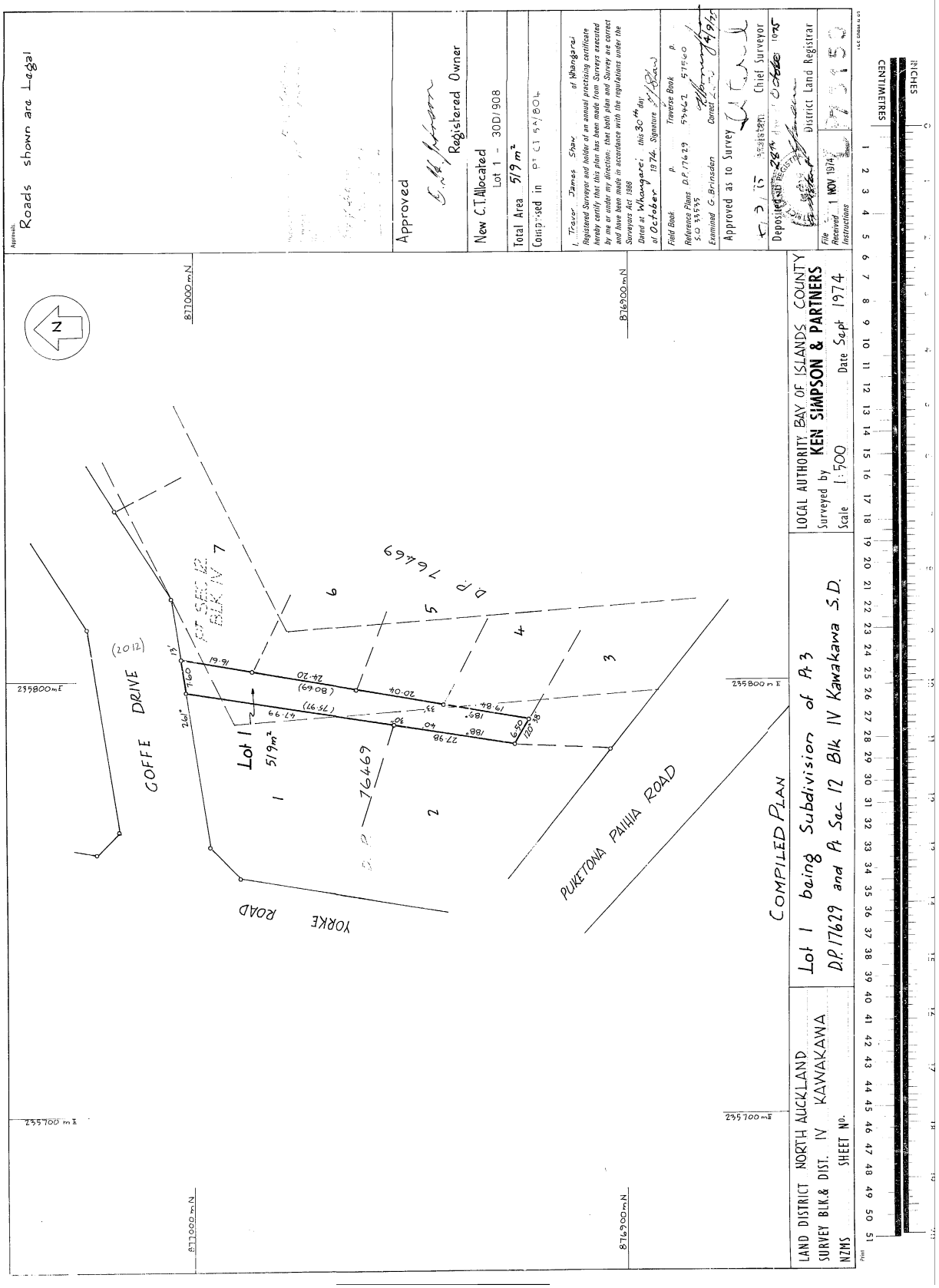
---

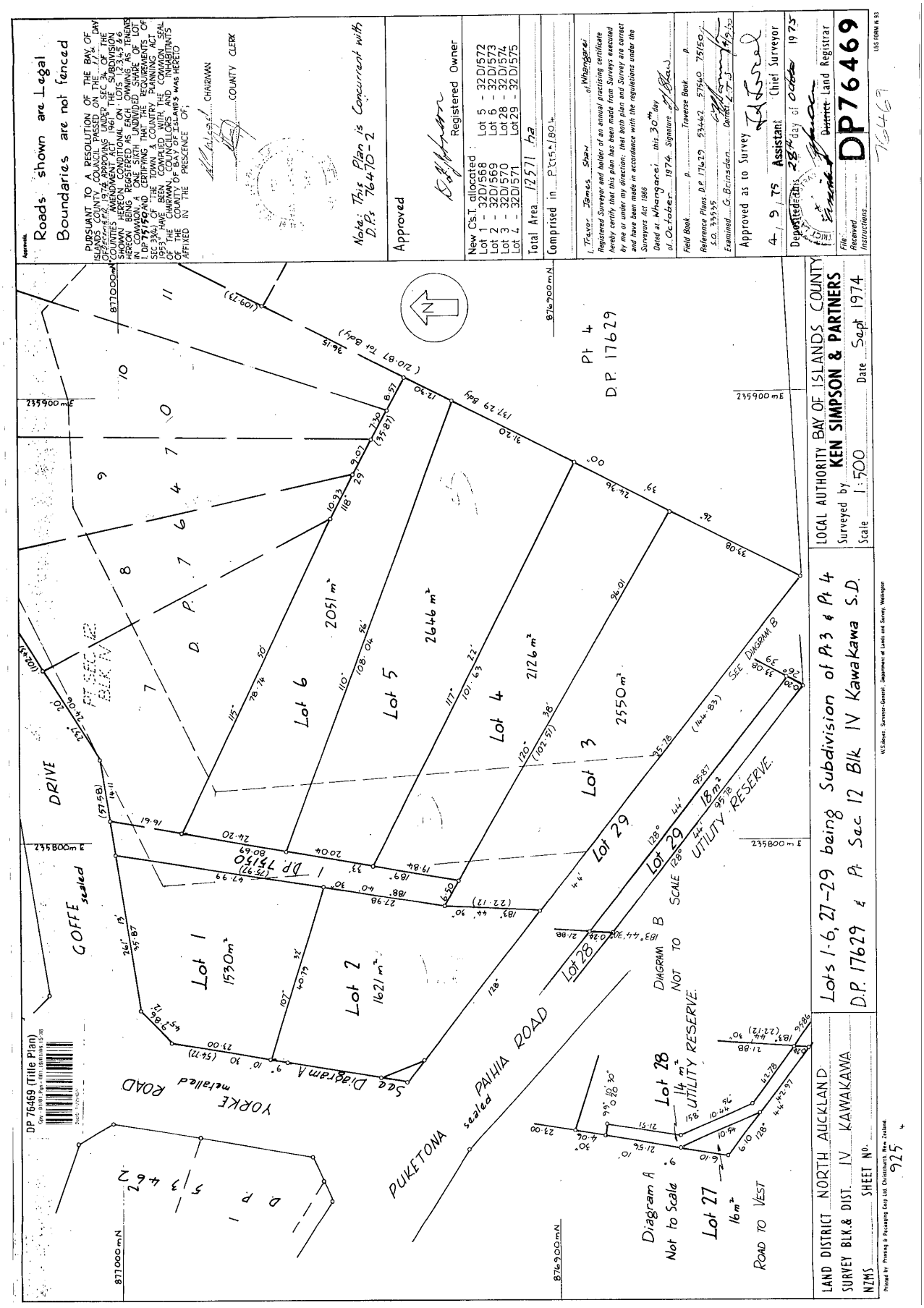
**Interests**

Subject to Section 36 (4) Counties Amendment Act 1961

Subject to Section 8 Coal Mines Amendment Act 1950 (Affects part 12 Block IV Kawakawa Survey District)

12606881.3 Mortgage to ASB Bank Limited - 18.11.2022 at 11:48 am


Approximate
Roads shown are Legal
Approved
Registered Owner
New C.T. Allocated
Lot 1 - 30D/908
Total Area 519 m²
Comprised in
Field Book
Traverse Book
Reference Plans
Examined
Approved as to Survey
Chief Surveyor
Deposited
District Land Registrar
File Received 1 NOV 1974
Instructions
CENTIMETRES
INCHES
N
877000 mN
876900 mN
235800 mE
235700 mE
COFFE DRIVE
YORKE ROAD
PUKETONA PATHA ROAD
Lot 1
519 m²
D.P. 76469
D.P. 17629
(2012)
COMPILED PLAN
LOCAL AUTHORITY BAY OF ISLANDS COUNTY
Surveyed by KEN SIMPSON & PARTNERS
Scale 1:500
Date Sept 1974
Lot 1 being Subdivision of Pt 3
D.P. 17629 and Pt Sec 12 Blk IV Kawakawa S.D.
LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST. IV KAWAKAWA
NZMS SHEET No.


