

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

2. Type of Consent being applied for

(more than one circle can be ticked):

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

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

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

☒ Yes ☐ No

4. Consultation

Have you consulted with iwi/Hapū? ☐ Yes ☒ No

If yes, which groups have you consulted with?

Who else have you consulted with?

Adjacent property owners

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

5. Applicant Details

Name/s:

Jocelyn and Brian Jones

Email:

Phone number:

Home

Postal address:

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

Postcode

6. Address for Correspondence

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

Name/s:

Lynley Newport

Email:

Phone number:

Home

Postal address:

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

Postcode

0245

** 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:

John Taffe (property under a Sale and Purchase Agreement with applicants)

**Property Address/
Location:**

Postcode

8. Application Site Details

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

Name/s:

as above

**Site Address/
Location:**



Postcode

Legal Description:

Lot 1 DP 194175

Val Number:

Certificate of title:

NA123A/624

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

Site visit requirements:

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

Is there a dog on the property? ☐ Yes ☒ No

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

9. Description of the Proposal:

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

To establish and operate a small scale cattery on land zoned Rural Production.

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

10. Would you like to request Public Notification?

☐ Yes ☒ No

11. Other Consent required/being applied for under different legislation

(more than one circle can be ticked):

- ☐ Building Consent
- ☐ Regional Council Consent (ref # if known)
- ☐ National Environmental Standard consent
- ☐ Other (please specify)

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

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

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

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

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

13. Assessment of Environmental Effects:

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

Your AEE is attached to this application ☒ Yes

13. Draft Conditions:

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

If yes, do you agree to extend the processing timeframe pursuant to Section 37 of the Resource Management Act by 5 working days? ☒ Yes ☐ No

14. Billing Details:

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

Name/s: (please write in full)

Jocelyn Jones

Email:

Phone number:

Postal address:

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

Postcode

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)

Jocelyn Jones

Signature:

(signature of bill payer)

Date 25-9-2025

MANDATORY

15. Important Information:

Note to applicant

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

You may apply for 2 or more resource consents that are needed for the same activity on the same form. You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

Fast-track application

Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement. A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

Privacy Information:

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

15. Important information continued...

Declaration

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

Name: (please write in full)

Jocelyn Jones

Signature:

[Redacted Signature]

Date 25-9-2025

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

Checklist (please tick if information is provided)

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

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



Our Reference: 10806.1 (FNDC)

29 September 2025

Resource Consents Department
Far North District Council
JB Centre
KERIKERI

Dear Sir/Madam

RE: Proposed small scale cattery at 173 Sandys Road, Waipapa – B & J Jones

I am pleased to submit application on behalf of Brian and Jocelyn Jones, for a proposed small scale cattery on land at Sandys Road, Waipapa, zoned Rural Production. The application is a discretionary activity.

The application fee of \$2,625 has been paid separately via direct credit.

Regards

Lynley Newport
Senior Planner
THOMSON SURVEY LTD

Brian & Jocelyn Jones

Proposed small scale cattery

173 Sandys Road, Waipapa

**PLANNING REPORT &
ASSESSMENT OF ENVIRONMENTAL EFFECTS**

Thomson Survey Ltd
Kerikeri

1.0 INTRODUCTION

1.1 The Proposal

The applicants seek to establish a small scale cattery, within an existing building on the site, at Sandys Road, Waipapa. The cattery is proposed to accommodate a maximum 20 cats. Hours of operation will be limited to a period in the morning (7.30am – 9am) and another period in the afternoon (4pm – 5pm), although there will be the odd occasion where a drop off or pick up may occur outside these hours due to individual customer's circumstances.

The site supports a residential unit and three bay shed and the cattery is proposed to be established internal to that shed. The property already has good driveway access and extensive parking area.

The property is zoned Rural Production in the Operative District Plan. A cattery is a permitted activity in the Rural Production Zone provided the building housing the cats is no closer than 50m from a property boundary. In this instance the existing shed building is closer than 50m from both northeastern and southeastern boundaries. **Consent is therefore required for a breach of Rule 8.6.5.1.6 Keeping of Animals, part (a), as a discretionary activity land use.**

Sketched plans of the layout of the internal cat accommodation are attached in Appendix 1, along with a site plan. A Location Map is attached in Appendix 2.

1.2 Scope of Report

This assessment and report accompanies the Resource Consent application and is provided in accordance with Section 88 and Schedule 4 of the Resource Management Act 1991. The application seeks consent to establish a small scale cattery as a discretionary activity. The

information provided in this assessment and report is considered commensurate with the scale and intensity of the activity for which consent is being sought. The name and address of the applicant and owner of the property are contained in the application form.

2.0 PROPERTY DETAILS

Location: 173 Sandys Road, Waipapa
Legal Description: Lot 1 DP 194175, 8388m² in area.
Record of Title: NA123A/624 (attached in Appendix 3)

3.0 SITE DESCRIPTION

3.1 Physical characteristics

The site is zoned Rural Production in the Operative District Plan and Horticulture under the Proposed District Plans. The site supports an existing residential dwelling, and outbuildings, with driveway and parking/manoeuvring areas. The extensive grounds are attractively landscaped around the built environment, with lawned areas south of the buildings.

The site is level. There is an existing drainage ditch running through the property. This has been worked into the on-site landscaping.

The soils are LUC class 3s2. The site is not subject to flooding. The site does not contain any indigenous flora/fauna and no archaeological or cultural sites. It is within a vast area mapped as being "kiwi present".

3.2 Legal Interests

The property has an appurtenant water right pursuant to EC B283671.7 and is subject to a Consent Notice requiring filtration of potable water. The latter forms part of Appendix 3.

3.3 Consent History

The site was one of two created by RC 1990306-RMASUB, issued in 1998. The dwelling on the site was constructed pursuant to BC-1999-894, also issued in 1998. The shed, referred to as a new Versatile StandTough Lean-To Farm Building, was constructed pursuant to BC-2017-250. Both buildings have CCC issued. The Plans for the shed building are attached in Appendix 4.

4.0 SCHEDULE 4 – INFORMATION REQUIRED IN AN APPLICATION

Clauses 2 & 3: Information required in all applications

(1) An application for a resource consent for an activity must include the following:	
(a) a description of the activity:	Refer Section 1 of this Planning Report.

<i>(b) an assessment of the actual or potential effect on the environment of the activity:</i>	Refer to Section 6 of this Planning Report.
<i>(b) a description of the site at which the activity is to occur:</i>	Refer to Section 3 of this Planning Report.
<i>(c) the full name and address of each owner or occupier of the site:</i>	This information is contained in the Form 9 attached to the application.
<i>(d) a description of any other activities that are part of the proposal to which the application relates:</i>	Refer to Sections 1 & 5 of this Planning Report for existing activities within the site.
<i>(e) a description of any other resource consents required for the proposal to which the application relates:</i>	Consent is being sought for a small scale cattery, pursuant to the Far North Operative District Plan. No other consent is required.
<i>(f) an assessment of the activity against the matters set out in Part 2:</i>	Refer to Section 7 of this Planning Report.
<i>(g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b), including matters in Clause (2):</i> <i>(a) any relevant objectives, policies, or rules in a document; and</i> <i>(b) any relevant requirements, conditions, or permissions in any rules in a document; and</i> <i>(c) any other relevant requirements in a document (for example, in a national environmental standard or other regulations).</i>	Refer to Section 7 of this Planning Report.
<i>(3) An application must also include any of the following that apply:</i>	
<i>(a) if any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1)):</i> <i>(b) if the application is affected by section 124 or 165ZH(1)(c) (which relate to existing resource consents), an assessment of the value of the investment of the existing consent</i>	<p>The site supports a legally established residential unit.</p> <p>There is no existing resource consent. Not applicable.</p>

<p>holder (for the purposes of section 104(2A)):</p> <p>(c) if the activity is to occur in an area within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011, an assessment of the activity against any resource management matters set out in that planning document (for the purposes of section 104(2B)).</p>	<p>The site is not within an area subject to a customary marine title group. Not applicable.</p>
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Clause 6: Information required in assessment of environmental effects

(1) An assessment of the activity's effects on the environment must include the following information:	
(a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:	Refer to Section 6 of this planning report. The activity will not result in any significant adverse effect on the environment.
(b) an assessment of the actual or potential effect on the environment of the activity:	Refer to Section 6 of this planning report.
(c) if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use:	Not applicable as the application does not involve hazardous installations.
(d) if the activity includes the discharge of any contaminant, a description of— (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and (ii) any possible alternative methods of discharge, including discharge into any other receiving environment:	The proposal does not involve any discharge of contaminant.
(e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect:	Refer to Section 6 of this planning report. There are no adverse effects resulting from the proposal that require mitigation.
(f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:	Refer to Section 8 of this planning report. No affected persons have been identified.

<i>g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:</i>	No monitoring is required as the scale and significance of the effects do not warrant it.
<i>(h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).</i>	No protected customary right is affected.

Clause 7: Matters that must be addressed by assessment of environmental effects (RMA)

<i>(1) An assessment of the activity's effects on the environment must address the following matters:</i>	
<i>(a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:</i>	Refer to Sections 6 and 8 of this planning report and also to the assessment of objectives and policies in Section 7.
<i>(b) any physical effect on the locality, including any landscape and visual effects:</i>	Refer to Section 6. The site has no high or outstanding landscape or natural character values. Built environment is existing.
<i>(c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:</i>	Refer to Section 6. The proposal has no effect on ecosystems or habitat.
<i>(d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:</i>	Refer to Section 6. The site has no aesthetic, recreational, scientific, historical, spiritual or cultural values that will be adversely affected by the proposal.
<i>(e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:</i>	The proposal will not result in the discharge of contaminants, nor any unreasonable emission of noise.
<i>(f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations.</i>	The site is not subject to natural hazards and does not involve hazardous installations.

5.0 COMPLIANCE ASSESSMENT

5.1 Operative District Plan

The property is zoned Rural Production in the Operative District Plan (ODP). No resource features apply. An assessment of the proposal to establish a small scale cattery against relevant rules in the ODP follows:

8.6.5.1.1 RESIDENTIAL INTENSITY	N/A (activity not a residential unit)
8.6.5.1.2 SUNLIGHT	N/A (buildings all existing)
8.6.5.1.3 STORMWATER MANAGEMENT	N/A (site coverage existing)
8.6.5.1.4 SETBACK FROM BOUNDARIES	N/A (buildings all existing)
8.6.5.1.6 KEEPING OF ANIMALS (a) Any building, compound or part of a site used for factory farming or a cattery, shall be located no closer than 50m from any site boundary,	Consent required – building used for cattery closer than 50m from boundary
8.6.5.1.7 NOISE	N/A – internal cattery highly unlikely to breach noise rule
8.6.5.1.8 BUILDING HEIGHT	N/A (buildings all existing)
8.6.5.1.9 HELICOPTER LANDING AREA	N/A
8.6.5.1.10 BUILDING COVERAGE	N/A (buildings all existing)
8.6.5.1.11 SCALE OF ACTIVITIES	4 persons allowed on site at any one time. This is not expected to be exceeded.

The only district wide rules of relevance to the activity are those related to parking requirements and traffic intensity. Appendix 3C of the ODP specifies 1 car parking space for every 10 cats accommodated = 2 required. These are easily accommodated on site next to the shed building. The dwelling's 2 carpark spaces (and internal garaging) are unaffected. Permitted.

Appendix 3A deems that 10 daily one way traffic movements are generated per 100m² GBA. Note: GBA excludes areas used exclusively for parking and manoeuvring. Note also that the residential unit on the site is exempt. The permitted activity threshold for the zone is 60. The shed to contain the cattery is only 76m² GFA = 8 daily one way traffic movements. Permitted.

The only identified consent requirement under the ODP is for the cattery. Consent is required as a **discretionary activity**.

