

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

2. Type of Consent being applied for

(more than one circle can be ticked):

- | | |
|---|---|
| <input checked="" type="radio"/> Land Use | <input type="radio"/> Discharge |
| <input type="radio"/> Fast Track Land Use* | <input type="radio"/> Change of Consent Notice (s.221(3)) |
| <input type="radio"/> Subdivision | <input type="radio"/> Extension of time (s.125) |
| <input type="radio"/> Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil) | |
| <input type="radio"/> Other (please specify) _____ | |

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

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

☒ Yes ☐ No

4. Consultation

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

If yes, which groups have you consulted with?

Who else have you consulted with?

FENZ.

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:

Md Jamal Hossain & Rahimah Binti Mohd Milatu

Email:

[REDACTED]

Phone number:

Work

Home

Postal address:

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

[REDACTED]

Postcode

2010

6. Address for Correspondence

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

Name/s:

Northland Planning & Development 2020 Ltd

Email:

[REDACTED]

Phone number:

Work

Home

Postal address:

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

[REDACTED]

Postcode

0441

** 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:

Md Jamal Hossain and Rahimah Binti Mohd Milatu

**Property Address/
Location:**

1 Sunlover Way, Karikari Peninsula

Postcode

8. Application Site Details

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

Name/s:

Md Jamal Hossain & Rahimah Binti Mohd Milatu

**Site Address/
Location:**

<div></div>	
	Postcode

Legal Description:

Lot 1 DP376657

Val Number:

Certificate of title:

308181

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.

Please contact the applicant to arrange site 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.

Retrospective land use consent for a two bedroom dwelling within the Residential Zone.

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

10. Would you like to request Public Notification?

☐ Yes ☒ No

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)	Md Jamal Hossain & Rahimah Binti Mohd Milatu		
Email:	[REDACTED]		
Phone number:	Work	Home	[REDACTED]
Postal address: (or alternative method of service under section 352 of the act)	52 La Trobe Street [REDACTED] [REDACTED] [REDACTED] Postcode 2010		

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)

Md. Jamal Hossain

Signature:

(signature of bill payer)

[REDACTED]

Date 25/8/25

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)

Md Jamal Hossain

Signature:

[Redacted Signature]

Date 25/8/25

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.

Land-Use Consent for
Md Jamal Hossain & Rahimah Binti Mohd Milatu
1 Sunlover Way, Karikari Peninsula

25 September 2025

Please find attached:

- an application form for a Land-use Resource Consent for retrospective consent for an existing dwelling within the **Residential Zone**; and
- an Assessment of Environmental Effects of the potential and actual effects of the proposal on the environment.

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

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

Regards



Alex Billot

Resource Planner

Reviewed by



Sheryl Hansford

Director/Senior Planner

NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED

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Attachments:

1. **FNDC Application Form**
2. **Record of Title – LINZ**
3. **Consent Notice 7612721.3 - LINZ**
4. **Plan Set – Far North Building Consultants**
5. **Approval – Fire and Emergency NZ**
6. **Adjoining Landowner Written Approval – Lot 2 DP376657**
7. **Approved COA Application 2025-66 – FNDC**
8. **Approved Stamped Plans COA 2025-66 - FNDC**



1. Description of the Proposed Activity

-
- The diagram shows Lot 1, DP 376657, with the following features and dimensions:
- Lot Dimensions:**
 - Top boundary: $117^{\circ}18'30''$, 37.38
 - Left boundary: $12^{\circ}58'$, 37.16
 - Bottom boundary: $297^{\circ}18'30''$, 28.16
 - Building and Structures:**
 - Building:** Dimensions 10.1 (width) and 3.1 (depth). Includes a "spot over deck" and "eaves".
 - Garden shed:** Dimensions 1.35 (width) and 1.45 (depth). Includes "eaves".
 - Ramp:** Dimensions 3.1 (width) and 10.1 (length).
 - Deck:** Dimensions 10.1 (width) and 28.01 (length).
 - Setbacks and Distances:**
 - From top boundary to garden shed: 1.35 bldg cnr - bdy, 1.45 bldg cnr - bdy.
 - From garden shed to deck: 1.15 bldg cnr - bdy, 1.25 bldg cnr - bdy.
 - From deck to building: 1.09 bldg cnr - bdy, 27.18 (38.01).
 - From building to bottom boundary: 1.04 bldg cnr - bdy, 27.18 (38.01).
 - From bottom boundary to building: 27.18, 8.00.
 - Easements and Utilities:**
 - Easement boundary:** Indicated by a dashed line.
 - Conc:** Concrete area near the bottom boundary.
 - STAKE:** Two stakes are marked on the bottom boundary.
 - Power plinth metal:** Located near the bottom boundary.
 - Meter board:** Located near the building.