Roads shown are Legal
Boundaries are not fenced
PURSUANT TO A RESOLUTION OF THE BAY OF ISLANDS COUNTY COUNCIL PASSED ON THE 17th DAY OF SEPTEMBER, 1974 APPROVING UNDER SEC 34 OF THE COUNTIES AMENDMENT ACT 1961 THE SUBDIVISION SHOWN HEREON CONDITIONAL ON LOTS 1 & 2 ON D.P. 75150 AND CERTIFYING THAT THE REQUIREMENTS OF SEC 33(4) OF THE TOWN & COUNTRY PLANNING ACT 1953 HAVE BEEN COMPLIED WITH, THE COMMON SEAL OF THE CHAIRMAN AND COUNTY CLERK OF THE COUNTY OF BAY OF ISLANDS WAS HEREUNTO AFFIXED IN THE PRESENCE OF:
CHAIRMAN
COUNTY CLERK
Note: This Plan is Concurrent with D.P.s 76470-2
Approved
Registered Owner
New Cs.T allocated
Lot 1 - 32D/568
Lot 2 - 32D/569
Lot 3 - 32D/570
Lot 4 - 32D/571
Lot 5 - 32D/572
Lot 6 - 32D/573
Lot 28 - 32D/574
Lot 29 - 32D/575
Total Area 12.571 ha
Comprised in
Registered Surveyor and holder of an annual practising certificate hereby certify that this plan has been made from Surveys executed by me or under my direction: that both plan and Survey are correct and have been made in accordance with the regulations under the Surveyors Act 1966
Dated at Whangarei this 30th day of October 1974
Approved as to Survey
Chief Surveyor
Assistant
Deposited this 28th day of October 1975
District Land Registrar
DP 76469
LOCAL AUTHORITY BAY OF ISLANDS COUNTY
Surveyed by KEN SIMPSON & PARTNERS
Scale 1:500
Date Sept 1974
Lots 1-6, 27-29 being Subdivision of Pt 3 & Pt 4 D.P. 17629 & Pt Sec 12 Blk IV Kawakawa S.D.
LAND DISTRICT NORTH AUCKLAND
SURVEY BLK.& DIST. IV KAWAKAWA
NZMS SHEET No.
Lot 1 1530m²
Lot 2 1621m²
Lot 3 2550m²
Lot 4 2126m²
Lot 5 2646m²
Lot 6 2051m²
Lot 27 16m²
Lot 28 14m²
Lot 29 18m²
UTILITY RESERVE
PUKETONA ROAD
YORKE ROAD
GOFFE DRIVE
Pt 4 D.P. 17629
Diagram A Not to Scale
Diagram B Not to Scale
ROAD TO VEST
DP 76469 (Title Plan)

# Property Report

**Date:** Thursday 12 February 2026
**Address:** 8 Johnson Lane, Haruru, Haruru
**Parcel ID:** 4894542
**Appellation:** Lot 6 DP 76469
**Location:** Haruru
**TLA:** Far North District

**Scale: 1:1296**

**Climate Zone:** 1
**Earthquake Zone:** Zone 1
**Exposure Zone:** Zone D
**Lee Zone:** No
**Rainfall Range:** 90 - 100
**Wind Region:** A
**Wind Zone:** Very High

BRANZ does not recommend using BRANZ Maps as the primary source of wind zone data for making bracing calculations or preparing building consent application documents if other more reliable data (such as an up-to-date council map) is available.

Far North District Council

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

*Te Kaunihera o Tai Tokerau Ki Te Raki*

*Frontier of opportunity*

**LIM Fax : 09 401 2148**

Date Logged: 12-Jul-2006
OUR REF: LIM 5070
YOUR REF:
Receipt No 759568

12-Jul-2006

Palmer MacAuley
P O Box 269
Kaikohe 0400

FAX No 09 4012206
Maps & documents in mail

## LAND INFORMATION MEMORANDUM - N°. 5070

**Pursuant to Local Government Official Information & Meetings Act 1987 (Section 44A)**

The following information is provided **to the Applicant** in respect of the property described as:

**LOT 6 DP 76469 -1/6 INT IN ACCESSWAY BEING LOT 1 DP 75150**

**Valuation Roll N°. 00223-01700** **Prop ID N°. 3315920**

**Area: 0.2051HA**

**and located at 8 Johnson Lane, Haruru 0252**

### *1. Special Features or Characteristics*

Refers to 1991 NZ Land Resource Inventory Worksheet – Land Use Capability Unit 6e9, indicating strongly rolling to moderately steep land with moderately to strongly leached yellow-brown earths of Marua Suite overlying greywacke.

| | | |
|---|---|---|
| a) | Potential Erosion | Moderate |
| b) | Avulsion | Nil |
| c) | Falling Debris | Nil |
| d) | Subsidence | Moderate potential |
| e) | Slippage | Moderate potential |
| f) | Alluvion | Nil |
| g) | Inundation | Nil |
| h) | Hazardous Contaminants | None known |
| i) | Any other | - |

**Note:** The information is generic to the area and may not be site-specific.

## 2. *Disclosure of Rates for the Purposes of a Land Information Memorandum*

The Local Government and Meetings Act requires that Council provide information relating to any rates owing in relation to the land covered by the LIM.

This disclosure document sets out the rate position as at the date shown below. It should be noted that this figure must not be taken as a settlement figure for the payment of outstanding rates as at the time of settlement of any purchase of the property concerned.

It remains the responsibility of the vendor and purchaser to determine the final rates figure on the settlement date and ensure that this is paid in accordance with the requirements of the Local Government Rating Act 2002.

| | | |
|---|---|---|
| ***Valuation Number:*** | | ***00223-01700*** |
| Rate Account No: | | 2415920 |
| Rates Levied for the Current Year: | $ | 1,752.91 |
| Rate Arrears: | $ | 999.14 |
| Date of Disclosure: | | 04 July 2006 |

**Notes re Rating Units:**

Rating units may consist of land contained within a single certificate of title or, in the case of a farm or in certain other circumstances may consist of land contained within several certificates of title.

Rates are always calculated on the basis of a rating unit, Council has no power under the Local Government Rating Act 2002 to apportion these rates and charges to separate parts of a single rating unit. Care needs to be taken when considering any rate arrears where a LIM is issued in respect of only part of a rating unit, in particular:

**Rate Arrears:**

Where the LIM is provided for land that is part of a rating unit, the rate arrears and water meter charges shown overleaf relate to the entire rating unit. It is the responsibility of the applicant to determine how to address the issue of arrears in respect of the part of the property covered by the LIM.

**Postponed Rates**

Where there are postponed rates on the rating unit Council will have placed a statutory land charge over the rating unit to protect Council's interest in respect of these rates.

Where the rating unit in its entirety is being sold, transferred or otherwise disposed, the total postponed rates will be repayable together with all accumulated charges.

Where only part of the rating unit is being sold, transferred or otherwise disposed of, the amount of postponed rates to be repaid will depend on the relative values of the land being retained by the original owner and that portion being disposed of,

***AND***

Whether Council considers that the land that remains in the ownership of the original owner continues to comply with the Conditions and Criteria set out in the Rates postponement Policy. If Council is of the view that the land no longer qualifies, the total postponed rates will be repayable together with all accumulated charges. Where Council is of the view that the land does continue to qualify, the amount of the postponed rates to be repaid, together with the accumulated charges, will be determined in accordance with the provisions set out in the respective policy.

**Note:** Council has determined that it will add a postponement fee to the total postponed rates as set out in Section 88 of the Local Government Rating Act 2002. These fees will continue to accumulate and will become payable as set out above and/or as determined in the policy

| 2004 Valuation | | |
|---|---|---|
| Land Value | $ | 85,000 |
| Improved | $ | 138,000 |
| Capital | $ | 223,000 |

## 3. *Consents*

a) **Resource Consents**

28-Feb-1972 RC-79447-TCPBIC Subdivision – created DP 76469

b) **Certificates** (documents relating to the above Consents are attached)

c) **Notices** (documents relating to the above Consents are attached)

d) **Orders** -

e) **Licences** -

f) **Requisitions** -

**Note:** Council reserves the right to serve requisitions whenever found necessary.

## 4. *Building Consents, Permits & Code Compliance Certificates (CCC)*

| *Description* | *Date of Issue* | *Number* | *Type of Structure* |
|---|---|---|---|
| Code Compliance Certificate Issued | 08-Dec-1997 | BC-1997-1883 | New Dwelling & Garage |

**Comments**: -

Memo attached - "Information Regarding Buildings where Council Holds no Record of Consents".

Domestic Smoke Alarms Guidance Notes attached.

DBH - "Important Information when Building or Renovating" attached.

**Any known outstanding issues:** None known

**Are there any unauthorised building works known to Council?** None known

**Note 1:**

The New Zealand Building Act 2004 was implemented from 31 March 2005 and replaced The Building Act 1991. All applications for building consents are now processed under this Act. Code Compliance Certificates do not apply to *building permits* that were issued *prior to* the Building Act 1991.