5.2 Proposed District Plan

The FNDC publicly notified its PDP on 27th July 2022. Whilst the majority of rules in the PDP will not have legal effect until such time as the FNDC publicly notifies its decisions on submissions, there are certain rules that have been identified in the PDP as having immediate legal effect and that may therefore need to be addressed in this application and may affect the category of activity under the Act. These include:

Rules HS-R2, R5, R6 and R9 in regard to hazardous substances on scheduled sites or areas of significance to Maori, significant natural areas or a scheduled heritage resource;
Heritage Area Overlays;
Historic Heritage rules and Schedule 2;
Notable Trees;
Sites and Areas of Significance to Maori;
Ecosystems and Indigenous Biodiversity – Rules IB-R1 to R5 inclusive;
Subdivision (specific parts);
Activities on the surface of water;
Earthworks – Only some rules and standards have legal effect. These are Rules EW-R12 and R13 and related standards EW-S3 and ES-S5 respectively. EW-R12 and associated EW-S3 relate to the requirement to abide by Accidental Discovery Protocol if carrying out earthworks and artefacts are discovered. No earthworks are required.
Signs;
Orongo Bay Zone.

There are no zone rules in the PDP with immediate legal effect that affect the proposal's activity status.

6.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

In considering an application for a discretionary activity, the Council is able to consider any relevant effects. However, substantial guidance is provided in the Assessment Criteria listed in Section 11.11 of the ODP in regard to the Keeping of Animals. Given the absence of any other rule breaches, I believe the matters in 11.11 to be the only likely effects requiring assessment.

These are addressed below.

The location and proximity of adjoining residential units.

The two properties that share a boundary with the application site and where there is less than 50m from the cattery building and that shared boundary, both contain existing residential units. The owners of both those properties have provided Written Approvals. In the case of the Krsinic property to the southeast, the cattery building is 30m from the property boundary, with the Krsinics' residential unit a further 22m inside their property, giving a total separation distance from cattery building to residential unit of 52m.

In the case of the Richardson residential unit to the northeast, the cattery building is 30m from the property boundary, with the Richardsons' residential unit a further 90m inside their property, giving a total separation distance from cattery building to residential unit of 120m.

The potential for further residential subdivision in the vicinity.

The only nearby property with any realistic potential for subdivision under the ODP is the Krsinic property to the south and the way that property has been developed, the only area

for a future residential allotment is to the south, and further away from the cattery. Under the PDP it is proposed to zone the vicinity Horticulture and residential subdivision is discouraged in that proposed zone.

Across the road there is a large rural holding that has the potential to be subdivided, more so under the ODP than the PDP. However, should any residential development occur in the vicinity it would be at least 80m from the cattery building, noting the road boundary is 50m from the cattery building.

In the first instance I do not believe a small scale cattery with a limited number of cats accommodated and operating with limited opening hour, could have adverse effects on any other property in the vicinity. In the second instance it is doubtful that an activity such as that proposed is substantial enough to give rise to any concerns about reverse sensitivity issues. The activity is not factory farming, does not result in offensive odours, nor does it result in excessive noise or traffic movements.

The number and type of animals.

The activity is intentionally proposed to be small scale with a maximum number of cats set at 20, all accommodated internal to a building. Cats will be dropped off and picked up by their owners within specified hours.

The extent to which any adverse effects may be mitigated having regard to:

- (i) the frequency and nature of management and supervision;
- (ii) means of ventilation;
- (iii) building design, including soundproofing;
- (iv) method of effluent management and disposal;
- (v) noise;
- (vi) odour;
- (vii) likely presence of vermin.

Customer drop off and pick up will be generally limited to brief periods in the morning and again in the afternoon, although there will be the occasional drop off or pick up outside those hours by prior arrangement. The applicants are experienced cattery operators, having owned another cattery on Kapiro Road for several years. The cats will be housed internally (within an existing shed building) that will be fitted out with cage accommodation for the cats. The building will be adequately ventilated, with mesh installed behind the roller doors so that the doors can be opened to let in light. Cats are highly unlikely to make noise to anywhere near the permitted day time or night time threshold applying in the zone. In addition, the roller doors will be closed at night.

Cat food will be securely contained such that unwanted vermin cannot access it. Cat litter will be provided, and regularly 'refreshed' in each cage. The operators intend to use wood pellet cat litter. Used litter will be disposed of into wheelie bins hired from Northland Waste and lined with heavy duty bin liner. Northland Waste collects on an as required basis.

In summary, the operation will be clean and tidy, a healthy environment for the cats, and not create any adverse noise or odour effects.

The extent to which prevailing climatic conditions and landscaping may reduce adverse effects.

The roller doors face southwest, away from the adjacent Richardson and Krsinic residential dwellings. There is established planting/landscaping on the boundary with the Richardson property. There is also some planting to the southeast of the cattery building that visually screens the building from the Krsinic house. There are some plantings more recently established along the existing drain on the property, and these will also help visually screen the cattery building from neighbouring views.

Any recognised standards promulgated by industry groups.

The applicants advise that there are currently no recognised standards for catteries. Animal welfare is a top priority for them.

Likely effects, including increase in predators on indigenous vegetation and habitats of indigenous fauna.

The cats are enclosed and not permitted to run loose. There will be no threat to indigenous fauna.

Summary

In summary I believe the proposed small scale cattery will have less than minor adverse effects.

7.0 STATUTORY ASSESSMENT

7.1 Operative District Plan Objectives and Policies

Objectives and policies relevant to this proposal are those listed in Chapter 8.6 Rural Production Zone.

The proposal is an efficient use of natural and physical resources and a sustainable use of the land. Amenity values are not adversely affected as the cattery is to be housed within an existing building on the site. The cattery will be operated in such a way as to not be noisy or smelly. Vehicle movements will not be greatly increased as a result of the proposal. There is minimal, if any land incompatibility risk as stated in section 6.0 of this report. The site is far too small to be utilised for any commercial scale productive use and the use of a part of the built environment as a cattery will not impact on rural production activities continuing elsewhere in the zone.

Policies 8.6.4.1 – 8.6.4.5 largely reflect the requirements of Part 2 of the Act. I believe the proposal to be consistent with those policies.

Policies 8.6.4.7-8.6.4.9 are about reverse sensitivity and land use incompatibility. As stated above, the proposal does not create any additional risk or adverse effect in this regard.

7.2 Proposed District Plan Objectives and Policies

An assessment against the relevant objectives and policies in the Proposed District Plan (PDP) follows. The property is zoned Horticulture, and contains no resource features.

HZ-O1

The Horticulture zone is managed to ensure its long-term availability for horticultural activities and its long-term protection for the benefit of current and future generations.

HZ-O2

The Horticulture zone enables horticultural and ancillary activities, while managing adverse environmental effects on site.

HZ-O3

Land use and subdivision in the Horticulture zone:

- a. avoids land sterilisation that reduces the potential for highly productive land to be used for a horticulture activity;*
- b. avoids land fragmentation that comprises the use of land for horticultural activities;*
- c. avoids any reverse sensitivity effects that may constrain the effective and efficient operation of primary production activities;*
- d. does not exacerbate any natural hazards;*
- e. maintains the rural character and amenity of the zone;*
- f. is able to be serviced by on-site infrastructure.*

The site is 8388m² in area with very little area available for any kind of commercial level horticultural use. In any event, no new impermeable coverage is proposed or necessary and I do not believe the use of an existing building on the site has any effect on the long-term availability of land for horticultural activities. The proposal does not sterilise land or reduce potential for horticultural activity. The proposal will not create reverse sensitivity issues that may constrain primary production activities; does not exacerbate natural hazards; maintains rural character and amenity; and the site is already serviced.

Policies

HZ-P1

Identify a Horticulture Zone in the Kerikeri / Waipapa area using the following criteria:

- a. presence of highly productive land suitable for horticultural use;*
- b. access to a water source, such as an irrigation scheme or dam able to support horticultural use; and*
- c. infrastructure available to support horticultural use.*

This policy is directed at the Council, not individual landowners.

HZ-P2

Avoid land use that:

- a. is incompatible with the purpose, function and character of the Horticulture Zone;*

-
- b. will result in the loss of productive capacity of highly productive land;
 - c. compromises the use of highly productive land for horticultural activities in the Horticulture Zone; and
 - d. does not have a functional need to be located in the Horticultural Zone and is more appropriately located in another zone.

A cattery is not incompatible with the purpose, function and character of the zone, especially when inside a building. The proposal will not result in the loss of productive capacity and does compromise the use of land for horticultural activities.

HZ-P3

Enable horticulture and associated ancillary activities that support the function of the Horticulture zone, where:.....

- a. adverse effects are contained on site to the extent practicable; and
- b. they are able to be serviced by onsite infrastructure

N/A. Proposal is not a horticultural activity.

HZ-P4

Ensure residential activities are designed and located to avoid, or otherwise mitigate, reverse sensitivity effects on horticulture activities, including adverse effects associated with dust, noise, spray drift and potable water collection.

N/A – proposal is not residential development – which already exists on the site in any event.

HZ-P5

Manage the subdivision of land in the Horticulture zone to:
.....

N/A, not a subdivision.

HZ-P6

Encourage the amalgamation or boundary adjustments of Horticulture zoned land where this will help to make horticultural activities more viable on the land.

N/A.

HZ-P7

Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

- a. whether the proposal will increase production potential in the zone;
- b. whether the activity relies on the productive nature of the soil;
- c. consistency with the scale and character of the rural environment;
- d. location, scale and design of buildings or structures;
- e. for subdivision or non-primary production activities:
 - i. scale and compatibility with rural activities;
 - ii. potential reverse sensitivity effects on primary production activities and existing infrastructure;
 - iii. the potential for loss of highly productive land, land sterilisation or fragmentation
- f. at zone interfaces:
 - i. any setbacks, fencing, screening or landscaping required to address potential conflicts;

-
- ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;
 - g. the capacity of the site to cater for onsite infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer;
 - h. the adequacy of roading infrastructure to service the proposed activity;
 - i. Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity;
 - j. Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

The activity does not require any consent under the PDP and the above policy is therefore of limited, if any, relevance.

7.3 Part 2 Matters

S5 outlines the purpose of the Act, being sustainable management, and I believe the proposal to be consistent with sustainable management. I do not believe that the granting of a consent would be contrary to any matters in s6 Matters of National Importance, or s7 Other Matters. I do not believe the proposal offends s8 considerations.

7.4 National Policy Statements & Environmental Standards

As far as I am aware the property has never been utilised for a HAIL activity. I do not believe, therefore, that the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health is relevant.

The National Policy Statement for Highly Productive Land is of relevance insofar as the soils on the site are mapped as part of the LUC 3s2 suite. However, the proposal does not fragment or sterilise soils as it does not remove any soil from being available for any use reliant on the soil, the activity being within an existing building already established on the site. No new driveway or turning/manoeuvring areas are required either.

The activity is not a new 'sensitive' activity that might give rise to reverse sensitivity issues because of productive use of adjacent properties. In any event, there is no commercial level productive use on any of the sites immediately adjacent. In summary, the proposal is in no way contrary to the Objective or Policies of the NPS Highly Productive Land.

7.5 Regional Policy Statement for Northland (RPS)

The RPS does not show the site as containing any natural character or landscape values. It is not subject to hazard, contains no indigenous habitat and no heritage/cultural values. The proposal is a sustainable use of the land, ancillary to residential use of a site. I consider the proposal to be consistent with any relevant objectives and policies in the RPS, specifically **Objective 3.5 Enabling economic wellbeing**; and **3.11 Regional form**. The Far North District's Rural Production Zone has been identified as the zone most suitable for activities such as catteries.

8.0 s95A-E ASSESSMENT & CONSULTATION

8.1 S95A Public Notification Assessment

A consent authority must follow the steps set out in s95A to determine whether to publicly notify an application for a resource consent. Public notification is neither mandatory nor precluded. The activity will not have, nor is it likely to have, adverse effects on the environment that are more than minor. Public notification of this application is not required.

