

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 Roding 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)

☒ Other (please specify)

SECOND DWELLING

☐ Discharge: Total volume = 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)

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:

ADAM JOSEPH MANUKAU.

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:

N/A.

6. Address for correspondence

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

Name/s:

Email:

Phone number:

Work

Home

Postal address:

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

Postcode

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

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

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

Name/s:

ADAM JOSEPH MANUKAU

Property address/
location:

Postcode 0483

8. Application site details

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

Name/s:

ADAM JOSEPH MANUKAU

Site address/
location:

175 PUKEWHAU ROAD,
KAINGAROA

Postcode 0483

Legal description:

LOT 2 DP207120

Val Number:

00081-49605

Certificate of title:

NA 132C/98A

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.

N/A

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.

A SECOND DWELLING ON THE PROPERTY. PLEASE SEE ENCLOSED COPIES OF PLANS, WITH WRITTEN APPROVAL FROM THE NEIGHBOURING PROPERTIES, AND A COPY OF PROPOSED SITE.

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):

- ☒ **Building Consent** EBC-2026-542/0
- ☐ **Regional Council Consent (ref # if known)**
- ☐ **National Environmental Standard Consent**
- ☐ **Other (please specify)**

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

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

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

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

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

13. 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 |
| ☐ 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)

ADAM JOSEPH MANUKALI

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)

ADAM JOSEPH MANUKALI

Signature:

(signature of bill payer)

Date 14/09/26

MANDATORY

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)

ADAM JOSEPH MANUKALI

Signature

Date 14/09/26

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 Environment Effects (AEE)

Proposed second dwelling at 175 Pukewhai Road, Kaingaroa. I would like to build a brand new 4-bedroom, 2-bathroom, 347.4 square metre home – on a section of our property.

Dwelling Location:

The second dwelling will be located on a section of the existing 4.00551 ha (10 acres). Please see location provided in plans. The site is a flat area nestled off a slight slope, which is suitable for the new dwelling.

Dwelling Visual Impact:

With the dwelling being located on the existing property, the perimeter already has existing plants and fences surrounding the new site. There will also be planting of a secondary perimeter of plants and trees around the new dwelling – this will consist of the same plants found in the area to blend into, to minimise visual impact.

Environmental Effect:

There will be minimal/no environmental effects to existing drainage systems, and a modified sewerage system (see TP58) will be installed and managed correctly to comply. No trees or plants will be removed from the property.

Traffic and Parking:

There will be minimal traffic, to and from the property. All parking will be located off the road inside the property. Vehicle Crossing Permit Application is not required as access to new dwelling will be from existing driveway therefore an additional Rapid Number will not be required also.

Dwelling Surrounds:

I have written approval from surrounding property owners to proceed with this new dwelling; including their names, address and DP number.

175 Pukewhai Road, Kaingaroa. Lot 2 DP207120, EBC-2026-542/0

Land Use Resource Consent

Adam Manukau

175 Pukewhai Road, Kaingaroa

28 September 2026

I am seeking land use resource consent to construct a second residential dwelling onsite at 175 Pukewhai Road, Kaingaroa.

The site is within the Rural Production Zone under both the Operative District Plan (ODP) and Proposed District Plan – Appeals Version 2026 (PDP-AV). Consent is triggered under both the plans for the following rules:

- Rule 8.6.5.4.1 Residential Intensity as a Discretionary Activity under the ODP; and
- RPROZ-R3 Residential activity as a Non-Complying activity under the PDP-AV

Building Consent for the second residential dwelling has been approved, reference EBC-2026-542/0.

1. Proposal

It is proposed to construct a second residential dwelling onsite at 175 Pukewhai Road, Kaingaroa. It will have a proposed floor area of 347.4m² and comprises four bedrooms with an attached garage.

There is an existing dwelling onsite located centrally, close to the western boundary of the site. This proposed second dwelling will sit to the rear of the existing dwelling, again adjacent to the western boundary.

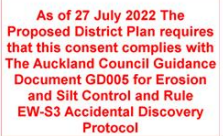
In terms of access, this will be obtained via the existing access, also utilised by the existing dwelling onsite, from Pukewhai Road to the north.

With regards to infrastructure, the site is not within an Area of Benefit for wastewater, stormwater and potable water. These services are proposed to be provided for onsite. In terms of wastewater, a TP58 wastewater assessment has been prepared and is submitted with this proposal. Water supply will be via 2 x 25,000 litre tanks.

Stormwater will be attenuated onsite, with roof runoff being directed to the water tanks onsite. Overflow from the tank is to be directed to the onsite property dam.

A Location Plan and Site Plan have been prepared to support this application and are depicted below in Figures 1 and 2.

A building consent application was lodged and approved dated 9 April 2026.



3

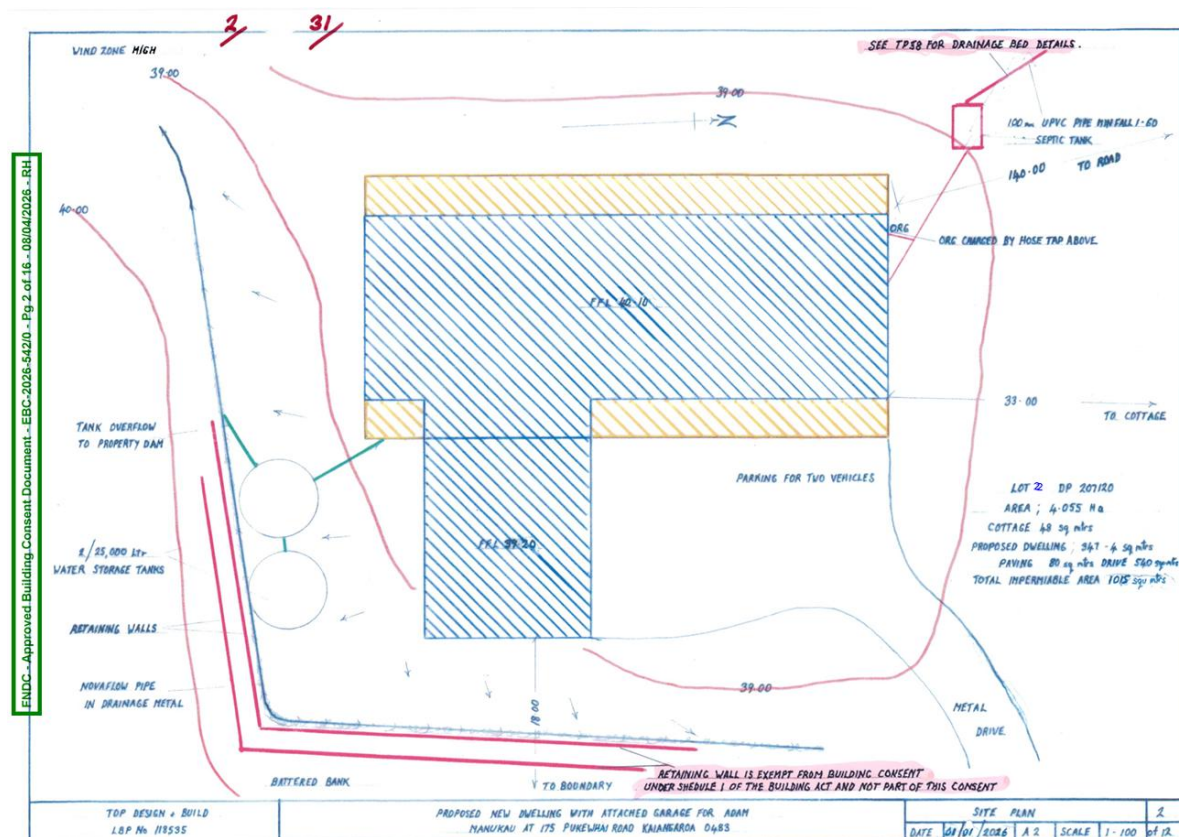


Figure 2. Proposed Site Plan.