**Note 2:**

Where a Code Compliance Certificate (a "CCC") has not issued, reasons could be that the owner has not requested a final inspection, or that there is further work required to meet compliance.

**Note 3:**

The Far North District Council does not copy building plans for Land Information Memoranda. Site and drainage plans are included if on file.

## 5. *Utilities*

a) Water Metered

b) Stormwater See Stormwater management plan

c) Sewer Connected

## 6. *Land Uses:*

Transitional District Plan

Land zoned as ***Residential 1*** under the ***Bay of Islands*** section of the Transitional District Plan. (Please refer to the attached Residential 1 zone rules for Land Use and Subdivision activities).

Revised Proposed District Plan (Notified 15 July 2003)

Land zoned as ***Residential*** under the Revised Proposed District Plan. (Please refer to attached zone rules for Land Use and Subdivision activities).

**Note 1:**

Council publicly notified its Revised Proposed District Plan on 15th July 2003. This Revised Plan has been prepared in response to a submission and further submission process, and reflects Council's decisions on all submissions.

**This Revised Plan is subject to appeal and is therefore not yet operative.**

It is suggested that any queries you may have regarding any aspects of the Revised Plan be referred to the Council's Planning Department (Regulatory and Customer Services).

## 7. *Notices under Other Acts Notified by any Statutory Organisation:*

Nothing on file.

## 8. *Notices by any Network Utility Operator*

Nothing on file.

## 9. *Road Legalisation Issues*

No Issues.

## 10. *Other Information*

a) FNDC Quarterly News Bulletin – January 2006.

b) http://www.fndc.govt.nz/utilities/index.asp

EM Eyles

ELIZABETH EYLES
INFORMATION MANAGEMENT UNIT

***Note for Applicants:***

The above information represents the information held by the Far North District Council in respect of any of the categories of information listed. Where the Council has advised 'not known' in respect of any category it is the responsibility of the applicant to undertake any other enquiries. No further comment concerning this property can be made without an inspection by a Council Officer. Such inspection will be carried out if you desire and a charge will be made for this service on a cost basis.

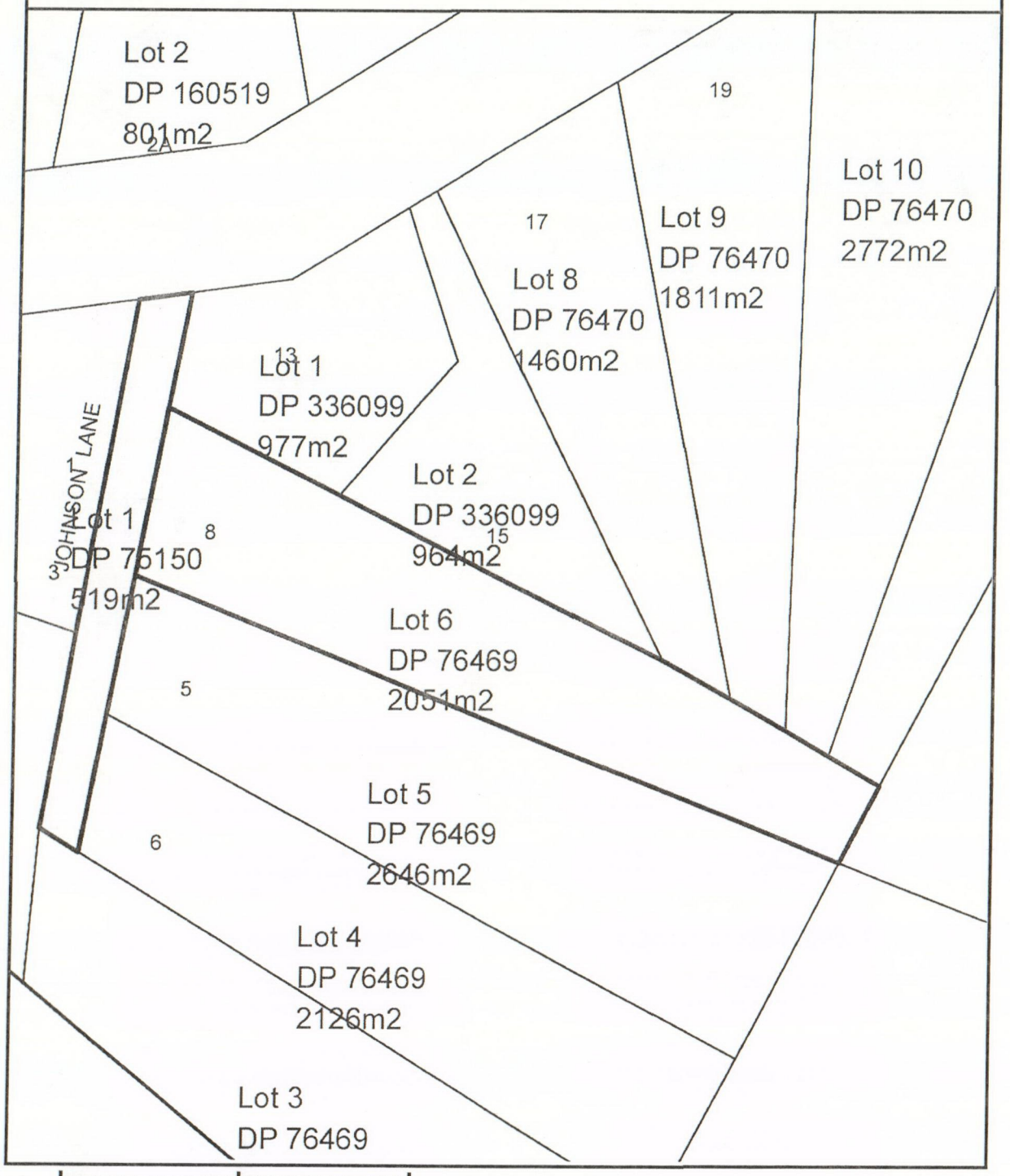
The information in this Memorandum is provided for the use of the applicant alone and is not to be relied on by any third party. The Council assumes no responsibility to any person other than the applicant.

Where information has been supplied to Council by a third party it cannot guarantee the accuracy of that information and it is supplied on the understanding that no liability shall arise or be accepted by the Council for any error contained therein.

VAL 223-017-00

Far North District Council

Address Land etc




50 m 1 : 861

This map has been provided in good faith and for information purposes only. The Far North District Council is not liable for any errors or omissions. Any persons considering purchasing property are advised to have all boundaries confirmed by a licensed Cadastral Surveyor.

Produced by the Far North District Council 08:43 7/3/2006

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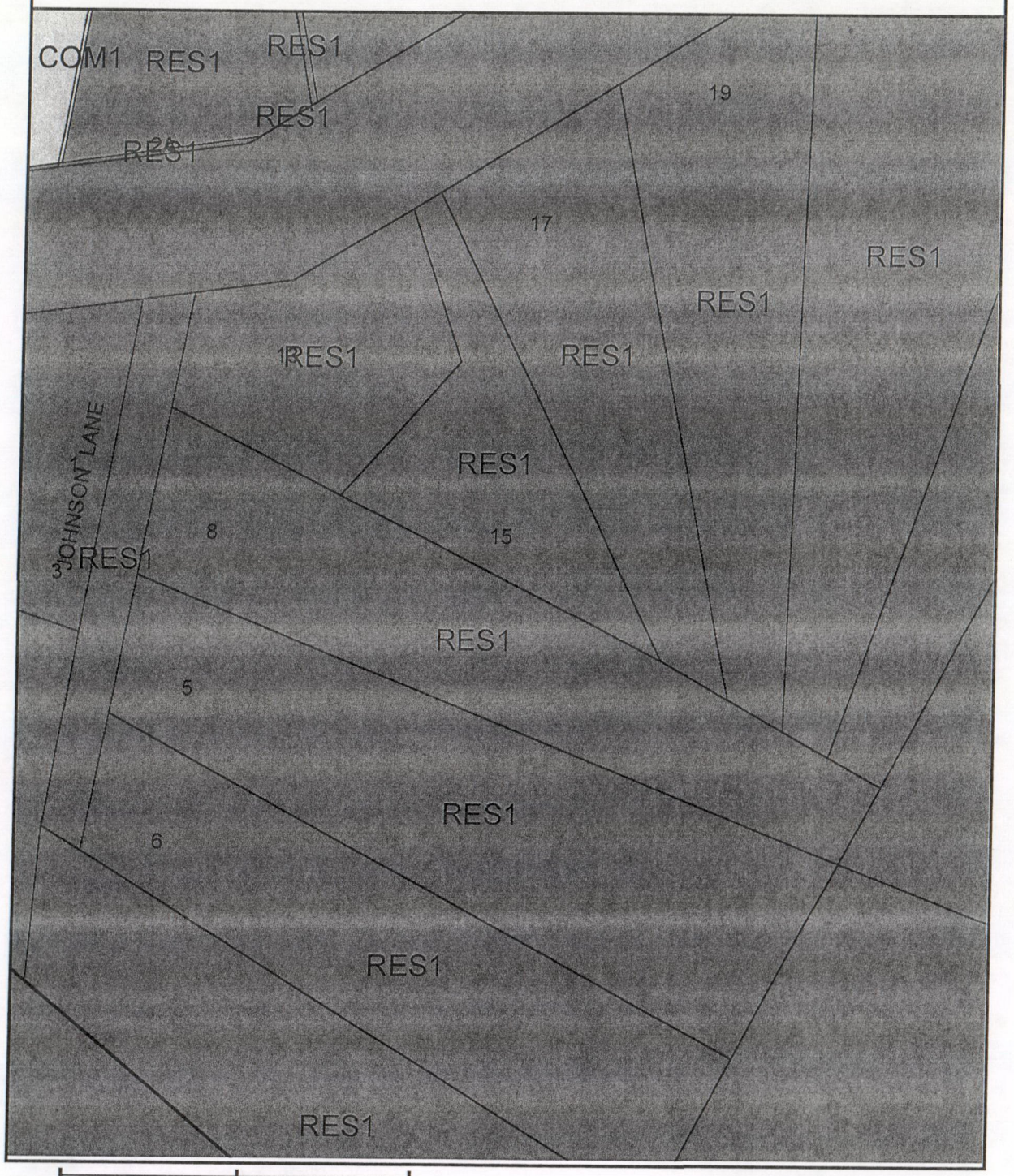
VAL 223-017-00 LOT 6 DP 76469