8.2 S95B Limited Notification Assessment

A consent authority must follow the steps set out in s95B to determine whether to give limited notification of an application for a resource consent, if the application is not publicly notified pursuant to s95A. There are no affected groups or affected persons that must be notified. No affected persons have been identified – see 8.4 below. Limited notification of this application is not required.

8.3 S95D Level of Adverse Effects

The AEE in this report assesses effects on the environment and concludes that these will be less than minor.

8.4 S95E Affected Persons

A person is an 'affected person' if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but are not less than minor). A person is not an affected person if they have provided written approval for the proposed activity. Two written approvals have been obtained and are attached in Appendix 5.

These are from:

A and L Richardson, owners of Pt Lot 2 DP 207631 – property to the northeast; and
F & S Krsinic, owners of Lot 2 DP 390744 – property to the southeast.

These are the only two properties sharing a boundary where the cattery building is less than 50m from said boundary. The minimum setback is achieved on all other boundaries.

9.0 CONCLUSION

I believe that the proposed development can be carried out on the site with little or no long term adverse effects. The proposal is not contrary to relevant objectives and policies of the Operative or Proposed District Plans, or Regional Policy Statement. The proposal is consistent with Part 2 of the Resource Management Act.

There is no District Plan rule or national environmental standard that requires the proposal to be publicly notified and no persons have been identified as adversely affected by the proposal. No special circumstances have been identified that would suggest notification is required.

It is therefore requested that the Council grant approval on a non notified basis, subject to appropriate conditions.



Lynley Newport
Senior Planner,
Thomson Survey Ltd

Date

29th September 2025

10.0 APPENDICES

Appendix 1	Site Plan, Floor Plans
Appendix 2	Location Map
Appendix 3	Record of Title & Relevant Instruments
Appendix 4	BC-2017-250 stamped approved plans
Appendix 5	Written Approvals

Appendix 1

Site Plan, Floor Plans



This plan and accompanying report(s) have been prepared for the purpose of obtaining a Resource Consent only, and for no other purpose. Use of this plan and/or information on it for any other purpose is at the user's risk.



THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF THOMSON SURVEY LTD AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THOMSON SURVEY LTD
AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY
TOPOGRAPHICAL DETAIL IS APPROXIMATE ONLY AND SCALED FROM AERIAL PHOTOGRAPHY

Local Authority: Far North District Council
Comprised in: NA123A/624
Total Area: 8388m²
Zoning: Rural Production
Resource features: NIL

THOMSON SURVEY
315 Kerikeri Rd
P.O. Box 372 Kerikeri
Email: kerikeri@tsurvey.co.nz
Ph: (09) 4077360
www.tsurvey.co.nz

Registered Land Surveyors, Planners & Land Development Consultants

PROPOSED CATTERY

173 SANDYS ROAD, WAIPAPA - LOT 1 DP 194175

PREPARED FOR: J & B JONES

Survey	Name	Date	ORIGINAL
Design			SCALE
Drawn	KY	12.08.25	1:1000
Approved			SHEET SIZE
Rev			A4

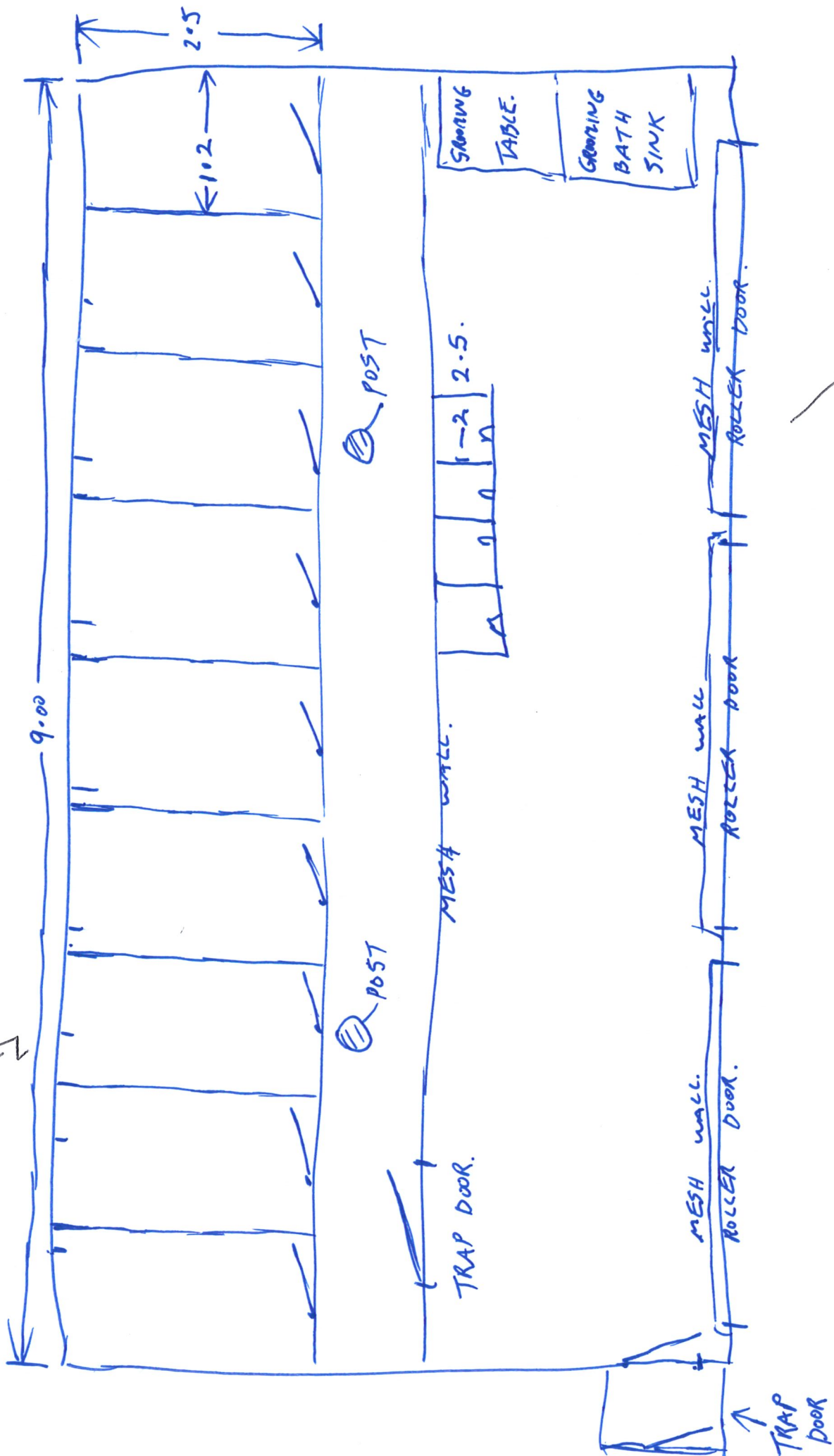
10806 Site Plan

Surveyors
Ref. No:
10806
Sheet 1 of 1

FRONT.

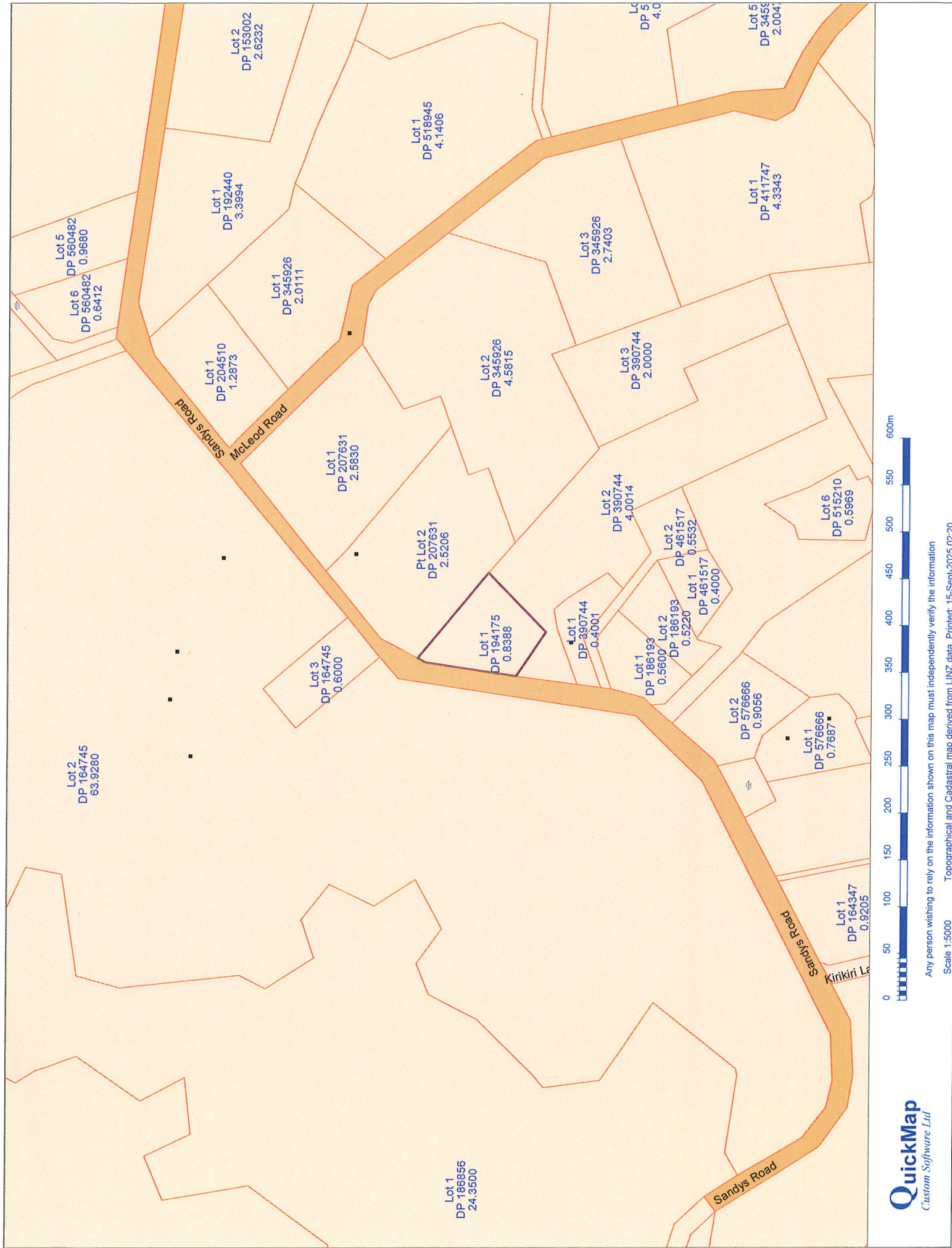


PLAN.