2. Description of the Site and Surrounding Environment

The application site is located at 175 Pukewhai Road, Kaingaroa. The site is legally described as Lot 2 DP 207120.

The site is 4.0055 hectares and is located on the southern side of Pukewhai Road. The site is generally rectangular in shape and maintained as open grassed land, with an existing dwelling and associated buildings located centrally within the site. An area of gravel and hardstand is located to the rear of the existing dwelling, intended for the proposed second dwelling.

A small pond is located toward the southern-central portion of the site, with established vegetation surrounding the pond. The site is generally open in character, with established vegetation providing some screening along portions of the site boundaries. The northern boundary adjoins Pukewhai Road, with the property accessed directly from the road.

The surrounding environment is characterised by established rural properties, comprising predominantly pasture and scattered dwellings and rural buildings. A dwelling and associated buildings are located on the adjoining property to the west, with another dwelling and rural buildings located on the property to the east. The properties to the south are predominantly open pasture, with areas of vegetation and small farm ponds evident throughout the wider area.

Overall, the site and surrounding area have a predominantly rural and low-density character, with development generally dispersed across larger properties and the landscape comprising a mixture of pasture, rural buildings, established vegetation and farm ponds.

3. Reasons for Consent

Operative Far North District Plan

The site is zoned Rural Production Zone (“RPZ”) under the Operative Far North District Plan (“ODP”). There are no other resource layers that apply to the site. The proposed activity is assessed against the following RPZ rules set out in Table 1 below and District wide rules in Table 2.

Rule Number and Name	Non Compliance Aspect	Activity Status
8.6.5.1.1 Residential Intensity	The proposed second dwelling is unable to meet the permitted requirements of one unit per 12ha of land. The site is 4.0 ha and can comply with the discretionary standards of one residential unit per 2ha of land.	Discretionary
8.6.5.1.2 Sunlight	The proposed building complies with the sunlight recession plane building setback requirements.	Permitted
8.6.5.1.3 Stormwater Management	Impermeable surface coverage complies with the 15%. The overall impermeable surface coverage onsite is 2.54% of the site.	Permitted
8.6.5.1.4 Setback from Boundaries	The dwelling is setback from the eastern boundary at 18m	Permitted
8.6.5.1.5 Transportation	The proposal complies with transport standards.	Permitted
8.6.5.1.6 Keeping of Animals	Not applicable	Not applicable
8.6.5.1.7 Noise	Complies	Permitted
8.6.5.1.8 Building Height	Complies. The proposed height is 5m.	Permitted
8.6.5.1.9 Helicopter Area	Not applicable	Not applicable
8.6.5.1.11 Scale of Activities	Not applicable	Not applicable
8.6.5.1.12 Temporary Events	Not applicable	Not applicable

Rule Number and Name	Non Compliance Aspect	Activity Status
Assessment against the applicable Operative Plan District Wide Rules		

12.1 Landscape and Natural Features	Not applicable. The site is not within any mapped outstanding landscape or natural features.	Not applicable
12.2 Indigenous Flora and Fauna	Permitted. The activity does not result in any indigenous vegetation clearance.	Permitted
12.3 Soils and Minerals	Any excavations associated with the proposal are anticipated to be within the permitted amount for the zone.	Permitted
12.4 Natural Hazards	The dwelling is not located within 20m of an area of bush or scrubland, and the site is not identified as being within a coastal hazard area.	Not applicable
12.5 Heritage	There are no registered archaeological sites that would be affected by the proposed development.	Not applicable
12.7 Lakes, Rivers, Wetlands and the Coastline	Not applicable	Not applicable
12.8 Hazardous Substances	Not applicable	Not applicable
12.9 Renewable Energy and Energy Efficiency	Not applicable	Not applicable

Overall, the proposed activity is a **Discretionary Activity** under the ODP.

Proposed District Plan – Appeals Version 2026

Rule Number and Name	Non Compliance Aspect	Activity Status
RPROZ-R1 New buildings ...	PER-1 is achieved as it is a new dwelling onsite. PER-2 is achieved as follows: RPROZ-S2 Maximum height proposed is 5m, complying with the permitted 12m. RPROZ-S2 Height in relation to boundary is achieved. See relevant plans. RPROZ-S3 complies, the setback to the eastern boundary is 18m. RPROZ-S4 building or structure coverage complies with the permitted 15%.	Permitted

	RPROZ-S5 – RPROZ-S10 not applicable. PER-3 is not applicable.	
RPROZ-R2 Impermeable surface coverage	PER-1 the impermeable surface coverage complies with the 10%. The overall impermeable surface coverage onsite is 2.54% of the site.	Permitted
RPROZ-R2 Residential activity	PER-1 unable to be achieved as the site is 4ha with an existing house onsite. PER-2 complies with, there is currently an existing house onsite. The proposed dwelling will in total make 2 residential units on site.	Non-complying
RPROZ-R4 – RPTOZ-R14	Not applicable	Not applicable

Overall, the proposed activity is a **Non-Complying** activity under the PDP-AV.

4. Assessment of Environmental Effects

Character and Amenity

The proposal involves the construction of a second dwelling within the subject site, positioned to the rear of the existing dwelling. The site is located within an established rural environment characterised by relatively large properties, open grassed areas, scattered residential and rural buildings, and areas of established vegetation. The introduction of a second dwelling will increase the level of built development on the site; however, the proposal remains consistent with the established pattern of residential development within the surrounding area.

The proposed dwelling is located behind the existing dwelling and is therefore visually separated from Pukewhai Road by the existing dwelling and intervening areas of the site. The positioning of the dwelling to the rear also reduces its prominence when viewed from the road and maintains the generally open and spacious character of the property. The proposal does not result in an intensive or urban form of development and the overall rural character of the site and surrounding area will be maintained.

In terms of the amenity of adjoining properties, the surrounding sites are generally of a rural character with dwellings and associated buildings dispersed across larger properties. The proposed dwelling will be located within the existing developed portion of the site and will not introduce development immediately adjacent to the boundaries. The separation from adjoining dwellings, together with the intervening pasture, fencing and established vegetation, will assist in limiting visual, privacy and dominance effects.

The additional dwelling is not considered to result in an unreasonable change to the outlook or amenity experienced by adjoining properties. Any increase in residential activity associated with the second dwelling is anticipated to be consistent with the established residential use of the surrounding

rural properties and is unlikely to result in adverse noise, privacy or visual amenity effects beyond those reasonably anticipated within the zone.

Overall, while the proposal will introduce an additional dwelling to the site, its location to the rear of the existing dwelling, the spacious nature of the site, and the established rural pattern of development in the surrounding area will ensure that the character and amenity of the site and surrounding environment are maintained. The effects of the proposal on character and amenity are therefore considered to be less than minor.

Outlook and Privacy

The proposed dwelling is located within the rear of the site, with the garage and access area positioned closest to the western boundary. This provides separation between the adjoining property and the living and bedroom areas of the dwelling. The primary outlook is to the west, across an open area of the subject site, with substantial separation from the adjoining property.

The site is well vegetated, including an existing small hedge along the eastern boundary. No trees, shrubs or other vegetation will be removed to accommodate the proposal. Additional landscaping is also proposed, including native pittosporums, flaxes and shrubs consistent with the existing vegetation on the property, which will further assist with visual separation and privacy.

Given the site layout, existing and proposed vegetation, separation distances and established rural character of the surrounding environment, the proposal is not anticipated to result in unreasonable overlooking or loss of outlook for adjoining properties. The additional dwelling will also have limited impact on the wider environment, where dwellings are generally dispersed across larger rural properties.

Overall, the effects on outlook and privacy for adjoining properties and the wider environment are considered to be less than minor.