Far North District Council

Address
Land etc
Labels
TP Zone




50 m 1 : 861

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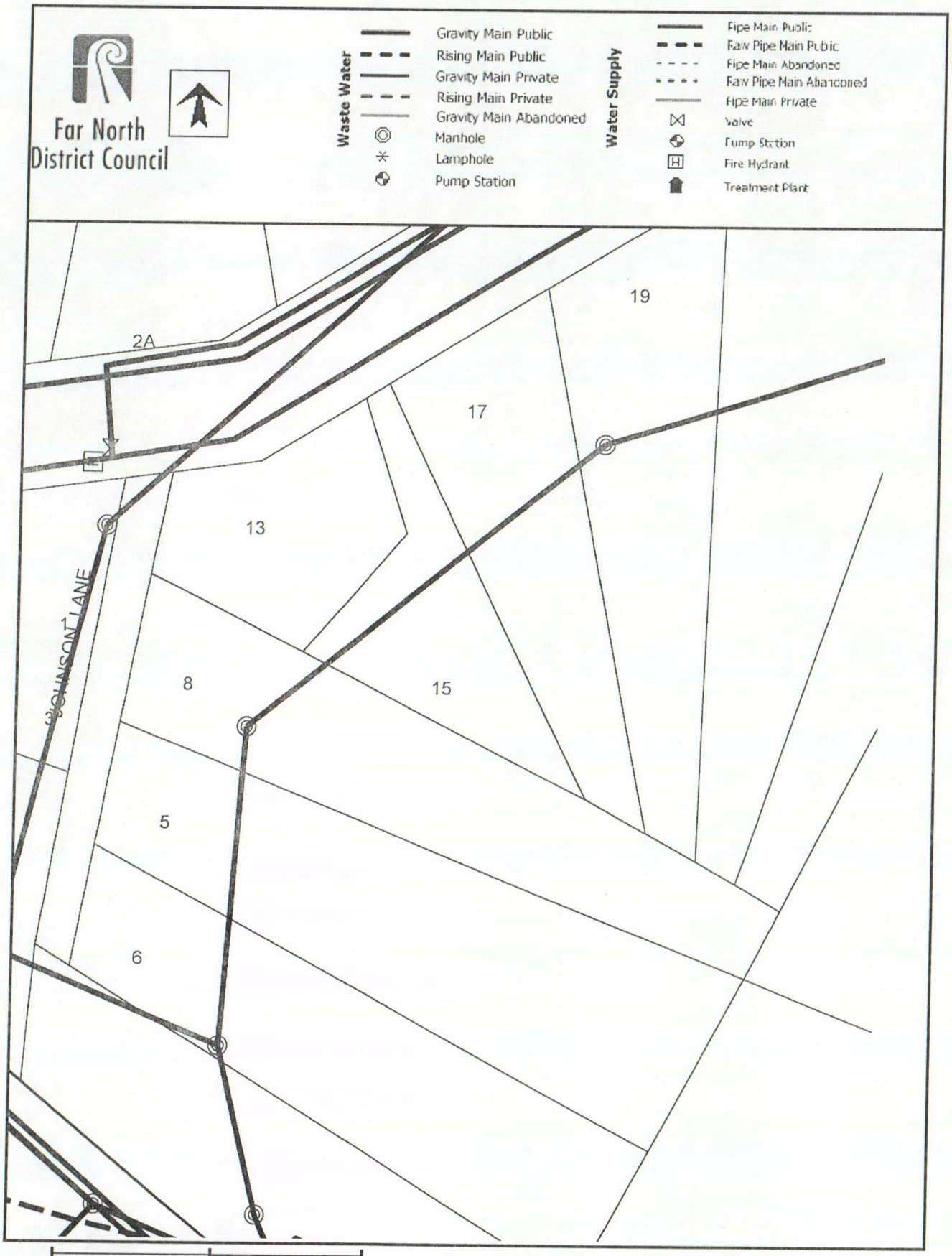


50 m 1 : 861

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BIC 447 HEL:LB

MR FINCH

6th March 1975

Ken Simpson and Partners,
Registered Surveyors,
P.O. Box 631,
WHANGAREI.

ATTENTION: Mr Shaw

Dear Sir,

BIC 447 - D.H. Johnson, Haruru Falls:

Thank you for your letter of the 14th January re the above.

The plans have been examined by the County Engineer in relationship to the progress of the development work on the subdivision, in case it was possible to seal and release one or more plans for depositing with the District Land Registrar.

However, as you will appreciate from the following progress report, there is outstanding work in respect of each plan and thus I regret that none can be released.

"D.H. JOHNSON, HARURU FALLS, LAND TRANSFER PLANS:

(a) Lots 1-6, 27 and 29 - Sub. Pt 3, Pt 4, D.P. 17629 Pt Sec. 12:

1. Right-of-way requires resealing.
2. Work required on stormwater discharge pipe from Right-of-way.
3. Frontage Road needs to be maintained for 3 month period.

(b) Lots 7-11 and 26 - Sub Pt 3, Pt 4, D.P. 17629 Pt Sec 12:

Completed satisfactorily - subject to 3 month maintenance period.

(c) Lots 12 - 17, Sub Pt 3, Pt 4, D.P. 17629 Pt Sec 12:

1. Frontage road to be maintained for 3 months.
2. Stormwater outlet from cesspits to be completed.

(d) Lots 18 - 25 Sub Pt 3, Pt 4, D.P. 17629, Pt Sec 12:

1. Turn around to be completed.
2. Right-of-way to be completed.

General:

Water reticulation to be completed and tested for the complete development."

When the work in respect of an individual plan has been completed, a cash bond in the form of a certified cheque of 10% of the value of the roading work, would be accepted against the 3 months maintenance period and the respective plan sealed and released.

A copy of this letter has been sent to the owner, Mr D.H. Johnson for his information.

Yours faithfully,

M.M. Plowright
COUNTY CLERK:

11 DEC 1974

subdivision of Pt Lot 3 and Pt Lot 4 D.P. 17629, Pt Section 12, Block IV, Kawakawa S.D. be approved pursuant to Section 34 of the Counties Amendment Act 1961 and complying with the requirements of Section 33 (4) of the Town and Country Planning Act 1953, be completed under Seal by the Chairman and County Clerk on behalf of Council, subject to compliance with the conditions of approval.

39. BIC 447 (2) LAND TRANSFER PLAN, D.H. JOHNSON, HARURU FALLS, WAITANGI:

Resolved: That the Land Transfer Plan of Lot 1, being subdivision of Pt 3 and Pt 4, D.P. 17629 and Pt Section 12, Block IV, Kawakawa S.D. be approved pursuant to Section 34 of the Counties Amendment Act 1961 and complying with the requirements of Section 33 (4) of the Town and Country Planning Act 1953, be completed under Seal by the Chairman and County Clerk on behalf of Council, subject to compliance with the conditions of approval.

11 DEC 1974

40. BIC 447 (3) LAND TRANSFER PLAN, D.H. JOHNSON, HARURU FALLS, WAITANGI:

Resolved: That the Land Transfer Plan of Lots 1 - 6, 27 and 29, being subdivision of Pt 3 and Pt 4, D.P. 17629 and Pt Section 12, Block IV, Kawakawa S.D. be approved pursuant to Section 34 of the Counties Amendment Act 1961 conditional on Lots 1, 2, 3, 4, 5, and 6 thereon being registered as each owning, as tenants in common, a 1/6th undivided share of Lot 1, D.P. 75159, and complying with the requirements of Section 33 (4) of the Town and Country Planning Act 1953, be completed under Seal by the Chairman and County Clerk on behalf of Council, subject to compliance with the conditions of approval.