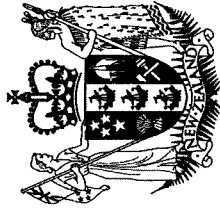
Appendix 2

Location Map



Appendix 3

Record of Title & Relevant Instruments



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



R. W. Muir
Registrar-General
of Land

Identifier NA123A/624
Land Registration District North Auckland
Date Issued 08 March 1999

Prior References
NA65A/620

Estate Fee Simple
Area 8388 square metres more or less
Legal Description Lot 1 Deposited Plan 194175

Registered Owners
John Duncan Taaffe

Interests

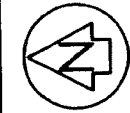
Subject to Section 59 Land Act 1948

Appurtenant hereto is a right to convey water specified in Easement Certificate B283671.7

The easements specified in Easement Certificate B283671.7 are subject to Section 309 (1) (a) Local Government Act 1974

D365426.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 8.3.1999 at 3.07 pm

11789133.5 Mortgage to ASB Bank Limited - 15.7.2020 at 10:56 am



219150 m E

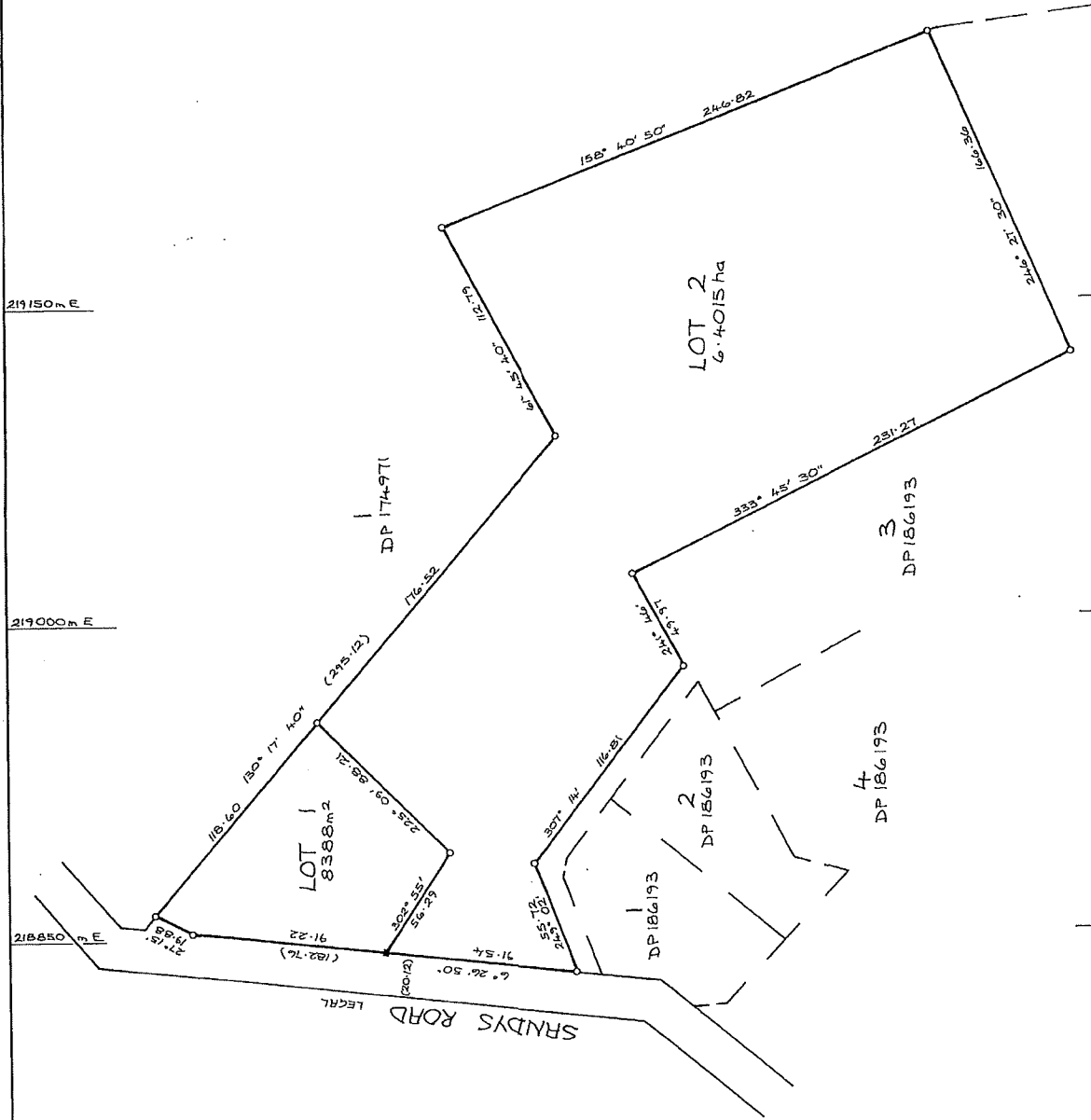
219000 m E

218850 m E

88950 m N

88950 m N

88950 m N



Approvals
I HEREBY CERTIFY THAT THIS PLAN WAS
APPROVED BY THE FFR NORTH DISTRICT COUNCIL
PURSUANT TO SECTION 223 OF THE RESOURCE
MANAGEMENT ACT 1991 ON THE 18 JAN 1999
OF 18 JAN 1999
[Signature]
AUTHORISED OFFICER.

NEW C'ST ALLOCATED
LOT 1:- 123A/624
LOT 2:- 123A/625
Total Area 7.2403 ha
Comprised in CT 65A/620 (R11)

[Signature] Registered Surveyor and holder of an annual practicing certificate for
Survey Act 1987 hereby certify that this plan and the surveys
thereon were made in accordance with the Survey Regulations 1972
or any regulations made in substitution thereof.
Dated at *[Signature]* this 22nd day of December 1998
of *[Signature]* 1998
Field Book p. Traverse Book p.
Reference Plans
Examined Correct
Approved as to Survey *[Signature]* Chief Surveyor
14/12/1998
Deposited this 19th day of March 1999
District Land Registrar
The Surveyor General of Land
New Zealand
Received 18 JAN 1999
Instructions DP 194175

LAND DISTRICT NORTH RUCKLAND
SURVEY BLK. & DIST. X11 KREC PO4/5/4
NZMS 261 SH1 RECORD MAP No P05/5.1
PLAN OF LOTS 1 & 2 BEING A SUBDIVISION
OF LOT 6 DP 114411.
TERRITORIAL AUTHORITY FFR NORTH DISTRICT
Surveyed by R J DONALDSON # FSSOC
Scale 1:1500 Date DECEMBER 1998

A.J. BEVIN, SURVEYOR GENERAL LAND INFORMATION, NEW ZEALAND.

EASEMENT CERTIFICATE

B 283671.7
EC

(IMPORTANT: Registration of this certificate does not of itself create any of the easements specified herein).

I, ~~we~~ NEIL FREDERICK SMEDLEY of Kerikeri farmer (as registered proprietor of the land in C.T. 53B/1163) and DAVID HERBERT CALLAGHER of Kerikeri farmer and PATRICIA ANNE CALLAGHER his wife (registered proprietors of the land in C.T. 21A/122)

being the registered proprietor(s) of the land described in the Schedule hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at Auckland on the day of 19 82 under No. 97972 are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

SCHEDULE DEPOSITED PLAN NO. 97972

Nature of Easement (e.g., Right of Way, etc.)	Servient Tenement		Dominant Tenement Lot No.(s) or other Legal Description	Title Reference
	Lot No.(s) or other Legal Description	Colour, or Other Means of Identification, of Part Subject to Easement		
Right of Way	Part Section 60 Block XII Kaeo Survey District	marked "A" Plan 97972	Lot 1 Deposited Plan 97972	C.T. 53B/1163 (dominant) C.T. 21A/122 (servient)
Right to Convey Water	part Lot 1 Deposited Plan 97972	marked "C" Plan 97972	Section 60 Block 12 Kaeo Survey District	C.T. 21A/122 (Dominant) C.T. 53B/1163 (servient)

Handwritten signature/initials
N.F.S.

State whether any rights or powers set out here are in addition to or in substitution for those set out in the Seventh Schedule to the Land Transfer Act 1952.

1. Rights and powers:

1. The right of the lessee to use the land for the purpose of the lease.

2. The right of the lessee to use the land for the purpose of the lease.

2. Terms, conditions, covenants, or restrictions in respect of any of the above easements:

2(1) If the owner for the time being of the land of which the servient tenement hereinbefore referred to in respect of the right of way forms part shall at any time desire to subdivide that land then if the Bay of Islands County Council (or its successor) shall require that any part of the right of way shall be dedicated and formed as road then the owner for the time being of the Dominant Tenement in respect of the right of way shall:

- (a) Without any consideration surrender the right of way over the portion of the servient tenement which is dedicated as road.
- (b) Pay one quarter of the cost of the design of the road structure construction and sealing of such road in accordance with the requirements of the Bay of Islands County Council (or its successor).

And if the Bay of Islands County Council (or its successor) shall require that any part of the right of way shall be sealed as a condition of approval of such a subdivision then the owner for the time being of the Dominant Tenement in respect of the right of way shall pay one quarter of the cost of the cost of sealing of the surface of such right of way (including any necessary preliminary preparation of the surface of the right of way).

2(2) Nothing herein contained shall authorise the removal damage or destruction of any trees at present growing within the right of way.

Dated this 28th day of November 1983

Signed by the above-named

NEIL FREDERICK SMEDLEY

N F Smedley

in the presence of

Witness *J. Gault*

Occupation *as letter*

Address *to hangar*

SIGNED by DAVID HERBERT CALLAGHER

and PATRICIA ANNE CALLAGHER

in the presence of: *[Signature]*

DH Callagher
P.A. Callagher

[Signature]
[Signature]
[Signature]

1 Copy only.

EASEMENT CERTIFICATE

(IMPORTANT: Registration of this certificate does not of itself create any of the easements specified herein.

Correct for the purposes of the
Land Transfer Act

[Signature]
Solicitor for the registered proprietor

N.F. SMEDLEY

The right of way easement within
when created will be subject to Section
309(1)(a) Local Government Act 1974

[Signature]
A.L.R.

214/172
530/1163
ASST. LAND REGISTRAR
LAND REGISTRY AUCKLAND
PARTICULARS ENTERED IN REGISTER
26 APR 84 B 283671.
AUCKLAND DISTRICT LAW SOCIETY
Penrose Print—8838(S)

MAX AIREY
SOLICITOR
KERIKERI.



D365426.2 CONO

FAR NORTH DISTRICT COUNCIL



THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

REGARDING The subdivision of
Lot 6 DP 114411 Blk XII Kaeo SD
North Auckland Registry.

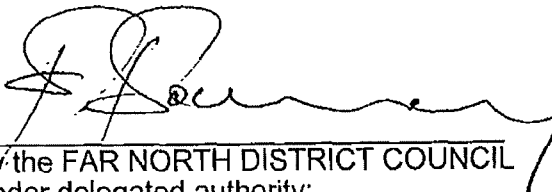
PURSUANT to Section 221 for the purposes of Section 224 of the Resource Management Act 1991, this Consent Notice is issued by the FAR NORTH DISTRICT COUNCIL to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent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

SCHEDULE

1. The following is to be registered against the title of Proposed Lot 1:

"The operation of agricultural and horticultural equipment including sprays and chemicals (subject to compliance with any relevant legislation) may be a permitted activity. Accordingly where rainwater is collected from exposed surfaces for human consumption in connection with any residential development on the site, the occupiers of any such dwelling shall install an improved filtration system".