Figure 1: COA Plan showing location of structures on site.

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- 1.5. The proposal therefore breaches the following permitted rules within the Residential Zone:
 - 7.6.5.1.7 Setback from Boundaries
 - 12.4.6.1.2 Fire Risk to Residential Units
- 1.6. The proposal has therefore been assessed as a **Discretionary Activity** under the Operative District Plan (ODP).

2. Site Description

- 2.1. The application site address is 1 Sunlover Way, Karikari Peninsula. The site is legally described Lot 1 DP376657. A copy of the record of title is attached in **Appendix 2**. The site is zoned Residential.
- 2.2. The site is accessed via a private accessway from Doubtless Bay Drive, which services the site and adjoining allotments. The site predominantly consists of bush, apart from the eastern portion of the site where the structures are located.
- 2.3. The surrounding environment is urban in nature and the proposal is consistent with other development in the area.

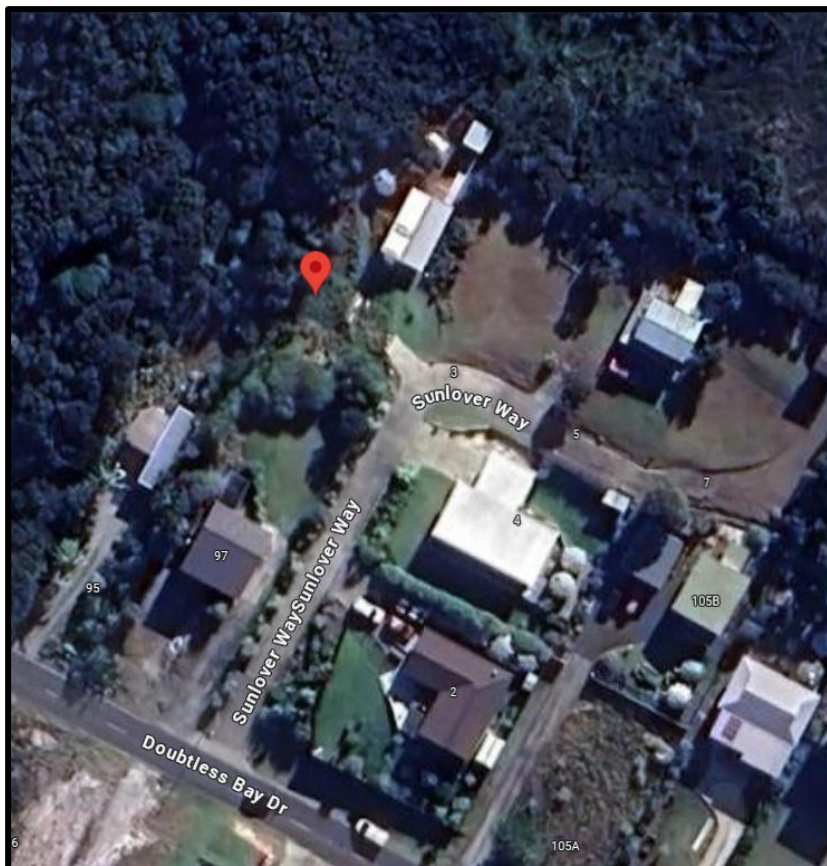


Figure 2: Aerial view of the site and surrounding environment.