11 DEC 1974

41. BIC 447 (4) LAND TRANSFER PLAN, D.H. JOHNSON, HARURU FALLS, WAITANGI:

Resolved: That the Land Transfer Plan of Lots 7 -11, and 26, being subdivision of Pt 3 and Pt 4 D.P. 17629 and Pt Section 12, Block IV Kawakawa S.D., be approved pursuant to Section 34 of the Counties Amendment Act 1961 and complying with the requirements of Section 33 (4) of the Town and Country Planning Act 1953, be completed under Seal by the Chairman and County Clerk on behalf of Council, subject to compliance with the conditions of approval.

11 DEC 1974

42. BIC 447 (5) LAND TRANSFER PLAN, D.H. JOHNSON, HARURU FALLS, WAITANGI:

Resolved: That the Land Transfer Plan of Lots 12 - 17, being subdivision of Pt 3, and Pt 4 D.P. 17629, and Pt Section 12, Block IV, Kawakawa S.D. be approved pursuant to Section 34 of the Counties Amendment Act 1961 and complying with the requirements of Section 33 (4) of the Town and Country Planning Act 1953, be completed under Seal by the Chairman and County Clerk on behalf of Council, subject to compliance with the conditions of approval.

11 DEC 1974

Sealed. 18/8/75

8. The provision of a 1 link segreation strip, along

B.I.C
T.P.C 447

LEGAL DESCRIPTION Pt Lots 3 & 4 & Pt Section 12 Block IV Kaukaura SD

CONDITIONS OF APPROVAL

6.22 Scheme Plan BIC 447 - D.H. Johnson, Haruru Falls:

Resolved: That Council accept Lot 7 and Lot 18 shown on Scheme Plan BIC 447, in lieu of a Reserve Contribution, these lots to be vested in Council.

And further that Council reserves the right to negotiate further, if considered necessary, if these sections alter position or area as the result of survey.

9/3/73

Scheme Plan BIC 447 - D.H. Johnson, Haruru Falls

Recommendation: That Council accept Lot 7 and Lot 18 shown on Scheme Plan BIC 447, in lieu of a Reserve Contribution, these lots to be vested in Council.

And further that Council reserves the right to negotiate further, if considered necessary, if these sections alter position or area as the result of survey.

southern boundary of Lot 25; along the s.w. bdy of Lot 3, along the s.w. bdy and the Western bdy to within 13'4" of the Northern boundary of Lot 2.

9) The area for Reserve in terms of Section 28 (3) (6) of the Counties Amendment Act 1961 be negotiated with the owner by the Riding Member and Council Staff.

10) All gorse to be sprayed.

1. The seal along Cookes Lookout Road to be widened to 28 feet with kerbing and channel.
2. Rights-of-way to be formed and to have a 10' width of seal.
3. Drainage Easements to the direction of the Engineer.
4. The provision of water supply etc.
5. Engineering plans for the road fronting Lots 1, 7-19 the Rights-of-way and the formation to front Lots 25-31.
6. In lieu of sewage reticulation, evidence, to the satisfaction of the Health Inspector, that suitable drainage is available on each proposed residential section before the land transfer plan is sealed.
7. The provision of a splay on the s.w. corner of Lot 2.
8. The provision of a 1 link segreation strip, along the southern boundary of Lot 25, along the s.w. boundary of Lot 3, along the s.w. boundary and the

31C447

P.O. Box:— Private Bag

Telephone No:—71-499

[L.&D.—52

DEPARTMENT OF JUSTICE

Released CE

LAND REGISTRY OFFICE,
AUCKLAND 1

17 November 1975

DEAR SIR,—

PLAN No. 76469 being a subdivision of Pt 3 & Pt 4 D.P. 17629 & Pt Sec 12 Blk IV Kawakawa S.D.

C.T. 5A/804

signed by D. H. Johnson, as the owner

was deposited on 28 October 1975

Yours faithfully,

Bay of Islands County,
P.O. Box 11,
KAWAKAWA.

J C Hanna

for District Land Registrar.

(3)

GOFFE DRIVE sealed

YORKE metalled ROAD

PUKETONA sealed PATHIA ROAD

D.P. 53462

D.P. 75150

Lot 1 1530m²

Lot 2 1633m²

Lot 3 2566m²

Lot 4 2126m²

Lot 5 2646m²

Lot 6 2051m²

Lot 7

Lot 8

Lot 9

Lot 10

Lot 11

Lot 27 16m²

Lot 28 3m²

Lot 29 377m²

Pt 4 D.P. 17629

See Diagram A

See Diagram B

Diagram A Not to Scale

DIAGRAM B NOT TO SCALE

ROAD TO VEST

877000mN

876900mN

235800mE

235900mE

236000mE

N

Approvals.

Roads shown are Legal

Boundaries are not fenced

PURSUANT TO A RESOLUTION OF THE BAY OF ISLANDS COUNTY COUNCIL PASSED ON THE ... DAY OF ... 19 APPROVING UNDER SEC 34 OF THE COUNTIES AMENDMENT ACT 1961 THE SUBDIVISION SHOWN HEREON CONDITIONAL ON LOTS 2,3,4,5 & 6 HEREON BEING REGISTERED AS EACH OWNING AS TENENTS IN COMMON A ONE SIXTH UNDIVIDED SHARE OF LOT 1 DP 75150 AND CERTIFYING THAT THE REQUIREMENTS OF SEC 334 OF "THE TOWN & COUNTRY PLANNING ACT 1953" HAVE BEEN COMPLIED WITH, THE COMMON SEAL OF THE CHAIRMAN, COUNCILLORS AND INHABITANTS OF THE COUNTY OF BAY OF ISLANDS WAS HERETO AFFIXED IN THE PRESCENCE OF;

..... CHAIRMAN

..... COUNTY CLERK

Approved

D.J. Johnson

Registered Owner

New C.S.T. Allocated

Total Area 12574 m²

Comprised in P.C.S.A/804

I, Trevor James Shaw of Whangarei

Registered Surveyor and holder of an annual practising certificate hereby certify that this plan has been made from Surveys executed by me or under my direction; that both plan and Survey are correct and have been made in accordance with the regulations under the Surveyors Act 1966

Dated at Whangarei this 30th day of October 1974 Signature T.J. Shaw

Field Book ..... p. Traverse Book ..... p.

Reference Plans D.P. 17629 53462 57560 75150 S.O. 33933

Examined ..... Correct

Approved as to Survey

..... Chief Surveyor

Deposited this ..... day of ..... 19

..... District Land Registrar

File

Received

Instructions

LAND DISTRICT NORTH AUCKLAND

SURVEY BLK.& DIST. IV KAWAKAWA

NZMS SHEET No.

Lots 1-6, 27 & 29 being Subdivision of Pt 3 & Pt 4 D.P. 17629 & Pt Sec 12 Blk IV Kawakawa S.D.

LOCAL AUTHORITY BAY OF ISLANDS COUNTY

Surveyed by KEN SIMPSON & PARTNERS

Scale 1:500 Date Sept 1974

Printed by Printing & Packaging Corp Ltd, Christchurch, New Zealand.

925

W.S.Boyck, Surveyor-General, Department of Lands and Survey, Wellington

LSS FORM N 93

FORM 10

# CODE COMPLIANCE CERTIFICATE NO: _____

(Section 43(3), Building Act 1991)

**Issued By: FAR NORTH DISTRICT COUNCIL**

Building Consent No : BC 971883

Applicant : HOHAIA, W F

Builder : FIRST HOMES

## PROJECT

| | | | | |
|---|---|---|---|---|
| [Y] | New building | Area : | 80.00 m² | |
| [N] | Relocated building | Area : | .00 m² | |
| [N] | Alteration | Area : | .00 m² | |
| [N] | Demolition | Area : | .00 m² | |
| [ ] | Plumbing/Drainage Only | | | |

Intended use(s): Single family

Description of work:
NEW DWELLING

Intended life:
[Y] Indefinite but not less than 50 years
[ ] Specified as 0 years (conditions on Building Consent)

Being stage 1 of an intended 1 stages

## PROJECT LOCATION

Street Address : GOFFE DRIVE HARURU FALLS

Legal Description : LOT 6 DP 76469 -1/6 INT IN ACCESSWAY B EING LOT 1 DP 75150

Area: .20510 H **Valuation No:** 00223-017-00 Ward: KERIKERI

This is

[X] a final code compliance certificate issued in respect of all of the building work under the above building consent.

[ ] an interim code compliance certificate in respect of part only of the building work under the above building consent, as follows: _____

[ ] This interim certificate is issued subject to the conditions specified on the reverse.