SIGNED:


by the FAR NORTH DISTRICT COUNCIL
under delegated authority:
ENVIRONMENTAL SERVICES MANAGER

DATE: 9 February, 1999

RC 1990306

RM WRACK

LINZ COPY

307 08.MAR99 D 365426-2

PARTICULARS ENTERED IN REGISTER
LAND REGISTRY NORTH ISLAND
FOR REGISTRAR - GENERAL OF LAND



221
38

LAW NORTH PWS
Kenilmeri

(1)

Ac 28751
JDJ

Appendix 4

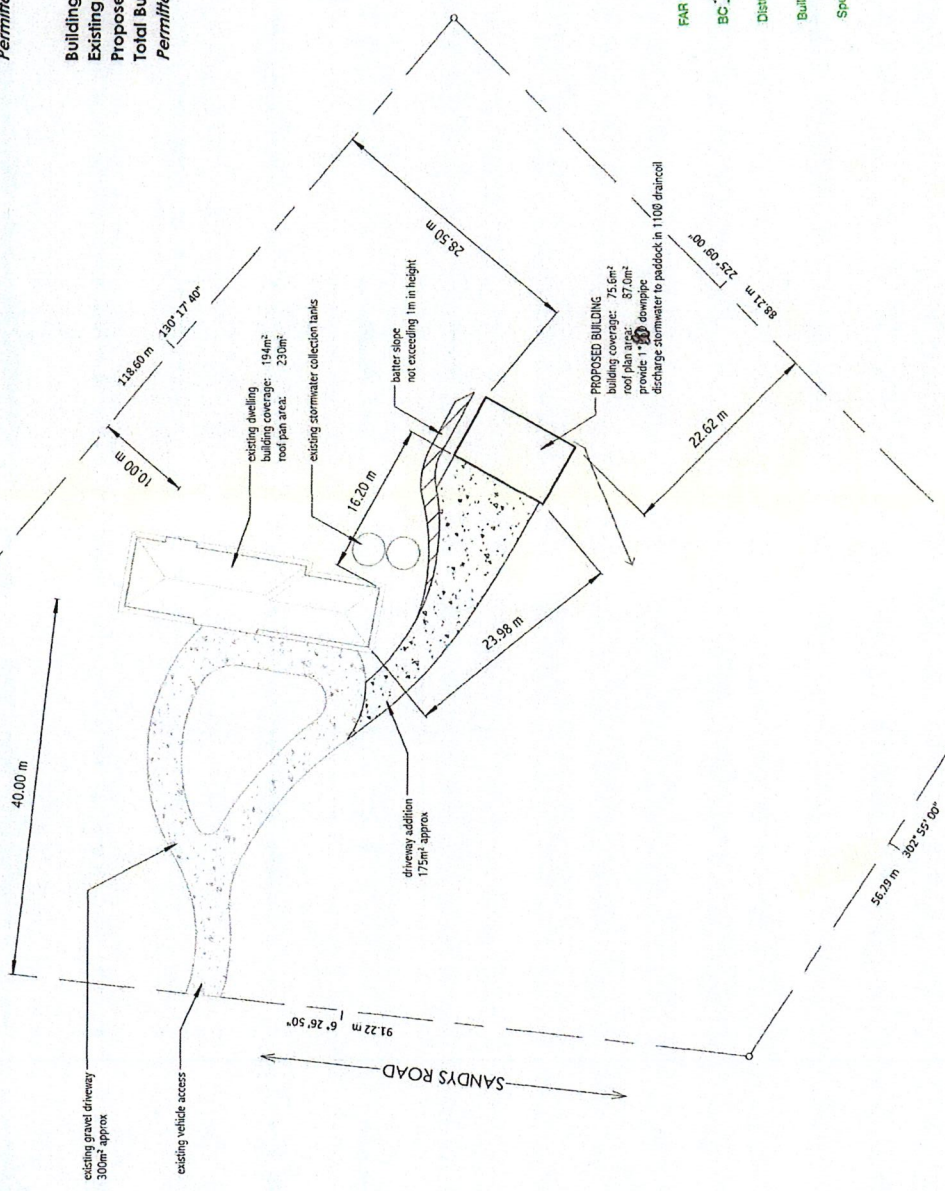
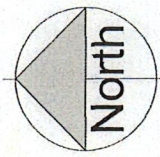
BC-2017-250 stamped approved plans

CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO STARTING. ALL DIMENSIONS IN MM UNLESS STATED.
Note: Construction to comply with NZS3604:2011 and the New Zealand Building Code.



Project Information:
Lot 1
DP194175
Area: 8388 m²
Val'n No. 00211-57101
Wind Zone: HIGH
A/Open/Exposed/TT
as per NZS3604:2011 Section 5.2
Exposure Zone: C
District Plan Zone:
Rural Production

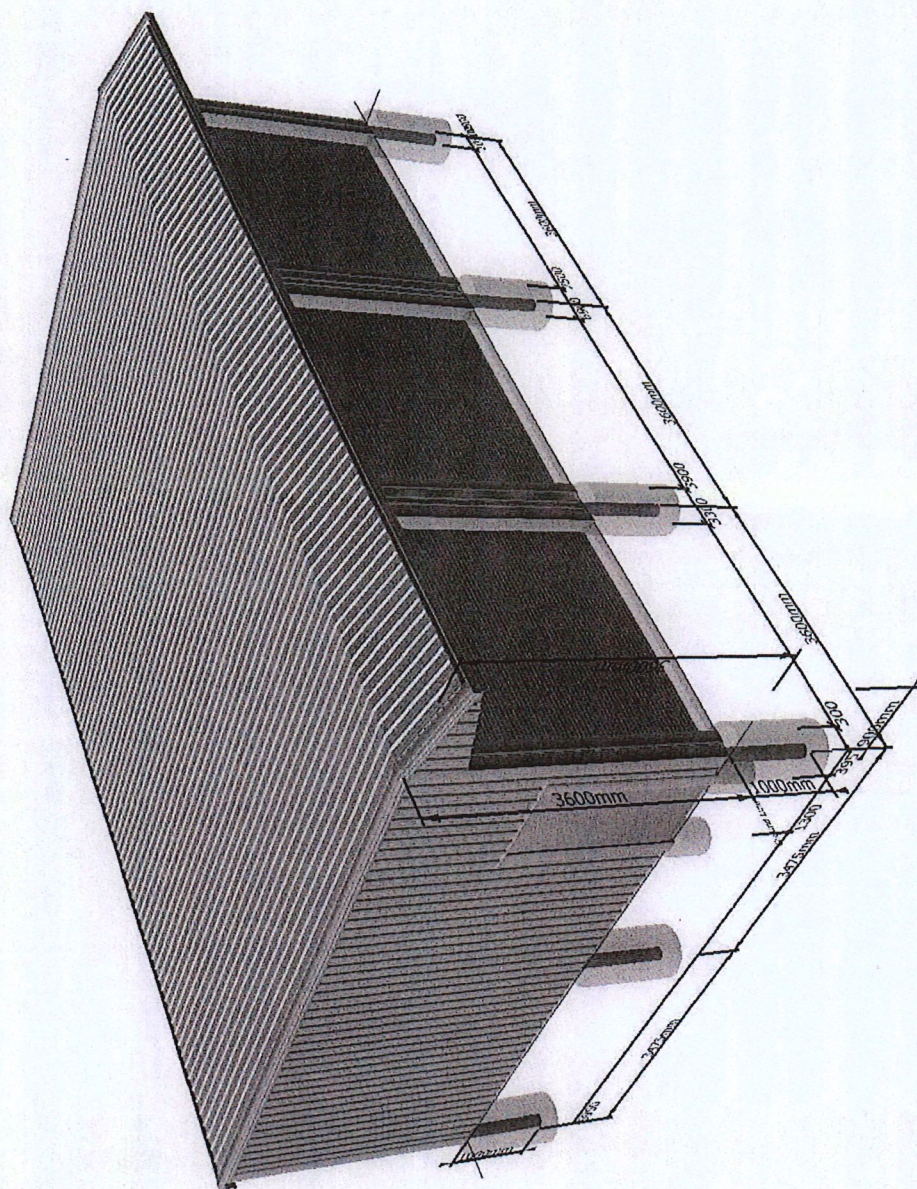
Earthworks: 90m³ approx
STORMWATER MANAGEMENT
Impermeable Surfaces: 230m²
Existing Roof Area: 300m²
Existing driveway: 87m²
New Roof Area: 175m²
Driveway addition: 175m²
Total Roof Area: 792m² (9.4%)
Permitted Activity maximum: 15%
Building Coverage:
Existing Building Footprint: 194m²
Proposed Building Footprint: 75.6m²
Total Building Coverage: 269.6m² (3.2%)
Permitted Activity maximum: 12.5%



FAR NORTH DISTRICT COUNCIL BUILDING CONSENT ISSUED
BC 2017-250 Date 23/9/2016
District Plan Granting Officer: *[Signature]*
Building Granting Officer: *[Signature]*
Specific conditions are recorded on building consent

REVISIONS:
- date -
DATE August 2016
SCALE @ A3 1:500
SHEET No V16301-01

PROJECT TITLE: New Versatile Building
FOR: TAFE
DRAWING TITLE: Site Plan



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MiTek New Zealand Limited

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For: John Taafe
173 Sandys Road
Kerikeri

Project Ref: 788102

StandTough Farm Building

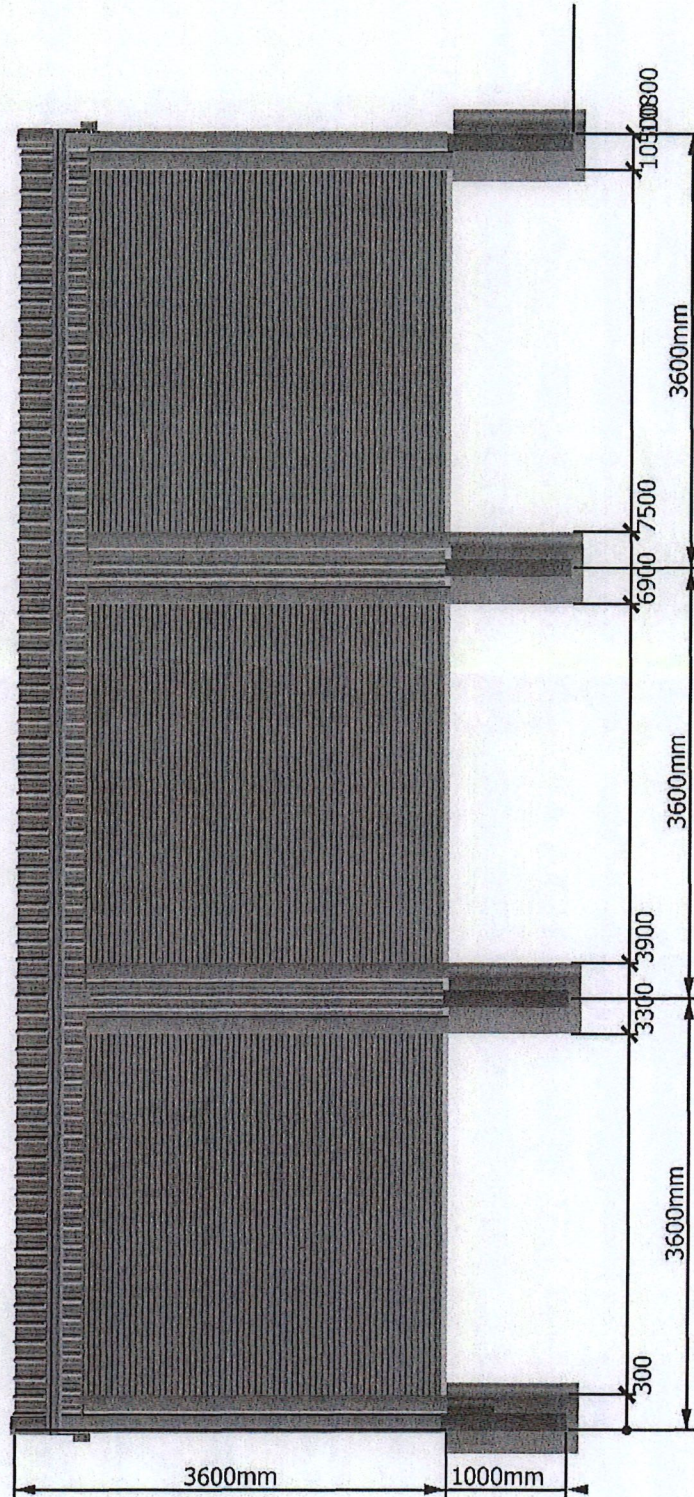
Elevations

Sheet 11 of 21

DIMENSIONS IN mm UNLESS OTHERWISE STATED THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS



1 2 3



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Approved Documents

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For: John Taafe
173 Sandys Road
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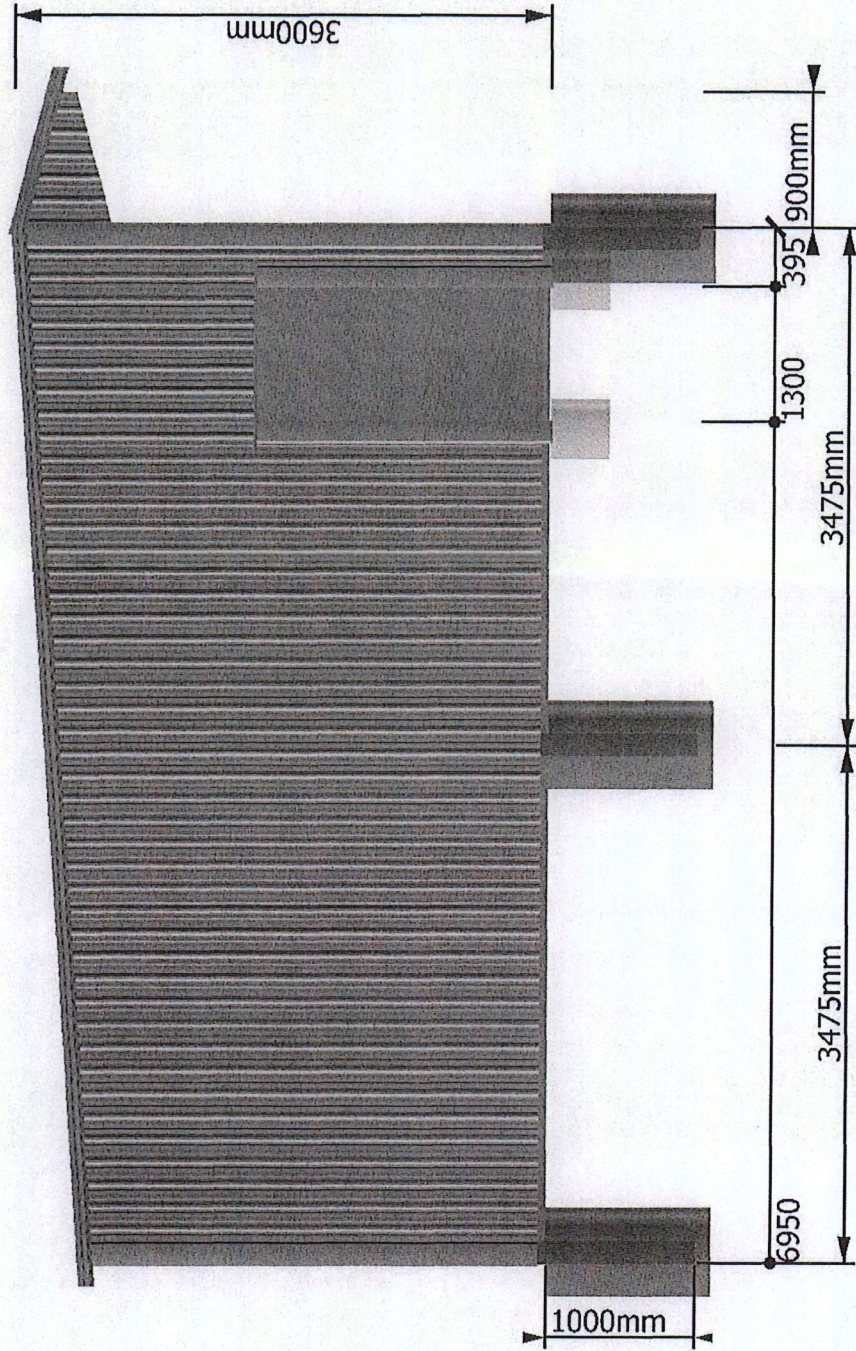
Project Ref: 788102

StandTough Farm Building

Elevations

Sheet 12 of 21

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StandTough Farm Building

Elevations

Sheet 13 of 21

For: John Taafe
173 Sandys Road
Kerikeri

Project Ref: 788102

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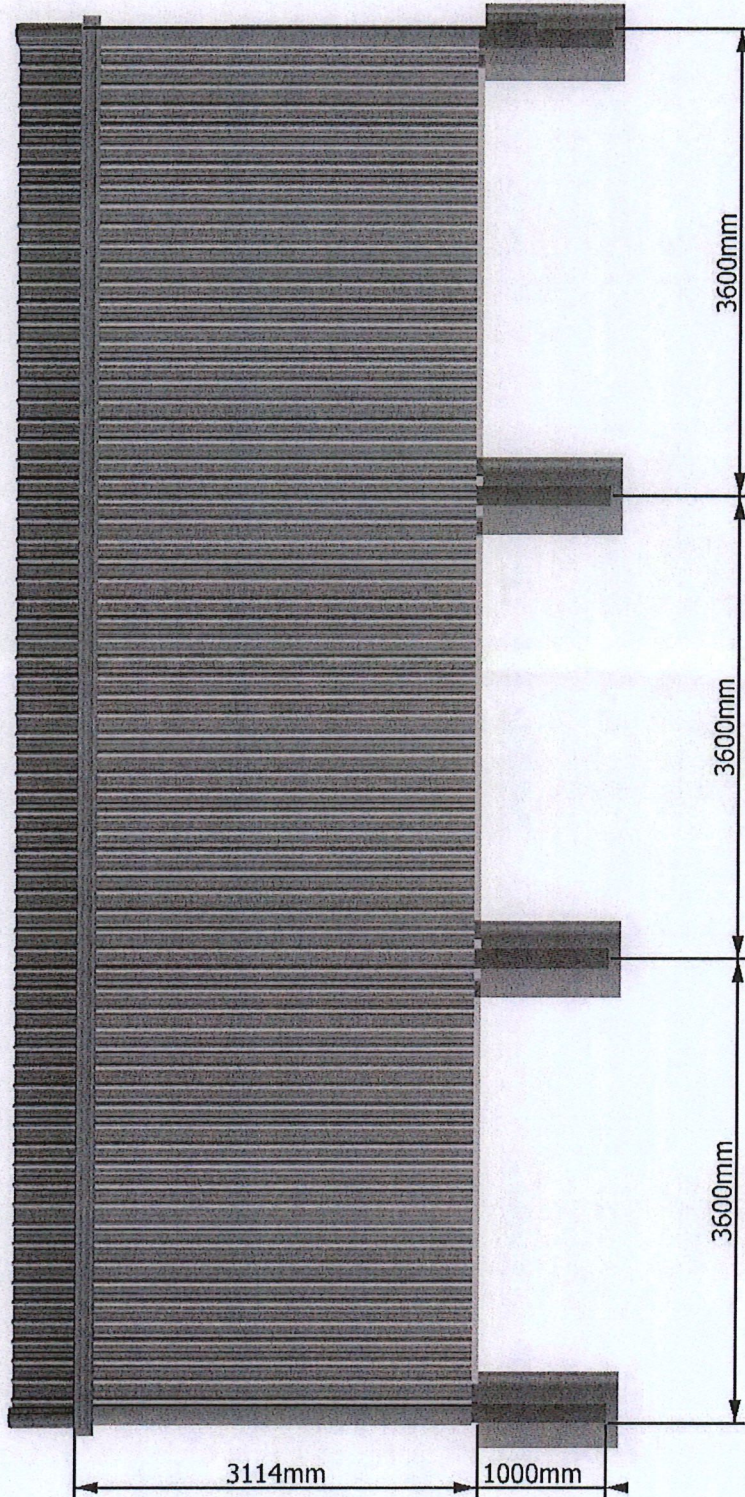
MiTek[®] MiTek New Zealand Limited
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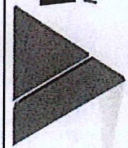


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HOMES & BUILDINGS

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For: John Taafe
173 Sandys Road
Kerikeri

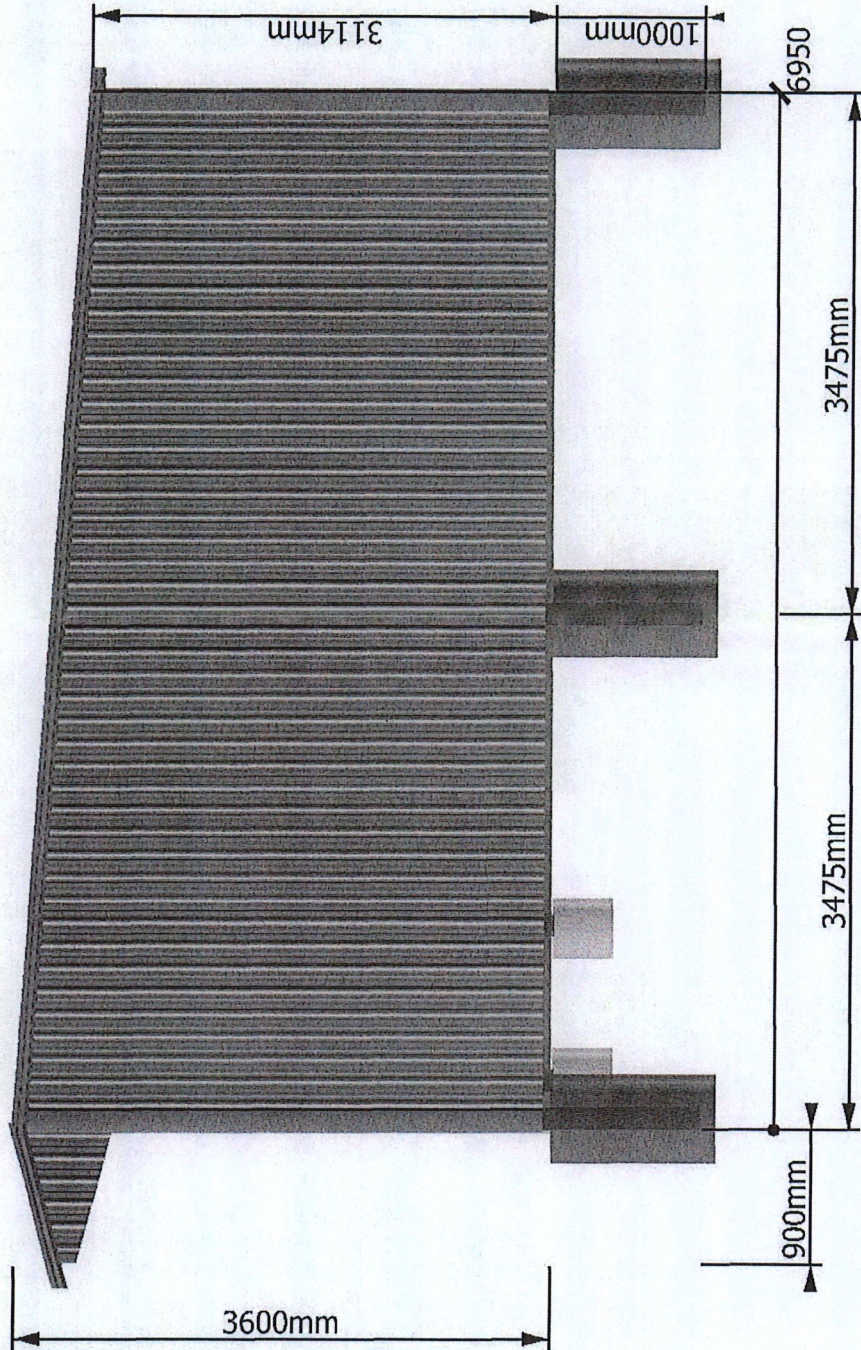
Project Ref: 788102

StandTough Farm Building

Elevations

Sheet 14 of 21

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StandTough Farm Building

Elevations

Sheet 15 of 21

For: John Taate
173 Sandys Road
Kerikeri

Project Ref: 788102

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Appendix 5

Written Approvals



NOTICE OF WRITTEN APPROVAL

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

PART A – To be completed by Applicant

Applicant/s Name:	Jocelyn & Brian Jones
Address of proposed activity:	173 Sandys Road, Waipapa
Legal description:	Lot 1 DP 194175
Description of the proposal (including why you need resource consent):	To operate a small scale cattery (maximum 20 cats), requiring consent under Rule 8.6.5.1.6(a) of the Operative District Plan. The building within which the cats are to be accommodated is less than 50m from site boundaries.
Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):	<ol style="list-style-type: none">1. Refer to plans attached2. Summary details attached3. _____4. _____5. _____6. _____