Servicing Requirements

Water supply will be provided via water tanks onsite, with two new tanks being provided for potable supply.

Stormwater will be via roof collection and any overflow will be directed to the onsite dam.

Onsite wastewater will be provided via a modified sewerage system, with a TP58 provided, which will be installed.

Overall, the effects of servicing requirements on the wider environment are less than minor.

Natural Hazards

The site not identified as being susceptible to natural hazards. The proposal is not considered to exacerbate natural hazards nor increase the risk to life, property or the environment.

Reverse Sensitivity Effects

The subject site is located within an established rural environment where surrounding properties are generally used for rural and residential purposes. The proposed second dwelling will be established

within an existing developed site and will not introduce a new sensitive activity into an otherwise undeveloped rural area.

The surrounding properties are already developed with dwellings and associated rural activities. The proposed dwelling is appropriately separated from adjoining properties and will be located within the existing residential area of the site. As such, future occupants will be aware of the established rural character and activities occurring within the surrounding environment, including the potential for typical rural noise, machinery, stock and other farming-related activities.

The proposal is therefore not anticipated to increase the potential for reverse sensitivity effects or place unreasonable constraints on the existing rural activities undertaken on surrounding properties. The effects in relation to reverse sensitivity are considered to be less than minor.

5. Notification Assessment

Section 95A – Public Notification Assessment

Section 95A requires a council to follow specific steps when deciding whether to publicly notify an application for resource consent. These steps are set out and commented on as follows:

Step 1: Mandatory public notification in certain circumstances

S95A(3)(a)	The applicant requests public notification
S95A(3)(b)	Public notification is required under section 95C
S95A(3)(c)	The application is made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1997

This step does not apply in this instance.

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

S95A(5)(a)	Is the application for a resource consent for one or more activities and each activity is subject to a rule or national environmental standard that precludes public notification.
S95A(5)(b)	Is the application for a resource consent for 1 or more of the following, but not other, activities; a controlled activity; a restricted discretionary, discretionary or non-complying activity, but only if the activity is a boundary activity.

This step does not apply given the proposal is not for a controlled activity or a boundary activity. The proposal is not subject to a rule or national environmental standard that precludes notification. Public notification is therefore not precluded in this instance.

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

S95A(8)(a)	The application is for a resource consent for 1 or more activities, and any one of those activities is subject to a rule or national environmental standard that requires public notification. S95(8)(b) In accordance with section 95D, the activity has or is likely to have adverse effects on the environment that are more than minor.
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S95A(8)(a)	The application is for a resource consent for 1 or more activities, and any one of those activities is subject to a rule or national environmental standard that requires public notification. S95(8)(b) In accordance with section 95D, the activity has or is likely to have adverse effects on the environment that are more than minor.
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The proposed activity applies for is not subject to a rule or national environmental standard that requires public notification.

Section 95D specifies the criteria by which a consent authority may decide whether an activity will have or is less likely to have adverse effects on the environment that are more than minor. This includes what a council may or may not have regard to:

S95D(a)(i)-(ii)	A consent authority must disregard any effects on persons who own or occupy- (i) The land in, on, or over which the activity will occur, or (ii) Any land adjacent to that land
S95D(b) A consent authority may disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect.	A consent authority may disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect.
S95D(c) A consent authority must, in the case of a restricted discretionary activity, disregard an adverse effect of the activity that does not relate to a matter for which a rule or national environmental standard restricts its discretion.	A consent authority must, in the case of a restricted discretionary activity, disregard an adverse effect of the activity that does not relate to a matter for which a rule or national environmental standard restricts its discretion.
S95D(d) A consent authority must disregard trade competition and the effects of trade competition.	A consent authority must disregard trade competition and the effects of trade competition.
S95D(e) A consent authority must disregard any effect on a person who has given written approval to the relevant application	A consent authority must disregard any effect on a person who has given written approval to the relevant application

Written approvals have been obtained from the following adjacent persons, relevant to the application:

- Lot 3 DP 207120 – 163 Pukewhai Road, Kaingaroa - Gillian Fisher and John Butler
- Lot 2 DP 358787 – 168 Pukewhai Road, Kaingaroa – Tana Knight and Michael Knight
- Lot 9 DP 207120 – 183 Pukewhai Road, Kaingaroa – Rob Adams
- Lot 1 DP 207120 – 185 Pukewhai Road, Kaingaroa – Aaron Knight

Step 4: Public notification in special circumstances

If an application is not required to be publicly notified as a result of any of the previous steps, then the council is required to determine whether special circumstances exist that warrant it being publicly notified.

Having regard to the nature and scale of the proposal, I do not consider that any special circumstances exist that would warrant public notification. The proposal involves the establishment of a second residential dwelling onsite, which is located within an existing developed rural property and is consistent with the established pattern of residential development in the surrounding environment. The assessment of effects has identified that the proposal will result in no more than minor effects on the environment, including in relation to character and amenity, outlook, privacy and reverse sensitivity. The proposal does not raise any unusual or unexpected matters that would distinguish it from other applications of a similar nature.

Accordingly, there are no special circumstances that warrant public notification of the application.

Section 95B – Limited Notification Assessment

Under Section 95B, if the Council does not publicly notify an application, it must decide (under sections 95B(1)(10)) if there are any reasons to limited notify. If the application is not publicly notified under s95A, the Council must follow the steps set out in s95B to determine whether to limited notify the application. These steps are addressed in the statutory order below.

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

S95B(2)(a)	Are there any affected protected customary rights groups
S95B(2)(b)	Are there any affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity)?
S95B(3)(a)	Is the proposed activity adjacent to, or may affect land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11?
S95B(3)(b)	Is the person to whom the statutory acknowledgement is made is an affected person under section 95E?

The proposed activity would not affect any protected customary rights groups or marine title groups. The site is not known to adjoin or be within a Statutory Acknowledgement Area.

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

S95B(6)(a)	The application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification.
S95B(6)(b)	The application is for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land).

The proposed activity is not subject to a rule or national environmental standard that precludes limited notification. The application activity status is not 'controlled'.

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

S95B(7)	In the case of a boundary activity, determine in accordance with section 95E whether an owner of an allotment with an infringed boundary is an affected person.
S95B(8)	n the case of any other activity, determine whether a person is an affected person in accordance with section 95E.

The proposal does not involve a boundary activity.

For the purpose of determining if a person is affected by a proposed activity, section 95(3) states that a person is not affected in relation to an application if the person has given written approval. Written approvals have been obtained from adjacent owners as part of this application. These are listed in earlier sections of the report. Any potential effects on these owners who have provided written approvals have been disregarded.

Notwithstanding this, the proposed dwelling is discretionary under the ODP and non-complying under the PDP-AV, as the minimum land area required to accommodate a dwelling cannot be met. While this represents a technical non-compliance with the relevant land area standard, the proposal remains a residential activity that is consistent with and compatible with the established character and pattern of development within the surrounding environment. The proposed dwelling is clustered with the existing built development on the site, rather than resulting in dispersed development across the property or introducing an unexpected form of development into the wider rural environment.

The site is able to accommodate the proposed dwelling, with adequate access and servicing available or able to be provided to support the additional residential use. The assessment of effects has also determined that the proposal will result in no more than minor effects on the surrounding environment, including in relation to character and amenity, outlook, privacy and reverse sensitivity. Accordingly, the non-compliance with the minimum site area requirement is not considered to result in effects that are inconsistent with the purpose of the relevant provisions or the established rural environment.

As such, effects on adjoining property owners are considered to be less than minor. On that basis, it is considered that there are no persons who are affected by the proposed activity.

For the reasons above, I request that the application be process on a non-notified basis.

6. Part 2 Assessment

The application must be considered in relation to the purpose and principles of the Resource Management Act 1991 which are contained in Section 5 to 8 of the Act inclusive.