Signed for and on behalf of the Council :

Name : S. Manning

Position : BUILDING OFFICER

Date : 8 / 12 / 97

BACT\form10.fm
13 May 1993

FORM 4

# BUILDING CONSENT NO : BC 971883

(Section 35, Building Act 1991)

**Issued by : FAR NORTH DISTRICT COUNCIL**

Refer to Project Information Memorandum No: PIM971883

## APPLICANT

Name: HOHAIA, W F — Telephone:
Mailing Address: C/- FIRST HOMES, PO BOX 200, PAIHIA

Builder: FIRST HOMES — Telephone: 402 8350
Address: PO BOX 200, PAIHIA

Contact Person: FIRST HOMES — Telephone: 402 8350
Address: PO BOX 200, PAIHIA

## PROJECT

| | | | |
|---|---|---|---|
| [Y] | New building | Area : | 80.00 m² |
| [N] | Relocated building | Area : | .00 m² |
| [N] | Alteration | Area : | .00 m² |
| [N] | Demolition | Area : | .00 m² |
| [N] | Plumbing/Drainage only | | |

Intended Use(s) : Single family
Description of work: NEW DWELLING AND GARAGE
Intended life:
[Y] Indefinite but not less than 50 years
[ ] Specified as 0 years

## PROJECT LOCATION

Street Address : GOFFE DRIVE HARURU FALLS
Legal Description : LOT 6 DP 76469 -1/6 INT IN ACCESSWAY B EING LOT 1 DP 75150

Area: .20510 H **Valuation No:** 00223-017-00 Ward: KERIKERI

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the Building Code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act. Please see reverse side for requirements of consents.
This building consent is issued subject to the conditions specified in the attached -- pages headed "Conditions of Building Consent No 971883".

Signed by for and on behalf of the Council :

Name : _____

Position : Building/Plumbing Inspector Date : 5 / 8 / 97

**FOR COUNCIL USE**

The Council's total charges payable on the uplifting of this consent in accordance with the attached details, are : $ 950.00

**Building Research Levy : $** 63.00

**Building Industry Authority Levy : $** 40.95

**TOTAL VALUE OF WORK: $** 63,000.00

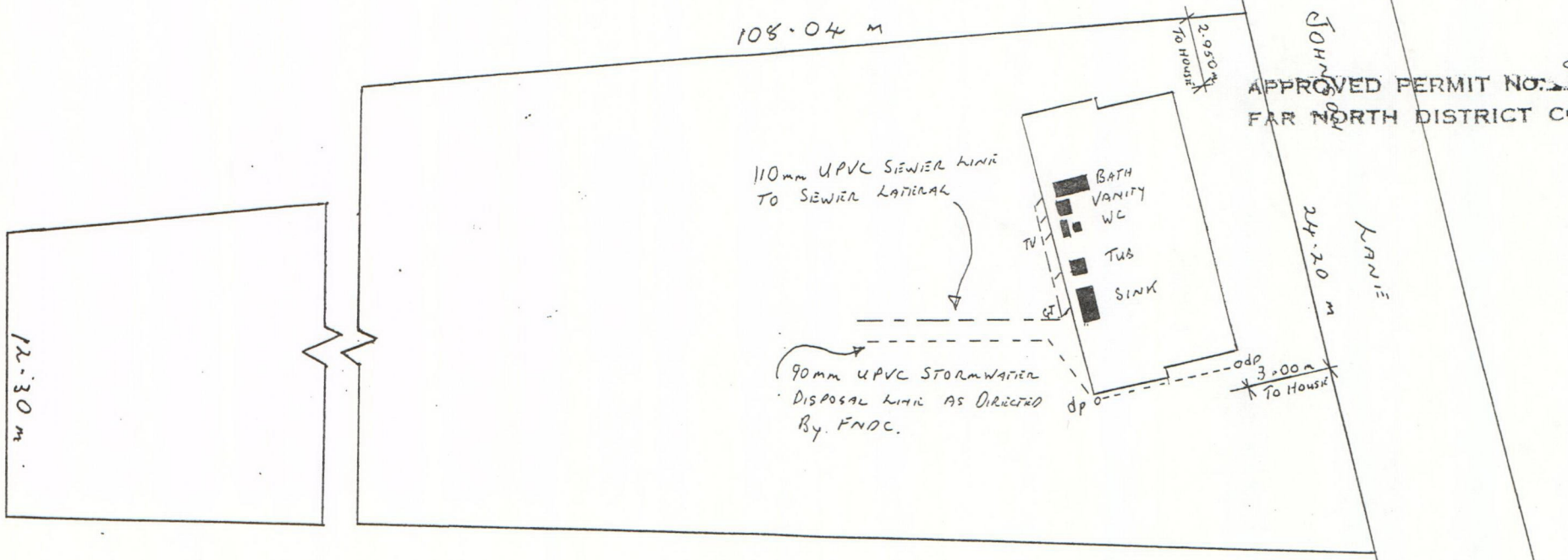
**TOTAL : $** 1053.95

Date Received: 26.6.97 5.8.97 Receipt No: 123650 144362 $160.00 $903.95

These plans and [illegible] construction. [illegible] be kept 'on site' [illegible] and All boundary pegs [illegible] and flagged before work is commenced.

NOTIFIABLE INSPECTIONS

- Footing Inspection Required ☑
- Bond Beam Inspection required ☐
- Pre-floor Inspection required ☐
- Prelining Inspection required ☑
- Final Inspection required ☑




# Plumbing, Drainage & Site

| | | | |
|---|---|---|---|
| W.F. HOHAIA - LOT 6 DP 76469<br>JOHNSON LANE, HARURU FALLS | First Homes (NZ) LTD | SCALE 1:200 | |
| | | NFD | 18/6/97 |

1

6 657 250

2 607 000

WILSON ROAD

SEE DIAGRAM "A"

ROAD

48 PVC

150 ø A.C.

GOFFE DRIVE

150 ø A.C.

Kerb

SEE PIN 20

PUKETONA YORKE

150 ø A.C.

AIR VALVE SCALE 1:400

ROAD

150 ø A.C. TO PAIHIA RESERVOIR

877 000

876 800

PUKETONA

The information shown on this plan may not be accurate and is indicative only.
The Far North District Council accepts no responsibility for incomplete or inaccurate information. Contractors are to verify the exact location of all Council services on site before work commences. Contractors are liable for any damage they may cause to Council services, including those not identified on this plan.

876 600

DIAGRAM A scale 1:400

BLANK END

150 ø A.C.

KERB

150 ø A.C. RISING MAIN

KERB

150 ø A.C.

100 ø A.C.

CORNER POST

150 ø A.C.

876 400

2 607 000

6 656 500

235 800

236 800

2 607 500

6 656 500

LEGEND

- PIPE (100 ø or greater)
- PIPE (less than 100 ø)
- SLUICE VALVE
- PEET VALVE
- AIR VALVE
- FIRE HYDRANT

| | |
|---|---|
| SURVEYED | B.D.S 19/90 |
| DESIGNED | / / |
| TRACED | A.D.C 19/90 |
| CHECKED | / / |

REVISIONS

| | Date | By |
|---|---|---|
| 1 | Description | |
| 2 | Date / Description | By |
| 3 | Date / Description | By |
| 4 | Date / Description | By |

INDEX TO ADJOINING MAPS

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|---|---|---|
| 78-16 | 78-17 | 78-17 |
| 94-167 | 78-18 | 78-18 |

HAR20006

infomap SURVEY AND LAND INFORMATION

The Cadastral Information shown was produced from the Department of Survey and Land Information Digital Cadastral Data Base

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Cadastral Base Produced 16 08 1988

# FAR NORTH DISTRICT COUNCIL

## HARURU FALLS WATER RETICULATION

APPROVED

COUNTY LIBRARY

P05

1:1000

MANHOLE LEVELS (MS

| M.H. | TOP (RIM) | OUTLET INVERT | IN |
|---|---|---|---|
| 1·01 | 48·68 | 47·45 | |
| 1·02 | 49·98 | 48·18 | |
| 1·03 | 52·01 | 48·45 | |
| 1·04 | 51·27 | 48·68 | |
| 1·05 | 50·12 | 49·00 | |
| 1·06 | 53·23 | 50·56 | 50· |
| | | | 51· |
| 1·07 | 52·70 | 51·33 | |
| 1·08 | 54·56 | 51·89 | |
| 1·09 | 54·44 | 52·24 | |
| 1·10 | 60·68 | 59·11 | |
| 2·01 | 54·36 | 52·50 | |
| 2·02 | 55·45 | 52·75 | 53·3 |
| | | | 52·7 |
| 2·03 | 57·70 | 55·95 | 56·2 |
| 2·04 | 60·57 | 58·14 | |
| 2·05 | 67·09 | 64·59 | 66·4 |
| 2·06 | 71·30 low side | 67·86 | |
| 2·07 | 69·62 | 68·40 | |
| 2·08 | 72·21 | 71·00 | |
| 2·09 | 73·48 | 71·80 | |
| 7·02 | 35·27 | 31·73 | 32·8 |
| | | | 32·6 |
| 7·03 | 49·84 | 47·44 | |
| 9·03 | 36·91 | 33·89 Unbenched. | |
| 10·01 | 41·48 | 40·22 | 40·4 |
| 10·02 | 45·44 | 44·57 | |
| 10·03 | 53·52 | 51·75 | 52·3 |
| 10·04 | 59·13 | 56·38 | |
| 15·01 | 56·15 | 55·13 | |
| 15·02 | 57·27 | 55·62 | |
| 15·03 | 56·27 | 55·59 | |
| 15·04 | 54·74 | 54·16 | |
| 3·08 | [illegible] | 39·41 | |
| 3·09 | 46·22 | 45·82 | |