Notes to Applicant:

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

PART B – To be completed by Parties giving approval

Notes to the party giving written approval:

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

Full name/s of party giving approval:

FRANK MICHAEL JOHN KRISNIC

Address of affected property including legal description

185 SANDYS RD

Contact Phone Number/s and email address

Daytime: 021 261 9495

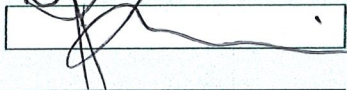
email: krizob7@yahoo.co.nz

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

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

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

Signature



Date

7-9-25

Signature

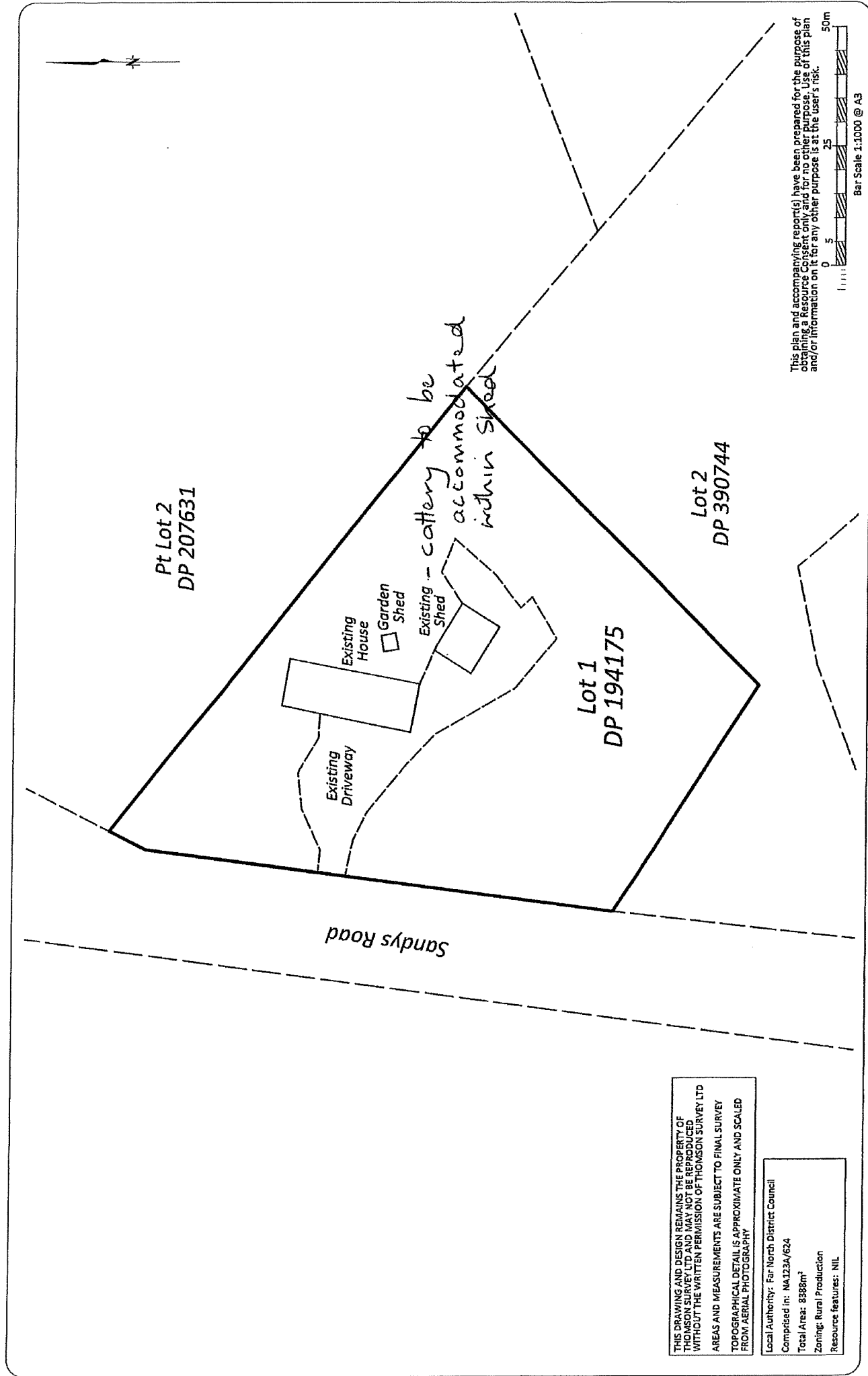
Date

Signature

Date

Signature

Date



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Bar Scale 1:1000 @ A3

Surveyors
Ref. No. 10806
Sheet 1 of 1

Survey	Name	Date	ORIGINAL
Design	KY	12.08.25	SCALE
Drawn			1:1000
Approved			SHEET SIZE
Ref			A4

PROPOSED CATTERY
173 SANDYS ROAD, WAIPAPA - LOT 1 DP 194175
PREPARED FOR: J & B JONES
10806 Site Plan

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AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY
TOPOGRAPHICAL DETAIL IS APPROXIMATE ONLY AND SCALED FROM AERIAL PHOTOGRAPHY

Local Authority: Far North District Council
Comprised in: NA1234/624
Total Area: 8388m²
Zoning: Rural Production
Resource features: NIL

THOMSON SURVEY
315 Kaitiaki Rd
PO Box 1218
Waipapa
Ph: (09) 4077360
www.survey.co.nz
Registered Land Surveyors, Planners & Land Development Consultants



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0 5 25 50m

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Local Authority: Far North District Council

Comprised in: N41234/520

Total Area: 8388m²

Zoning: Rural Production

Resource Features: NIL

THOMSON SURVEY

315 Kenikeri Rd
P.O. Box 372 Kenikeri
Far North District
Ph: 09 409 4094
www.thomsonsurvey.co.nz

Registered Land Surveyors, Planners & Land Development Consultants

PROPOSED CATTERY

173 SANDYS ROAD, WAIPAPA - LOT 1 DP 194175

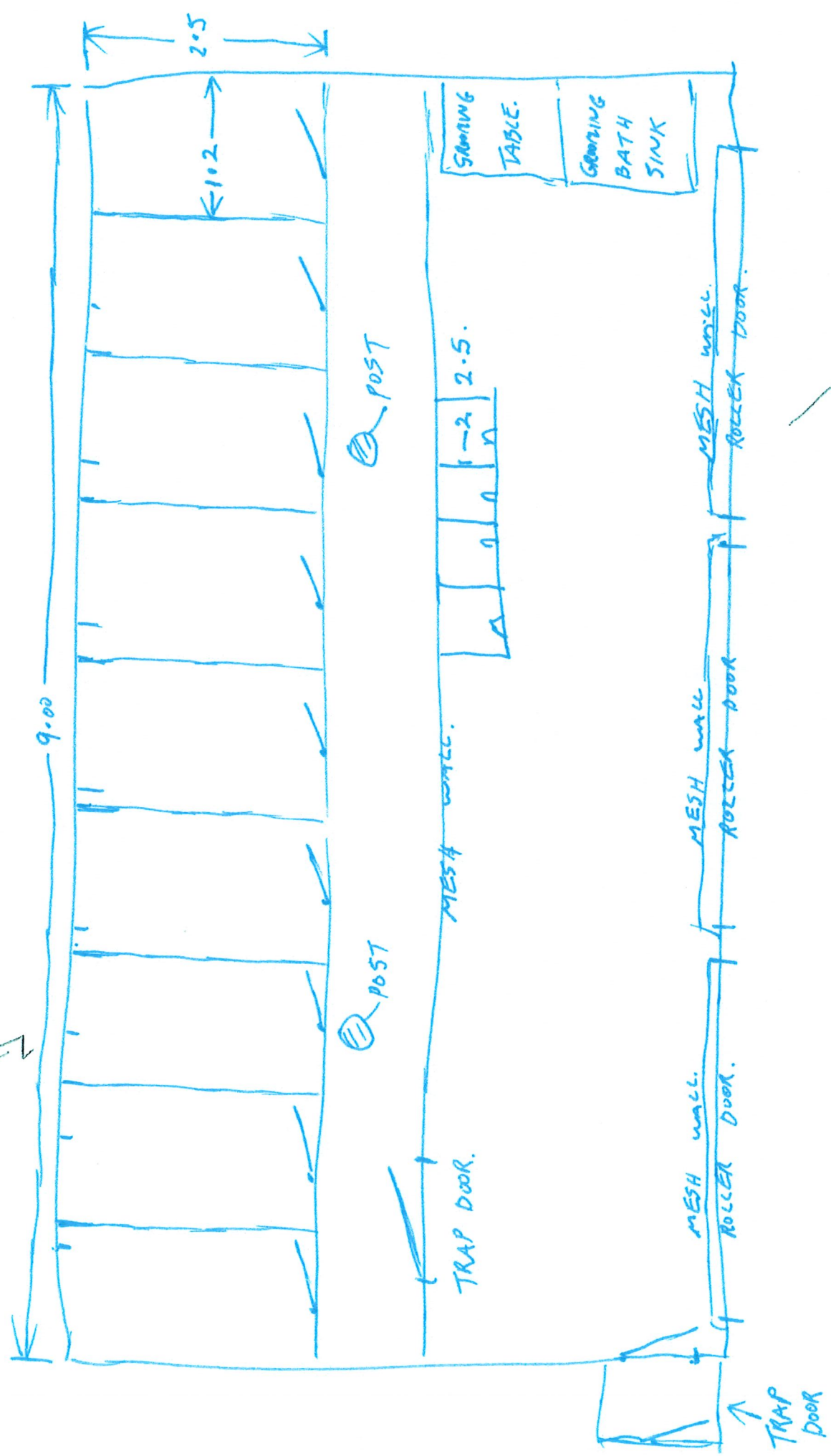
PREPARED FOR: J & B JONES

Survey	Name	Date	ORIGINAL
Design			SCALE
Drawn	KY	12.08.25	1:1000
Approved			SHEET SIZE
Rev			A4

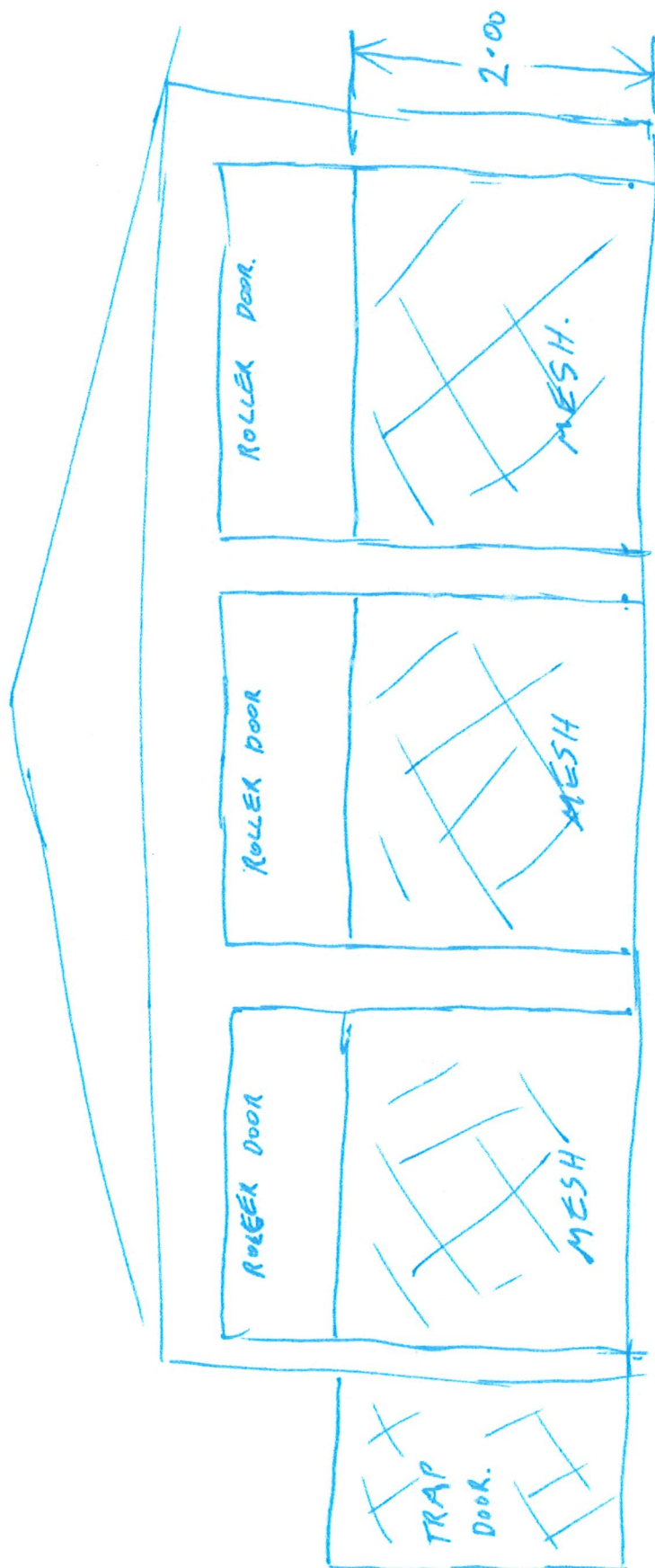
Supervisors Ref. No: 10806

Sheet 1 of 1

PLAN.