Site Photos

2.4. A site visit was undertaken in August 2025, with a compilation of the photos taken shown below.



Figure 5: Image of the existing dwelling, taken from near Sunlover Way.



Figure 3: Boundary where setback infringement occurs.



Figure 4: Rear of dwelling taken from adjoining site Lot 2 DP376657.



Figure 6: Existing water tank and protected bush near dwelling.



Figure 7: Garden/storage shed.

3. Background

Record of Title

- 3.1. The Record of Title is contained within **Appendix 2** of this application. The site is legally described as Lot 1 DP376657 with a land area of 1180m². The site is held within Title Identifier 308181 which is dated 13th November 2007.
- 3.2. There is one consent notice registered on the title under CN 7612721.3 as well as easement instruments. The consent notice document includes two conditions. It is considered the conditions have been achieved via the approved Certificate of Acceptance process for the dwelling (approved under COA 2025-66).

Site Features

- 3.3. The site is located within the Residential zone under the ODP and is zoned as General Residential as well as being within the Coastal Environment Overlay under the Proposed District Plan (PDP).
- 3.4. The site is not shown to have any historical sites registered on the property.
- 3.5. The site is serviced by reticulated wastewater however water supply is via rainwater harvesting to tanks onsite.
- 3.6. Under the Regional Policy Statement for Northland, the site is shown to be within the Coastal Environment.
- 3.7. As mentioned, the site is located within PNA Taupiroroa Range Shrublands.

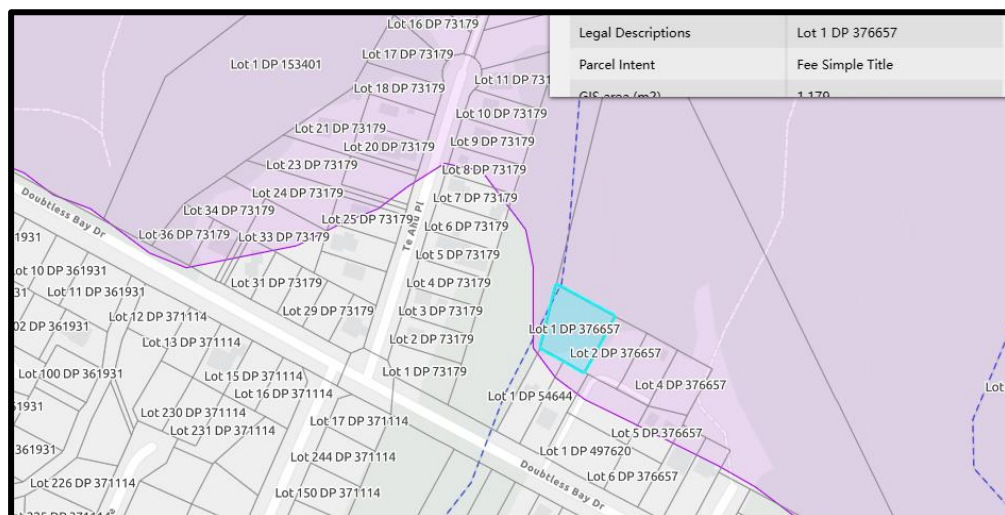


Figure 8: Extent of PNA Taupiroroa Range Shrublands.

- 3.8. The very western boundary is shown to be susceptible to river flood hazards, however this is located well away from the dwelling location.