FOR GENERAL NOTES SEE
Dwg. No. 35035/60

| | | | |
|---|---|---|---|
| SURVEYED | | APPROVED | |
| DESIGNED | | | |
| DRAWN | R.J.T. | 1.8.80 | |
| TRACED | E.R.R. | L.B. | |
| CHECKED | R.J.T. | F.R. | |

BAY OF ISLANDS COUNTY COUNCIL

PAIHIA SEWERAGE SCHEME

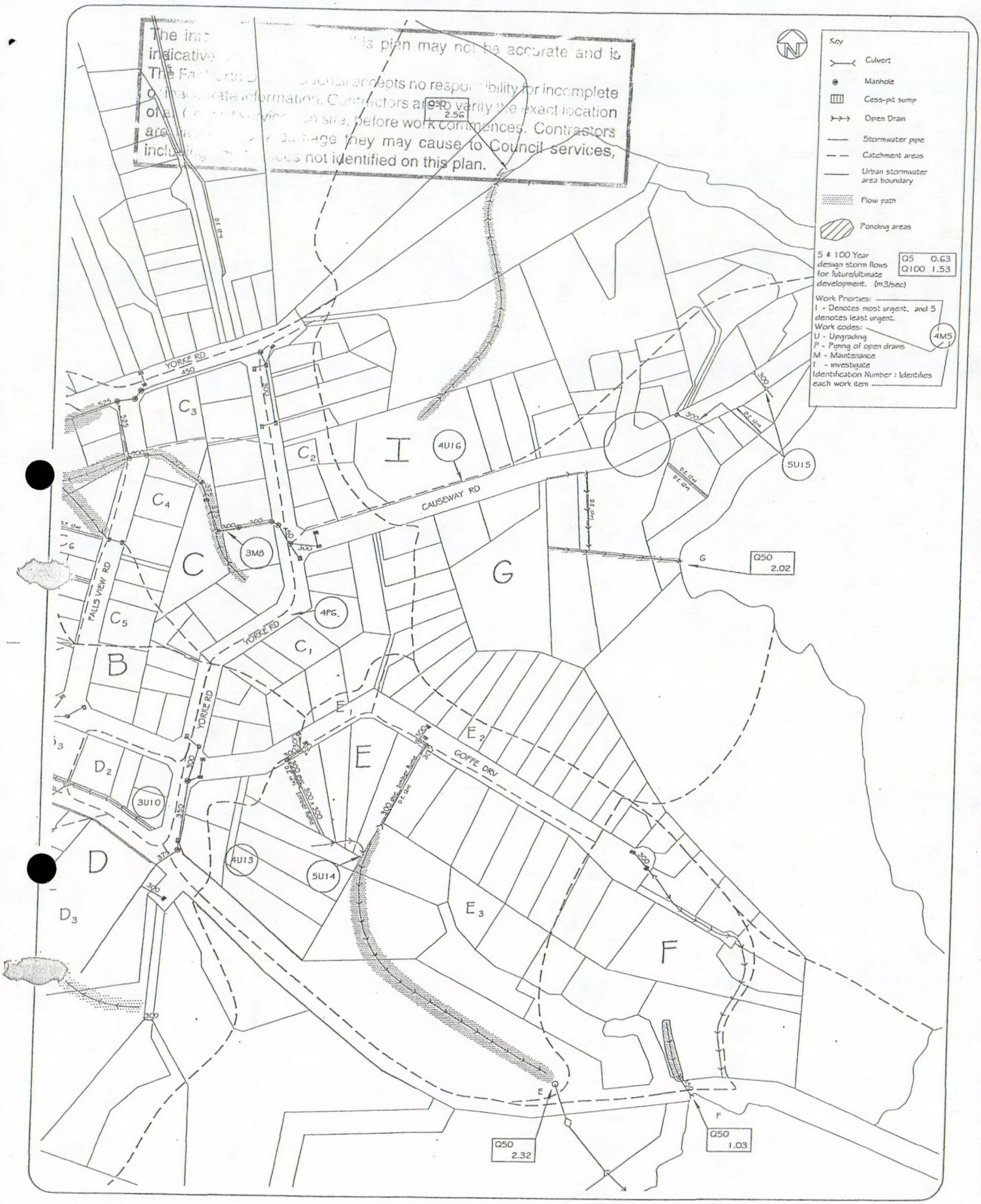
HARURU FALLS RETICULATION —— AS-BUILT PLAN

FRASER, THOMAS, GUNMAN, SHAW & PARTNERS
Consulting Engineers, Registered Surveyors, Architects & Town Planners
152 KOLMAR ROAD PAPATOETOE AUCKLAND

SCALES 1:1000

DRAWING

HAR




The info... is plan may not be accurate and is indicative ... The Far North District Council accepts no responsibility for incomplete or inaccurate information. Contractors are to verify the exact location of all ... on site, before work commences. Contractors are liable for any damage they may cause to Council services, including ... not identified on this plan.

HAIGH DEVELOPMENT CONSULTANTS
14 Hobson Ave
P O Box 89
KERIKERI Ph/Fax (09) 4078327