The proposal will meet Section 5 of the RMA as the proposal will sustain the potential of natural and physical resources whilst meeting the foreseeable needs of future generations. The proposal is considered to maintain the rural character of the wider environment, whilst still providing for social, economic and cultural well-being. In addition, the proposal will avoid adverse effects on the environment and maintain the rural character of the site and surrounding environment in keeping within the intent of the zone.

Section 6 of the Act contains the matters of national importance. These matters of national importance are considered relevant to this application. The proposal is not located within the coastal environment nor near any rivers, lakes or wetlands. The sites does not contain any areas of indigenous vegetation. The site does not contain any areas of Outstanding Natural Features or Landscapes. The site is not known to contain any historic heritage nor be of significance to Māori. The activity is not considered to exacerbate natural hazards. It is therefore considered that the proposal is consistent with Section 6 of the Act.

Section 7 identifies a number of “other matters” to be given particular regard by a Council in the consideration of any assessment for resource consent, including the maintenance and enhancement of amenity values. The proposal maintains amenity values in the area as the proposal is in keeping with the existing character of the surrounding environment.

Section 8 requires Council to take into account the principals of the Treaty of Waitangi. It is considered that the proposal raises no Treaty issues. The subject site is not within a documented area of significance to Māori. The proposal has considered the principals of the Treaty of Waitangi and would not be contrary to these principals.

Overall, the application is assessed to be consistent with the relevant provisions of Part 2 of the Act, as expressed through the objectives, policies and rules reviewed in earlier sections of this application. Given that consistency, I conclude that the proposal achieves the purposes of sustainable management set out by Sections 5-8 of the Act.

7. Conclusion

It is proposed to construct a second residential dwelling onsite at 175 Pukewhai Road, Kaingaroa. The site is located within the Rural Production Zone under both planning frameworks and has been assessed as a Discretionary activity under the ODP and a Non-Complying activity under the PDP-AV. Notwithstanding this, the proposal will be situated within an area of existing built development, with the dwelling appropriately setback from the site boundaries. In particular, the separation provided from adjoining properties, together with the location of the garage and access area between the dwelling and the western boundary, reduces the potential for dominance, privacy and outlook effects on neighbouring properties.

The proposed dwelling can be appropriately accommodated within the existing developed portion of the site, with suitable access and servicing available, and will not result in an unexpected or incompatible form of development within the surrounding rural environment.

For the reasons outlined above, potential adverse effects are considered less than minor.



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **NA132C/984**
Land Registration District **North Auckland**
Date Issued 13 December 2002

Prior References
NA82C/357

Estate Fee Simple
Area 4.0055 hectares more or less
Legal Description Lot 2 Deposited Plan 207120
Registered Owners
Adam Joseph Manukau

Interests

Subject to Part IV A Conservation Act 1987
5434903.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 13.12.2002 at 9:00 am
Land Covenant in Transfer 6244505.2 - 8.12.2004 at 9:00 am
10483756.7 Mortgage to ASB Bank Limited - 26.8.2016 at 1:36 pm

Approvals I hereby certify that this plan was approved by the Far North District Council pursuant to section 223 of the Resource Management Act 1991 on the 31st day of February - 2001 <i>P. Killalea</i> Authorised Officer - R.C. M80975	Notes: Part CT 659/633 continued in Lots 1-11 incl. 18 10-4395ha. Part CT 820/357 continued in Lots 1-5 incl. 10-4395ha and 7-11 incl. 10-4395ha.	Class II survey: New Cat. allocated: Lot 1 - 1326/983 Lot 8 - 1326/983 Lot 2 - 1326/984 Lot 9 - 1326/984 Lot 3 - 1326/985 Lot 10 - 1326/985 Lot 4 - 1326/986 Lot 11 - 1326/986 Lot 5 - 1326/987 Lot 12 - 1326/987 Lot 6 - 1326/988 Lot 13 - 1326/988 Lot 7 - 1326/989 Lot 14 - 1326/989 Total Area 59.3565 ha. Comprised in P.T. C.T. 854/633 & 820/357 Subjunct to the Act of the Conservation Act 1987.	1. DONALD BAKER (ANZAC) LAND SURVEYING is a person entitled to practice as a registered surveyor, certify that - (a) The surveys to which this document relates are accurate, and were undertaken in accordance with the Survey Regulations 1986; (b) This document is accurate, and has been created in accordance with the Act and those Regulations. (Signature) <i>[Signature]</i> (Date) <i>16/02/2001</i> Field Book p. Inverse Book p. Reference Plans Examined <i>M. Walker</i> Correct Approved as to Survey <i>[Signature]</i> 31.4.2001 Chief Surveyor	Deposited by Land Information NZ on <i>16/02/2001</i> Registered General of Land File: <i>DP 207120</i> Received Instructions 13 MAR 2001 1127 On-site Farms
LAND DISTRICT NORTH AUCKLAND SURVEY BLK. & DIST. VII RANGAUNU..... NZMS 261 SH1 RECORD MAP No	LOTS 1 - 14 BEING A SUBDIVISION OF PT SECS 15 & 16 BLK VII RANGAUNU S.D.	TERRITORIAL AUTHORITY FOR NORTH DISTRICT Surveyed by <i>D.B. KRAVITSKY</i> Scale 1:4000 Date <i>JAN. 2001</i>	169 200 mE	168 400 mE

175 Pukewhai Road, Kaingaroa. Lot 2 DP207120, EBC-2026-542/0

Enquiry Detail View

Property Detail

Property ID	3341916	Property Address	175 Pukewhai Road, Kainga...	Property Type	Standard
Property Ward	Northern Community	Property Land Area	40055	Property Description	LOT 2 DP 207120

Conditions

Titles

Title
NA-132C/984

Zones

Land Use

Land Code	Land Description	Land Primary
21	Lifestyle-Single Unit	Other

Proposal to Build a 4-Bedroom Dwelling

175 Pukewhai Road,

Kaingaroa, Northland

Overview

It is proposed to build a new 4-bedroom home at 175 Pukewhai Road, Kaingaroa – Lot 2 DP207120. The section is 4.0055ha and is zoned as Rural Production in the District Plan. This zoning has the minor residential unit rule which this new dwelling does not comply and therefore goes under discretionary activities.

8.6.5.4 DISCRETIONARY ACTIVITIES

An activity is a discretionary activity in the Rural Production Zone if:

- (a) it complies with Rules 8.6.5.4.1 Residential Intensity; 8.6.5.4.2 Integrated Development; 8.6.5.4.3 Helicopter Landing Area and/or 8.6.5.4.4 Scale of Activities below; and*
- (b) it complies with the relevant standards for permitted, controlled, restricted discretionary or discretionary activities set out in Part 3 of the Plan - District Wide Provisions unless it is an Integrated Development pursuant to Rule 8.6.5.4.2 below; but*
- (c) it does not comply with one or more of the other standards for permitted, controlled or restricted discretionary activities in this zone as set out under Rules 8.6.5.1; 8.6.5.2 and 8.6.5.3 above.*

The Council may impose conditions of consent on a discretionary activity, or it may refuse consent

to the application. When considering a discretionary activity application, the Council will have regard to the assessment criteria set out under Chapter 11.

Chapter 8 - RURAL ENVIRONMENT

Section 6 – Rural Production Zone

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Printed on 03/05/2018

If an activity does not comply with the standards for a discretionary activity, it will be a noncomplying activity in this zone.

8.6.5.4.1 RESIDENTIAL INTENSITY

Excluding a Minor Residential Unit, which is covered in Rule 8.6.5.2.3, residential development shall be limited to one unit per 2ha of land. In all cases the land shall be developed in such a way that each unit shall have at least 2,000m² for its exclusive use surrounding the unit plus a minimum of 1.8ha elsewhere on the property.

Except that this rule shall not limit the use of an existing site, or a site created pursuant to Rule 13.7.2.1 (Table 13.7.2.1) for a single residential unit for a single household, provided that all other standards for discretionary activities are complied with.