FRONT.



Small Scale Cattery proposed for property at 173 Sandys Road, Waipapa.

The applicants propose to establish and run a small scale cattery at the above address. They are experienced in running a cattery.

It is intended to accommodate the cats within an existing building already on the site. This building is less than 50m from the property boundary and therefore consent is required pursuant to Rule 8.6.5.1.6(a) of the Operative District Plan.

The building has roller doors, opening to the southwest.

Access and parking associated with the cattery is existing.

It is proposed to have operating hours primarily between 7.30am – 9am each morning; and again between 4pm and 5pm each evening – 7 days a week. There may, however, be the odd occasion where a special drop off or pick up time will be arranged by an individual cat owner.



NOTICE OF WRITTEN APPROVAL

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

PART A – To be completed by Applicant

Applicant/s Name:

Jocelyn & Brian Jones

Address of proposed activity:

173 Sandys Road, Waipapa

Legal description:

Lot 1 DP 194175

Description of the proposal (including why you need resource consent):

To operate a small scale cattery (maximum 20 cats), requiring consent under Rule 8.6.5.1.6(a) of the Operative District Plan. The building within which the cats are to be accommodated is less than 50m from site boundaries.

Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):

1. Refer to plans attached
2. Summary details attached
3. _____
4. _____
5. _____
6. _____

Notes to Applicant:

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

PART B – To be completed by Parties giving approval

Notes to the party giving written approval:

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

Full name/s of party giving approval:

AMBER MARGARET RICHARDSON
LINDSAY STUART RICHARDSON

Address of affected property including legal description

155 SANDYS RD WAIPAPA 0295

Contact Phone Number/s and email address

Daytime: 0223594125


email: SHITCH@YMAIL.SA

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

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

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

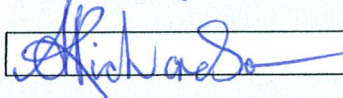
Signature



Date

7-9-2025

Signature



Date

7-9-2025

Signature

Date

Signature

Date

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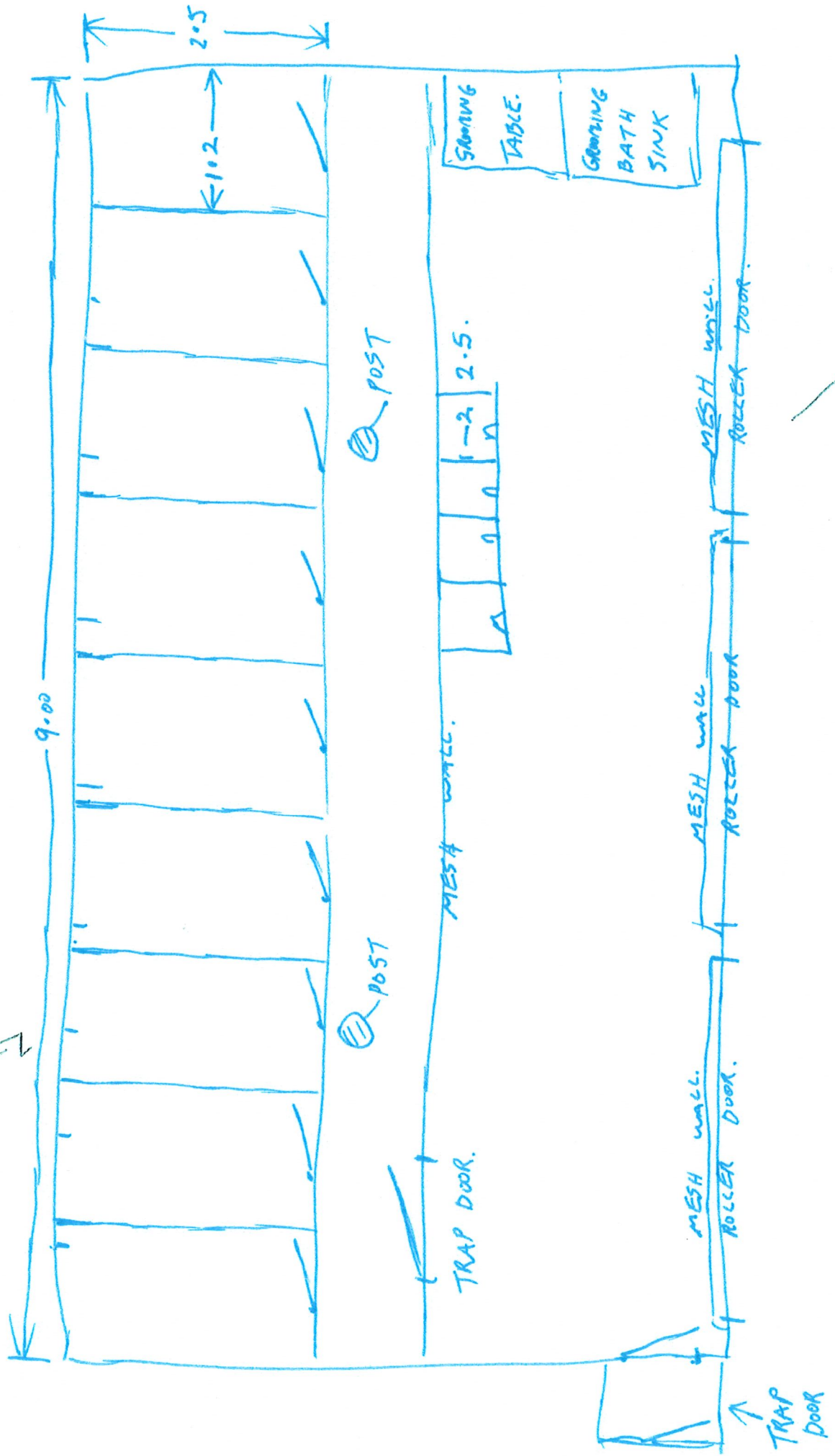
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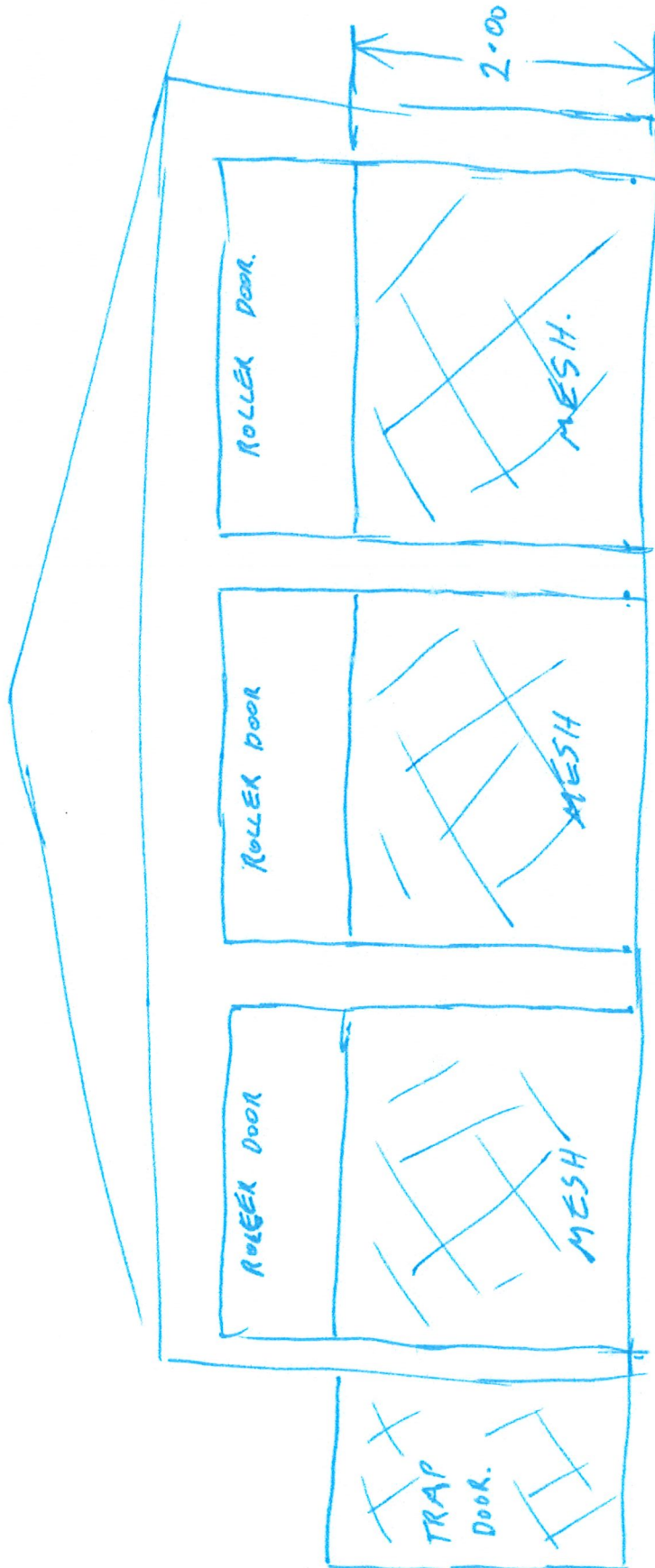
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PLAN.

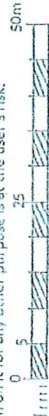


FRONT.





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Resource Features: NIL

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PROPOSED CATTERY 173 SANDYS ROAD, WAIPAPA - LOT 1 DP 194175

PREPARED FOR: J & B JONES

Survey	Name	Date	ORIGINAL
Design	KY	12.08.25	SCALE
Approved			1:1000
Rev			SHEET
			A4

Surveyors Ref No: 10806
Sheet 1 of 1

Sandys Road

Pt Lot 1
DP 207631

Lot 1
DP 194175

Lot 2
DP 190744

Existing
Drive way

Existing
House

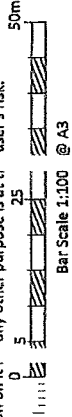
Garden
Shed

Existing - catenary to be
accommodated
within Site

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PROPOSED CATTERY
17 SANDYS ROAD, WAIPARA - LOT 1 DP 194175

PREPARED FOR: J & B JONES

Survey	Date	Original
Design	12.08.25	SCALE 1:1000
Drawn		
Approved		

Supervisors Ref. No: 10806
Sheet 1 of 1