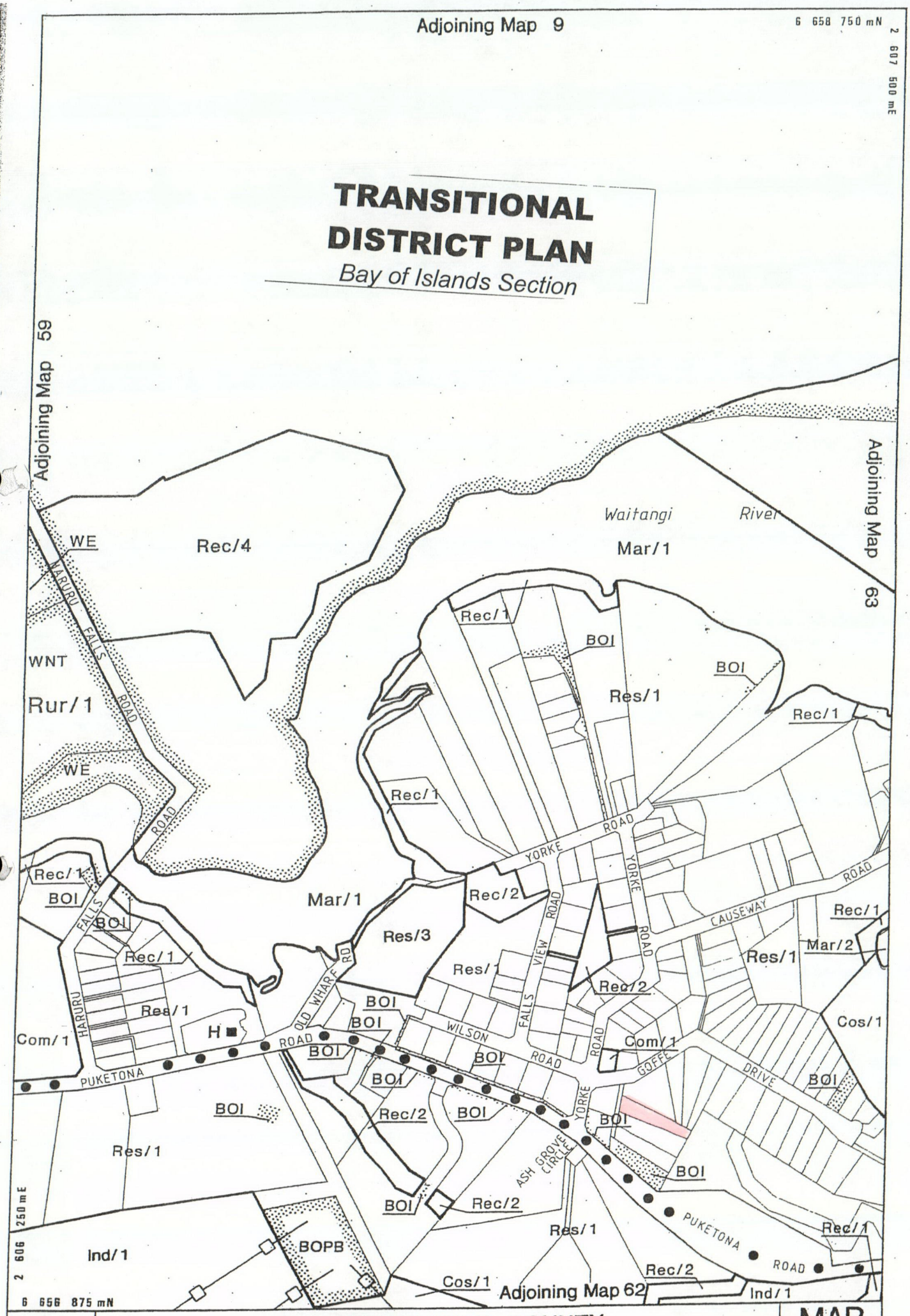
FAR NORTH DISTRICT COUNCIL

4.4 HARURU FALLS

Urban Stormwater Mangement Plan

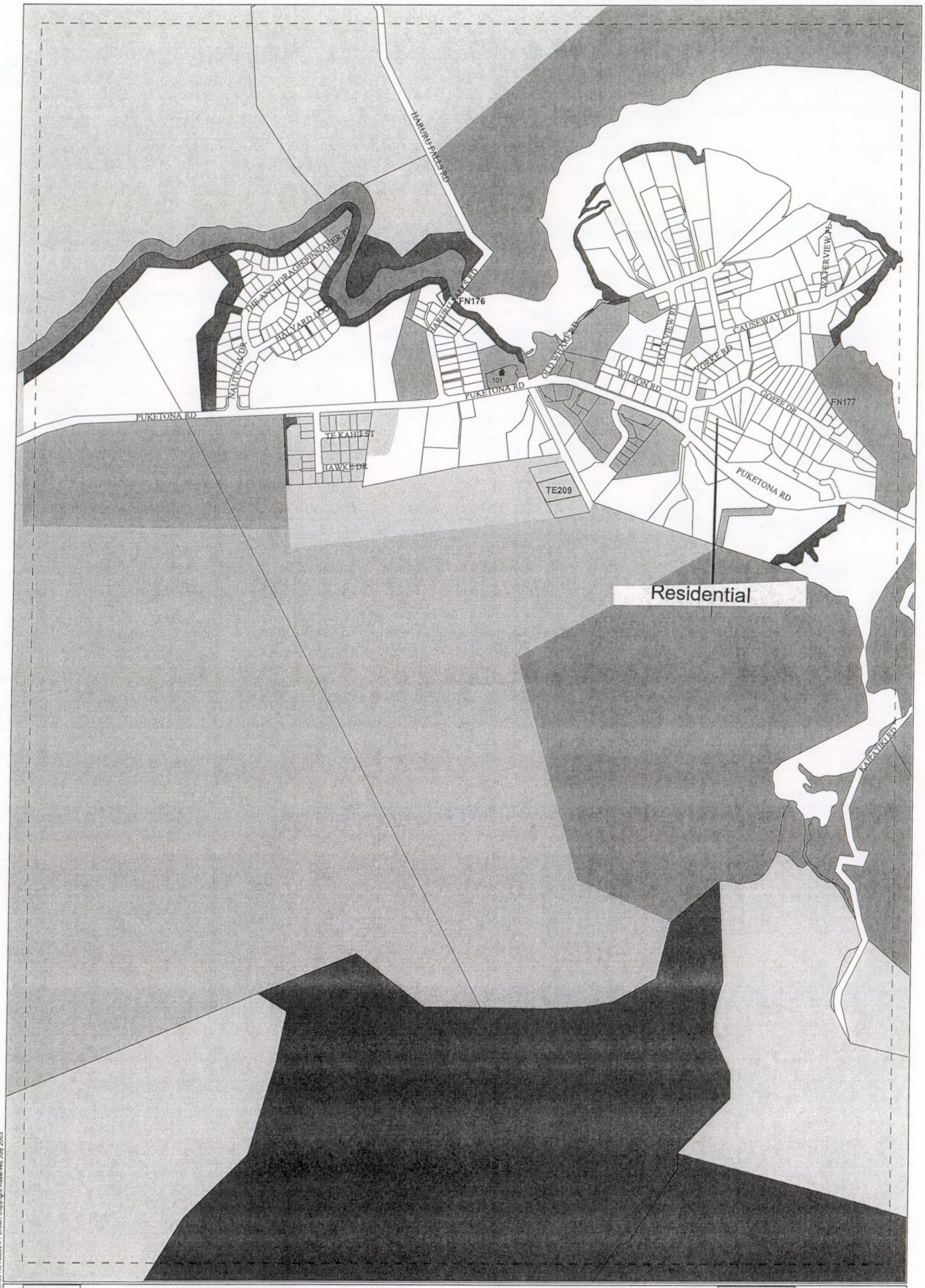
4 KERIKERI / PAIHIA COMMUNITY

| | |
|---|---|
| DRAWN: Pip | SHEET: 2 of 2 |
| DATE: 2/03/04 | |
| SCALE: 1:2000 | REF: 01 095 |
| CHECKED: | |




BAY OF ISLANDS COUNTY
DISTRICT PLANNING SCHEME SECOND REVIEW

MAP 60

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FAR NORTH DISTRICT COUNCIL

**REVISED PROPOSED DISTRICT PLAN**

ZONING MAPS

N

0 100 200 300 m

Scale : 1:10,000

35

91 89

Map 91

**HARURU FALLS**

**Far North District Council**

Resource Consents

Private Bag 752

Kaikohe 0440

**Re: Written Approval of Affected Person – Resource Consent Application**

**Proposed Second Dwelling at 8 Johnson Lane, Haruru (Lot 6 DP 76469)**

I, LIAM STONE [full name], of 15 Goffe Drive, Haruru, being the owner/occupier of the property adjoining 8 Johnson Lane, Haruru, confirm as follows:

1. I have been shown and have had explained to me the details of the proposed second dwelling (granny flat) to be constructed at 8 Johnson Lane, Haruru, including its location, design, and height (confirmed maximum height 6.95 metres above existing ground level at the lowest corner), as shown on the attached plans.

2. I understand that resource consent is being sought from the Far North District Council for this proposal because it does not comply with certain standards in the Operative/Proposed Far North District Plan, namely:

a. Rule CE-R1 / Standard CE-S1 – the maximum permitted building height of 5.5 metres is exceeded;

b. Rule CE-R2 / Standard CE-S3 – the maximum permitted earthworks depth of 1.0 metre is exceeded for the pole foundations; and

c. Rule NH-R5 – the required 20 metre setback from the dripline of contiguous scrub/shrubland is not met.

3. Having considered the proposal and its likely effects on my property, I confirm that I have no objection to the proposal and give my written approval to it, for the purposes of section 95E of the Resource Management Act 1991.

4. I understand that by giving this written approval, the Council may disregard any adverse effects of the proposal on me and my property when deciding whether the application should be publicly or limited notified, and that I will not personally receive further notice of, or be able to make a submission on, this application.

5. I understand that I may withdraw this approval in writing to the Council at any time before the application is decided.

Signed: _____

Full Name (please print): LIAM STONE

Address: 15 Goffe Drive, Haruru

Date: 24/09/26.

**Far North District Council**

Resource Consents

Private Bag 752

Kaikohe 0440

**Re: Written Approval of Affected Person – Resource Consent Application**

**Proposed Second Dwelling at 8 Johnson Lane, Haruru (Lot 6 DP 76469)**

I, Dylan Menzies [full name], of 5 Johnson Lane, Haruru, being the owner/occupier of the property adjoining 8 Johnson Lane, Haruru, confirm as follows:

1. I have been shown and have had explained to me the details of the proposed second dwelling (granny flat) to be constructed at 8 Johnson Lane, Haruru, including its location, design, and height (confirmed maximum height 6.95 metres above existing ground level at the lowest corner), as shown on the attached plans.

2. I understand that resource consent is being sought from the Far North District Council for this proposal because it does not comply with certain standards in the Operative/Proposed Far North District Plan, namely:

a. Rule CE-R1 / Standard CE-S1 – the maximum permitted building height of 5.5 metres is exceeded;

b. Rule CE-R2 / Standard CE-S3 – the maximum permitted earthworks depth of 1.0 metre is exceeded for the pole foundations; and

c. Rule NH-R5 – the required 20 metre setback from the dripline of contiguous scrub/shrubland is not met.

3. Having considered the proposal and its likely effects on my property, I confirm that I have no objection to the proposal and give my written approval to it, for the purposes of section 95E of the Resource Management Act 1991.

4. I understand that by giving this written approval, the Council may disregard any adverse effects of the proposal on me and my property when deciding whether the application should be publicly or limited notified, and that I will not personally receive further notice of, or be able to make a submission on, this application.

5. I understand that I may withdraw this approval in writing to the Council at any time before the application is decided.

Signed: Dylan Menzies

Full Name (please print): Dylan Menzies

Address: 5 Johnson Lane, Haruru

Date: 23/09/26

Please return the signed copy of this letter to Michael Blakely (8 Johnson Lane, Haruru; m.blakely@hotmail.com) for inclusion with the resource consent application, or forward it directly to the Far North District Council quoting the property address above.