8.6.5.4.2 INTEGRATED DEVELOPMENT

Notwithstanding the rules in this zone relating to the management of the effects of activities, an application for integrated development of activities only on Maori freehold land and Maori customary land and Crown land reserved for Maori (as defined in Te Ture Whenua Act 1993)

may be made where the proposed development does not comply with one or more of the rules. This rule applies to Maori customary land, Maori freehold land and Crown land reserved for Maori for activities including Papakainga housing and marae and associated buildings.

Integrated development plans will be considered in the context of other whanau and hapu lands in the vicinity, including an acknowledgement of areas of open space, reserve, natural vegetation and other amenities already provided by the land-owning groups concerned.

A management plan for integrated development under this rule shall include information on the following where relevant and necessary for a sufficient understanding of the proposal:

(a) a plan showing the location of the property (including property boundaries), topography, adjoining uses, location of the activities proposed in the application, existing vegetation (type and location), drainage patterns, existing and proposed access road/s, location of any outstanding landscapes or natural features, location of any covenanted or otherwise protected areas;

(b) a description of the purpose of the application and the activities which are proposed;

(c) a description of the degree (if any) to which the proposed development will exceed the standards set for permitted, controlled, restricted discretionary and discretionary activities in the zone;

(d) details of the staging (if any) which is proposed;

(e) a description of any heritage resources on the property;

(f) other information which is relevant to any assessment of the effects of the application, is as follows:

(i) details of provisions made for sewage and stormwater disposal and the proposals for avoiding, remedying or mitigating any adverse effects on receiving environments of stormwater flows;

(ii) details of any earthworks;

(iii) details of the geotechnical aspects of the property;

(iv) details of any natural hazard areas and the measures which will be taken to avoid any adverse effects;

(v) details of the measures (if any) to protect indigenous vegetation and habitats, outstanding landscapes and natural features, heritage resources and riparian margins;

(vi) the extent to which areas of open space, reserves, natural vegetation and other amenities are already provided by the land-owning group on other whanau and hapu lands in the vicinity.

(g) The extent to which the application promotes energy efficiency and renewable energy development and use as provided for in Policy 13.4.15 through incorporating the following initiatives:

(i) development of energy efficient buildings (e.g. by providing a north-facing site with the ability to place a building on an east/west axis);

(ii) reduced travel distances and car usage by designing a layout with as many links to adjacent sites and surrounding roads as practicable;

(iii) encouragement of pedestrian and cycle use by designing a layout that allows easy direct access to and from, shops, schools, workplaces, reserves and other amenities;

(iv) access to alternative transport facilities;

Chapter 8 - RURAL ENVIRONMENT

Section 6 – Rural Production Zone

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Printed on 03/05/2018

(v) domestic scale renewable energy and/or community renewable energy development;

(vi) solar street lighting.

In assessing an application under this rule the Council will have regard to the following matters:

(i) the objectives and policies of the Plan;

(ii) the degree to which the application exceeds the standards for the zone;

(iii) the degree to which the potential effects of the application have been avoided, remedied or mitigated;

(iv) any other matter which it determines to be relevant to the application.

Note: Attention is drawn to Rule 13.9.2 Management Plans which provides for a once-off opportunity for integrated development which results in superior outcomes to more traditional forms of use and development for land, which is not either Maori freehold land, Maori customary land or Crown land reserved for Maori (as defined in Te Ture Whenua Act 1993).

8.6.5.4.3 HELICOPTER LANDING AREA

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

8.6.5.4.4 SCALE OF ACTIVITIES

When the total number of people engaged at one period of time in activities on a site, other than activities ancillary to farming or forestry, including employees and persons making use of facilities, but excluding people who normally reside on a site or are members of the household, does not comply with Rule 8.6.5.1.11(ii), it is a discretionary activity.

In determining the total number of people engaged at any one period of time, the Council will consider the maximum capacity of the facility (for instance, the number of beds in visitor accommodation, the number of seats in a restaurant or a theatre), the number of staff need to cater for the maximum number of guests, and the number and the nature of the vehicles that are to be accommodated on site to cater for those engaged in the activity.

A. Description of the proposed activity:

A proposed second dwelling being a new 4-Bedroom home at 175 Pukewhai Road, Kaingaroa. Set of signed plans including TP58 and pictures of proposed site.

B. Actual and potential effects on the surrounding environment:

There will be no adverse effects on the surrounding environment, there is currently already a small hedge along the eastern boundary line. A TP58 has been provided. There will be no trees, shrubs or plants removed from the property. The site for the dwelling is flat, and existing driveway will be used. New electrical mains cable will be installed from the gate adjacent to Pukewhai Road.

C. Positive effects:

Additional plants and trees including native pittosporums, flaxes and shrubs to match what is already on the property and will create a more environmentally friendly area for bees on top of what is already in the area. This proposed activity will be able to provide a home for a family.

D. Monitoring:

Not applicable

E. Affected parties:

The proposed activity will have minor effects for all property owners in the immediate surrounding area. Please see signed written approvals from the neighbours including their address and DP number.

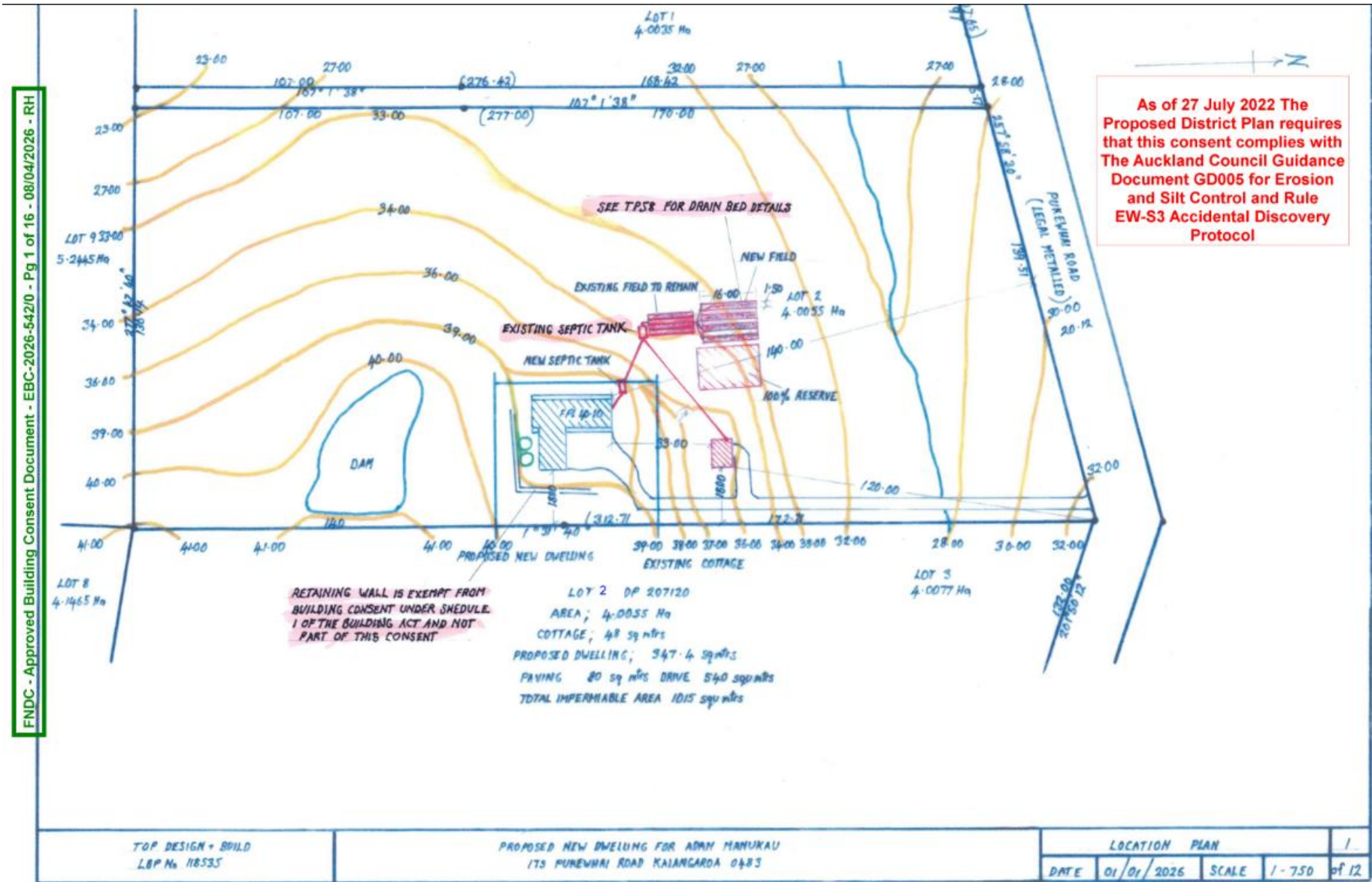
F. Mitigation of effects on the surrounding environment:

Secondary planting will be done in order to minimise visual effects of the new dwelling.

G. Alternatives:

Not applicable. The dwelling is proposed for the most suitable area within the property.

Topographical / Contour plan



175 Pukewhai Road, Kaingaroa. Lot 2 DP207120, EBC-2026-542/0

Google map of 175 Pukewhai Road + proposed house site.







NAME: BUTLER RESIDENCE.	
ADDRESS: 163 PUKEWHAI ROAD, KAINGAROA	
LOT: 3	DP: 207120

We as the property owner(s), give permission for Adam Manukau to build a second dwelling on their property at 175 Pukewhai Road, Kaingaroa

Name 1: _____

Signatur _____

Date: _____

Name 2 _____

Signatur _____

Date: _____

NAME: KNIGHT RESIDENCE (1)	
ADDRESS: 168 PUKEWHAI ROAD, KAINGAROA	
LOT: 2	DP: 358787

We as the property owner(s), give permission for Adam Manukau to build a second dwelling on their property at 175 Pukewhai Road, Kaingaroa

Name 1: _____

Signature1: _____

Date: _____

Name 2: _____

Signature 2: _____

Date: _____

NAME: ADAMS RESIDENCE	
ADDRESS: 183 PUKEWHAI ROAD, KAINGAROA	
LOT: 9	DP: 207120

We as the property owner(s), give permission for Adam Manukau to build a second dwelling on their property at 175 Pukewhai Road, Kaingaroa

Name 1: _____

Signature 1: _____

Date: 8/ _____

Name 2: _____

Signature 2: _____

Date: _____

NAME: KNIGHT RESIDENCE (2)	
ADDRESS: 185 PUKewhai ROAD, KAINGAROA	
LOT: 1	DP: 207120

We as the property owner(s), give permission for Adam Manukau to build a second dwelling on their property at 175 Pukewhai Road, Kaingaroa

Name 1: _____

Signature1 _____

Date: 4/ _____

Name 2: _____

Signature: _____

Date: 4/ _____

9 April 2026

Adam Joseph Manukau
PO Box 36
Awanui 0451

Reference Number: EBC-2026-542/0
Property Address: 175 Pukewhai Road, Kaingaroa 0483
Property ID # 3341916
Description: 4 Bedroom Dwelling with multiple cladding types and attached garage.

Dear Sir / Madam,

Issue of Building Consent

We are pleased to advise that your application has been approved and the Building Consent has been issued. The approved plans and specifications are Attached.

To assist you further in the Building Consent process, the following points should be noted: -

- **Building Consent Documents**

It is your responsibility to ensure:

- **A printed copy of the issued Building Consent documentation is on site at every inspection. Failure to do so could result in a failed inspection.**
- Plans must be printed in colour and be at least A3 size. Specifications may be printed in black and white.
- Ensure all Documentation is kept in order and filed safe free from damage for your inspector to view at each inspection throughout the build.
- Ensure any emailed inspection summaries are available for the next inspection either via electronic or printed copy.

- **Building Consent conditions**

It is important you understand the conditions of the consent and seek any additional information required before you start building (e.g., you may require the help of other professional services such as an engineer). If you do not understand the conditions, have your consent number handy and contact the building team for assistance.

- **Building inspections**

- A list of required inspections for this project is enclosed.
- All inspections can be booked with the attached link or scanning the code:
[Book a building inspection online | Far North District Council \(fndc.govt.nz\)](#)

- **Building inspection block**

An inspection block may apply to your project. This means that inspections cannot take place yet. Blocks may be applied if: -

- A Resource Consent, Discharge Consent, or Outline Plan is required. The applicable consent must be issued before the inspection block can be lifted.
- You have not nominated a Licensed Building Practitioner (LBP) to carry out restricted building works. The name(s) of the LBPs to work on your project must be supplied in writing prior to any building works commencing.

- **Additional building inspections**

If additional inspections are required to complete the project, you will be invoiced as per our Fees & Charges Schedule.

- **Final Inspection**

Please make sure your building consent pack is on site, and all LBP certificates and statements are available and have been completed in full. Once your **Final Inspection** has passed, please email building.group@fndc.govt.nz your CCC application and all other documentation required to complete this process.

- **Code Compliance Certificate (CCC)**

When all the nominated inspections have successfully been completed, the owner or their agent/builder can book a Final inspection online or contact our Call Centre on 0800 920029 or 09 4015200.

- **Timeframes**

- Building work should **start within 12 months** of the Building Consent being issued. Failure to do so may result in your application lapsing and you will need to reapply for a new building application. If the work cannot be completed within this timeframe you can apply for an Extension of Time – a fee will apply.
- Building work should be **completed within two years** of the Building Consent being granted. Failure to do so may result in your CCC application being refused. If the work cannot be completed within this timeframe you can apply for an Extension of Time – a fee will apply.

We would like to take this opportunity to thank you for choosing to build in the Far North and look forward to working with you towards a compliant building. Please do not hesitate to contact the Building Team on 0800 920029 or 09 401 5200 if you have any questions or need further assistance.

Yours sincerely,

Trent Blakeman
Manager – Building Services
Delivery and Operations

15 January 2026

Adam Joseph Manukau
PO Box 36
Awanui
0451

Dear Sir / Madam,

Building consent number: EBC-2026-542/0
Property ID: 3341916
Address: 175 Pukewhai Road, Kaingaroa 0483
Description: 4 Bedroom Dwelling with multiple cladding types and attached garage.

Requirement for Resource Consent

PIM Assessment of your application has highlighted the need for Resource Consent that must be granted prior to any building works or earthworks commencing.

NB: As of 27th July 2022, some rules and standards in the Far North District Council Proposed District Plan took legal effect and compliance with these rules applies to your building consent. Please visit our website to see these rules
[Far North Proposed District Plan \(isoplan.co.nz\)](http://isoplan.co.nz)

The site is zoned **Rural Production** under the Operative District Plan and Resource Consent is required for breach of the following:

Rule:	8.6.5.1.1 RESIDENTIAL INTENSITY Residential development shall be limited to one unit per 12ha of land. In all cases the land shall be developed in such a way that each unit shall have at least 3,000m ² for its exclusive use surrounding the unit plus a minimum of 11.7ha elsewhere on the property.
Reason:	This is the 2nd residential unit on this 4.0055 Ha Site, therefore each residential unit cannot achieve at least 3,000m ² for its exclusive use surrounding the unit plus a minimum of 11.7ha elsewhere on the property.

Please note there may be other rule breaches found during the Resource Consent process. It is your responsibility to ensure the Resource Consent approved plans match the Consented approved plans.