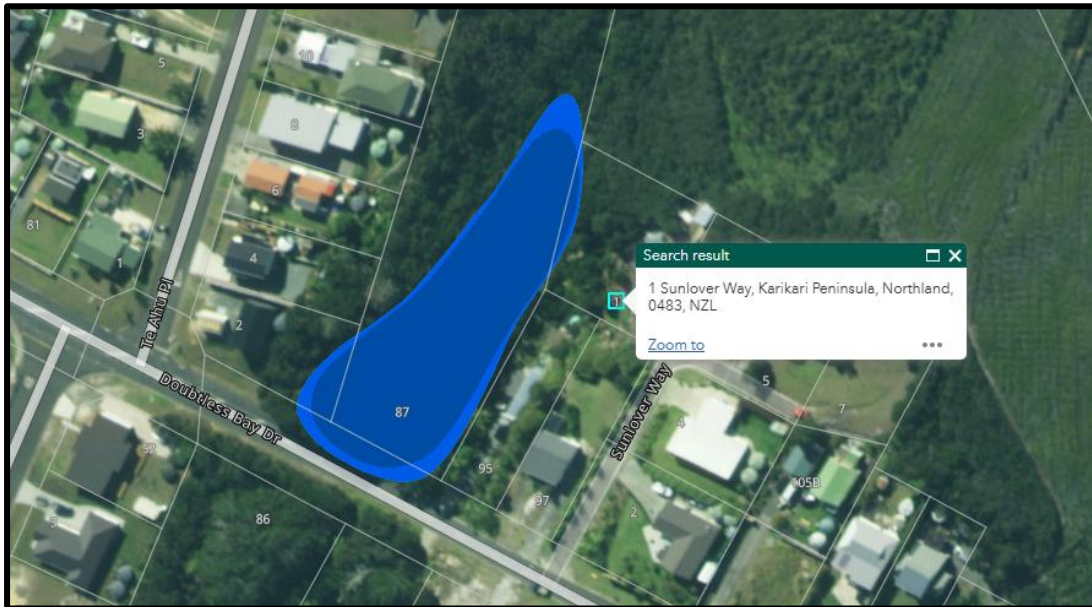


Figure 9: NRC Hazard Maps indicating flood susceptible areas.

3.9. The site is not shown to adjoin or be within a Statutory Acknowledgement area.

4. Weighting of Plans

- 4.1. The site is zoned as General Residential under the Proposed District Plan and is subject to the Coastal Environment overlay.
- 4.2. The Council notified its' PDP on 27 July 2022. The period for public submissions closed on the 21 October 2022. A summary of submissions was notified on the 4 August 2023. The further submission period closed on the 5 September 2023. It is apparent from the summary of submissions relating to the applicable zone that a large number relate to the application of these provisions. Based on the volume and comprehensive nature of these submissions, the Council has confirmed that no other rules will have legal effect until such time as a decision is made on those provisions.
- 4.3. District Plan hearings on submissions are currently underway and are scheduled to conclude in October 2025. No decision on the PDP has been issued. For this reason, little weight is given to the PDP provisions with the exception of those rules which have immediate legal effect.



5. Activity Status of the Proposal

Operative Far North District Plan (ODP)

5.1. The site is zoned 'Residential' under the ODP.

5.2. An assessment of the relevant District Plan rule standards is set out in Table 1 and Table 2 below:

Residential Zone Standards

Table 1 - Assessment against the Residential Zone rule standards		
Plan Reference	Rule	Performance of Proposal
7.6.5.1.1	Relocated Buildings	The dwelling is not a relocated dwelling. Permitted.
7.6.5.1.2	Residential Intensity	The dwelling is the only dwelling located on the site. Permitted
7.6.5.1.3	Scale of Activities	The proposal does not include any other activities on the site other than for residential purposes. Permitted
7.6.5.1.4	Building Height	The buildings on site are well within the permitted height limit for the Residential zone. Permitted
7.6.5.1.5	Sunlight	Given the height of the buildings on site and the fact that the site is at a lower elevation than the adjoining allotment to the east, the buildings on site are considered to comply with the permitted sunlight provisions. Permitted
7.6.5.1.6	Stormwater Management	The maximum permitted area of impermeable surface on the site is 50%, which amounts to 590m ² . The total area of impermeable surfaces on the site is considered to comply with the permitted threshold. Permitted.
7.6.5.1.7	Setback from Boundaries	The dwelling is 10.1m in length and is located a minimum distance of 1.04m from the easternmost boundary. Therefore, only marginally exceeding the exemption length of 10 metres for setback to boundaries. The garden shed is less than 10m in length and is located a minimum distance of 1.15m from the easternmost boundary. An exemption for setback was applied to the garden shed in this instance.