The application form can be downloaded from www.fndc.govt.nz and submitted to Council's (Planning Department) with the appropriate documentation and instalment fee.

If you have any queries, please contact the Duty Planner on Duty.Planner@fndc.govt.nz or 0800 920 029.

Yours faithfully

A handwritten signature in black ink, appearing to read 'L. Tane', is displayed within a light grey rectangular box.

Leeanne Tane
PIM Officer
Delivery and Operations

Emailed to: adam.manukau@corrections.govt.nz

FORM 4
Certificate attached to
PROJECT INFORMATION MEMORANDUM

Section 37, Building Act 2004

Building Consent Number: EBC-2026-542/0

**RESTRICTIONS ON COMMENCING BUILDING WORK UNDER
RESOURCE MANAGEMENT ACT 1991**

The building work referred to in the attached Project Information Memorandum is also required to have the following **Resource Consent(s)** under the Resource Management Act 1991:

- **Resource Consent – REQUIRED**

As the above Resource Consent(s) will affect the building work to which the Project Information Memorandum relates, until this has been granted no building work may proceed.

Failure to comply with the requirements of this notice may result in legal action being taken against you under the Resource Management Act 1991.

Signature:

Trent Blakeman

Manager - Building Services –

Position:

Delivery and Operations

On behalf of:

Far North District Council (Building Consent Authority)

Date:

15 January 2026

**FORM 5
BUILDING CONSENT**

Section 51, Building Act 2004

Building Consent Number: EBC-2026-542/0

THE BUILDING

Street Address of Building

175 Pukewhai Road, Kaingaroa
0483

Building Name:

Level/unit number:

Legal description of land where building is located:

LOT 2 DP 207120

Location of Building within site / block number:

THE OWNER

Name of Owner:

Adam Joseph Manukau

Mailing Address:

Contact Person Name:

Street Address / Registered Office:

Phone Number:

Landline:

Mobile:

Daytime:

After Hours:

Facsimile Number:

Email Address:

Website

First point of contact for communications with the building consent authority:

BUILDING WORK

The following building work is authorised by this building consent:

4 Bedroom Dwelling with multiple cladding types and attached garage.

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building). This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

THIS BUILDING CONSENT IS SUBJECT TO THE FOLLOWING CONDITION(S)

Section 90 Inspections by the Building Consent Authority (BCA) and Third Parties

Agents authorised by the BCA (Council) are entitled to inspect, at all times during normal working hours or while building work is being done. Inspection means the taking of all reasonable steps to ensure that building work is being carried out in accordance with this building consent.

Attached to this document are a list of the inspections that Council will undertake (refer attachments for details) and a list of inspections and supporting documentation required by third parties e.g. your engineer or accredited inspection body (refer attachments for details)

Heritage New Zealand Pouhere Taonga have been notified pursuant to section 39 of the Act.

COMPLIANCE SCHEDULE

- A compliance schedule is not required for the building.

ATTACHMENTS

Copies of the following documents are attached to this building consent:

- ☐ Project information memorandum
- ☐ Development contribution notice
- ☒ Notification of requirement to obtain Resource Consent (Form 4)
- ☒ Schedule of Inspections required by the BCA and 3rd Parties. These schedules identify certificates and producer statements required during construction. Please ensure you read these documents carefully.

Position:

On behalf of:

Date:

Trent Blakeman

Manager – Building Services

Far North District Council (Building Consent Authority)

14-Apr-2026

Part 1: Schedule of BCA (Council) Inspections required under s.90 of the Building Act

The following inspections are required to confirm compliance during construction. Where construction monitoring or certification is also required, refer to Part 2 for further detail.

209A Strip Footing Foundation

A strip footing is an excavated trench in which reinforcing steel and concrete is placed. The purpose of this inspection is to ensure that the ground conditions are appropriate, that the correct steel reinforcing has been installed. This inspection takes place before the concrete is placed. The inspector will check the depth and width of the excavation, its location and the type and size of steel that has been placed in the trench.

Note: If you are unable to locate survey pegs a Registered Land Surveyor's certificate will be required and must be provided at time of inspection

209B Bored Pile Foundation

A hole or series of holes are drilled in the ground. A timber pile or post is then placed in the hole before it is filled with concrete. The hole may also have reinforcing steel placed in it.

This inspection takes place prior to the concrete being placed.

The inspector will check the depth and width of the hole and its location.

Note: If you are unable to locate survey pegs a Registered Land Surveyor's certificate will be required and must be provided at time of inspection.

213B Concrete Slab-on-Grade

The purpose of this inspection is to confirm that the membrane (plastic) is not damaged; that reinforcing mesh is tied and the floor is at an appropriate height. This inspection takes place before any concrete is poured. If there is any plumbing in the slab this should have been inspected before this inspection.

217 Subfloor Framing

Subfloor framing refers to the structural elements under a timber floor and may include the insulation. Subfloor framing predominately applies to timber structural elements, but concrete and steel structural elements can also be used. The purpose of this inspection is to check the subfloor framing layout (size and location); bracing and connections (nails and nail plates).

Subfloor insulation can also be checked at this inspection. These days, timber floors are less common than concrete floors.

221A Concrete Block Foundation Walls

A concrete block inspection involves checking the blocks and the reinforcing steel inside the blocks. The purpose of this inspection is to check that the reinforcing steel has been properly installed and that the block work is clean and tidy. A concrete block inspection takes place before any concrete is poured. If the height of the wall is $\geq 1.2\text{m}$ the block layer must leave holes in the bottom of the wall; these are called washouts.

Note: This inspection is also used as a bond beam inspection in this type of construction.

222A

Wall and Roof Framing

Wall framing inspections cover wall framing, mid-floor framing and roof framing. Safe access (scaffolding or stairs) must be provided. The purpose of this inspection is to check framing layout (size and location); bracing and connections (nails and nail plates). Framing can refer to timber or steel structures.

Note: If there is a membrane roof or deck; the substrate is also inspected at this inspection.

223

Cavity Wrap

The purpose of this inspection is to check that the wrap is secure and has no tears in it. The inspector will check that the wrap is not damaged and that tapes are applied appropriately. They will also ensure that any penetrations for pipes and wires are sealed properly.

Windows are usually in at this inspection and will also be checked to make sure all flashings are installed correctly.

226A

Cladding Paired with 229A and 229B

The purpose of this inspection is to check that the building is weathertight, and all external claddings are in place (roof and wall cladding and joinery).

Cladding types: Weatherboard; Linea; corrugated iron; sheet claddings; plywood; board and batten etc.

229A

Preline Building

The purpose of a pre-line inspection is to make sure that the timber is dry enough for the internal linings to be fitted. The moisture content for timber framing must be 18% or less before the installation of any internal lining.

229B

Preline Plumbing

The purpose of this inspection is to check and test the installation of the water supply pipes and the waste pipes.

This inspection must be done before or at the same time as pre-line building. The water supply pipes must be under pressure test to check for any leaks in the system.

Note: The plumber (with licence) must be on site at the time of inspection.

237A

Post Line (bracing)

The purpose of this inspection is to check that the correct linings have been installed and check bracing elements have been correctly fixed. This inspection occurs before any plastering, painting, decorating, skirtings or scotia are installed.

241A

Drainage (conventional)

The inspection of storm water and foul water pipes before the pipes are buried. The purpose of this inspection is to check that there is enough fall on the pipe and that they are the right size. The pipework must be under test to confirm there are no leaks in the system. The registered drain layer must be on site and provide an as-built plan at the time of the inspection.

These licenses are to be on site at time of inspection:

- Drain layer licence.

241D **Effluent disposal system, septic tank, effluent field**

When there is no public foul water or sewer drainage available the foul water must be collected and disposed of on-site via a septic tank or effluent disposal system. (Usually only rural areas)

The inspector will check the installation of the effluent system prior to covering-up the effluent disposal field. The drain layer must be on site and provide an as-built plan at the time of the inspection.

These licenses are to be on site at time of inspection:

- Drain layer licence

306A **Final Inspection – Residential Buildings**

The purpose of this inspection is to ensure all building work is complete, including:

- Smoke alarms
- Painting and decorating
- Floor coverings in wet areas
- Fixtures & fittings (plumbing)
- Electrical work
- Gas installations
- Driveways and paving
- Landscaping Etc.

Power must be connected and hot water on

Part 2: Schedule of 3rd party inspections and documentation for general construction

The following 3rd party inspections, certificates, producer statements and documents are required to confirm compliance during construction. For information about inspection and documentation for specified systems, refer to Part 3 for further details.

Drainage (PS3)

Producer statement (PS3) stating compliance with the New Zealand Building Code is required from the drainlayer. Confirmation is required that the work complies with the design approved by this building consent and any relevant New Zealand Building Code Clauses.

Internal Waterproofing systems (PS3)

Producer statement (PS3) stating compliance with the New Zealand Building Code is required from the installer. Confirmation is required that the work complies with the design approved by this building consent and any relevant New Zealand Building Code Clauses.

Plumbing (PS3)

Producer statement (PS3) stating compliance with the New Zealand Building Code is required from the plumber. Confirmation is required that the work complies with the design approved by this building consent and any relevant New Zealand Building Code Clauses.

Geotechnical (PS4)

Producer statement construction review (PS4) is to be submitted by the geotechnical engineer for the observation and construction of the building platform, including site excavations, the installation of any sub-soil drainage and placement of compacted fill as necessary to form the building platform. Confirmation is also required that the work complies with the design approved by this building consent and meets the requirements and/or recommendations of the geotechnical report submitted at building consent.

Structural Elements – Lintel beams at preline (PS4)

Producer statement construction review (PS4) is to be submitted by the structural engineer for the observation and construction of the structural elements confirming that work complies with the structural design approved in this building consent.

Wastewater (PS4)

Producer statement construction review (PS4) is to be submitted by the engineer for the observation and construction of the on-site wastewater treatment and disposal system. Confirmation is also required that the work complies with the design approved by this building consent.

Energy Works Certificate - Electrical

The electrician is required to submit an energy works certificate certifying that all electrical installations meet the requirements of Clause G9 (Electricity) of the New Zealand Building Code and the Electrical Regulations.

Energy Works Certificate - Gas

The gas fitter is required to submit an energy works certificate certifying that all gas installations meet the requirements of Clause G11 (Gas as an Energy Source) of the New Zealand Building Code and the Gas Regulations.

Record of Building Work (Form 6A)

A Record of Building Work (Form 6A) is to be submitted by all Licensed Building Practitioners for all Restricted Building Work (RBW) undertaken as required by s.88 of the New Zealand Building Act 2004.

Part 3: Schedule of 3rd party inspections and documentation for Specified Systems

The following 3rd party inspections, certificates, producer statements and documents are required to confirm compliance for specified systems during construction.

N/A

**RECORD OF INSPECTIONS FOR
EBC-2026-542/0**

Applicant Name: Adam Joseph Manukau
Project: 4 Bedroom Dwelling with multiple cladding types and attached garage.
Address: 175 Pukewhai Road, Kaingaroa 0483

- Please refer to the attached Form 5 document for a list of inspections required for this project.
- The purpose of this form is to assist home owners and contractors with the management of inspections.

Building conditions, inspections, advice notes and documentation requirements have been discussed with the Owner / Agent / Builder / Other

Date: Print Name & Initial:

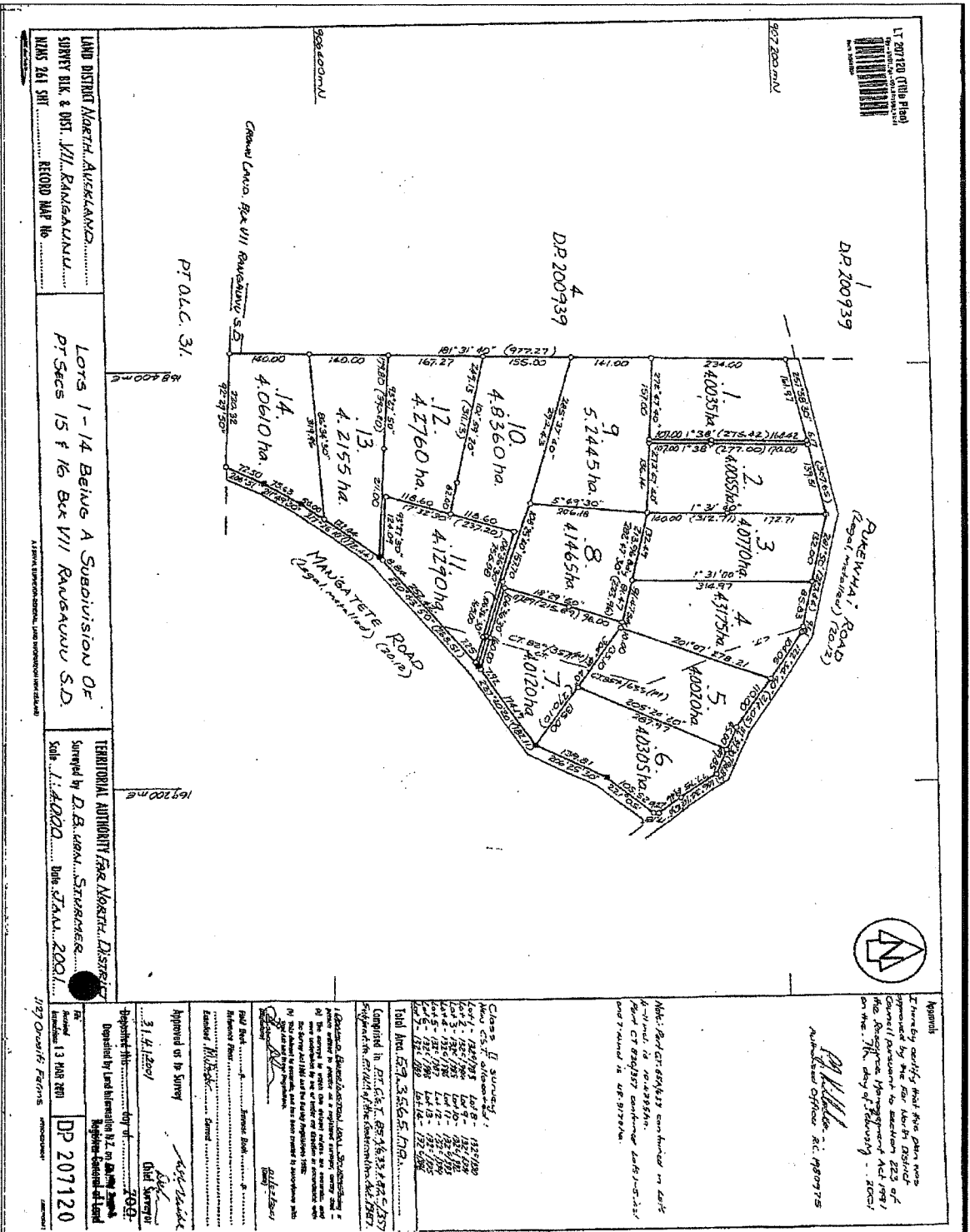
Role:

Inspection Date	Inspection Code	Result	Inspection Sheet ID#	Comments	Inspectors Initials

Disclaimer:

The inspections listed on the building consent are indicative only. Additional inspections may be required depending on the complexity of the project or variations to the consented plans. All required inspections must be completed to ensure all building work is inspected during construction. If unsure, request an inspection or ask the onsite inspector for guidance.

[illegible][illegible]



175 Pukewhai Road, Kaingaroa. Lot 2 DP207120, EBC-2026-542/0