		Written approval from the affected neighbour has been obtained. Restricted Discretionary Activity
7.6.5.1.8	Screening for Neighbours – Non Residential Activities	Not applicable
7.6.5.1.9	Outdoor Activities	Permitted
7.6.5.1.10	Visual Amenity	Not applicable.
7.6.5.1.11	Transportation	Refer to Table 2 below
7.6.5.1.12	Site Intensity – Non-Residential Activities	Not applicable
7.6.5.1.13	Hours of operation – Non-residential activities	Not applicable
7.6.5.1.14	Keeping of Animals	Not applicable
7.6.5.1.15	Noise	Able to comply Permitted
7.6.5.1.16	Helicopter Landing Area	Not applicable
7.6.5.1.17	Building Coverage	The maximum building area permitted on a site is 45% of the total site area which amounts to 531m ² . The total building coverage on site is considered to be well within the permitted threshold. Permitted

District Wide Standards

Table 2 – Assessment against the relevant District Wide rule standards		
Plan Reference	Rule	Performance of Proposal
Chapter 12 – Natural and Physical Resources		
12.1	Landscapes and Natural Features	Not applicable The site is not shown to be located within an Outstanding Landscape.
12.2	Indigenous Flora and Fauna	No vegetation clearance is proposed.



12.3 12.3.6.1.3 (P)	Excavation and/or filling	The permitted volume of excavations is 200m ³ in the Residential zone. The existing works on the site are considered to have complied with the permitted threshold for the zone. Permitted.
12.4 12.4.6.1.2 (P)	Fire Risk to Residential Units	The dwelling is located within 20m of the existing bush, which is part of a Protected Natural Area (PNA). Given this, the proposal infringes the permitted standard for fire risk to residential units. Consultation with Fire and Emergency NZ (FENZ) has been had as part of the pre-application process. Discretionary Activity
Sections 12.5 – 12.9 are not applicable to this proposal.		
Chapter 15 - Transportation		
15.1.6A	Traffic Intensity	A single dwelling is exempt. Permitted
15.1.6B	Parking	Parking is existing and will remain unchanged. Permitted
15.1.6C	Access	Access is existing and will remain unchanged. Permitted

ODP Activity Status

- 5.3. The proposal results in an infringement of the Permitted rule 7.6.5.1.7 Setback from Boundaries, along the eastern boundary of the site. An exemption for the setback infringement created by the garden shed/storage building has been applied given the length of this building is less than 10 metres long. Written approval from the affected owner of the adjoining allotment to the east (Lot 2 DP376657) has been obtained as part of this application and is contained within **Appendix 6** of this application.
- 5.4. Given the proximity of the dwelling to the bush within the site, the assessment has indicated a breach of Rule 12.4.6.1.2 Fire Risk to Residential Units.
- 5.5. The proposal has been assessed as a **Discretionary Activity** in accordance with Section 7.6.5.4 and 12.4.6.3 of the ODP. An assessment of the relevant section of Chapter 11 and Section 12.4.7 will be undertaken as part of this application.

Proposed District Plan (PDP)

- 5.6. The proposal is also subject to the Proposed District Plan process. The proposed site zone is **General Residential** and is located within the Coastal Environment overlay.



- 5.7. An assessment of the proposed activities against the PDP rules that have immediate legal effect, is set out in **Table 3** below:

Table 3 – Assessment against the PDP rule standards that have immediate legal effect		
Chapter	Rule Reference	Compliance of Proposal
Hazardous Substances	<p>The following rules have immediate legal effect:</p> <p>Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility located within a scheduled site and area of significance to Māori, significant natural area or a scheduled heritage resource</p> <p>Rules HS-R5, HS-R6, HS-R9</p>	<p>Not applicable.</p> <p>The site does not contain any hazardous substances nor are any proposed.</p>
Heritage Area Overlays	<p>All rules have immediate legal effect (HA-R1 to HA-R14)</p> <p>All standards have immediate legal effect (HA-S1 to HA-S3)</p>	<p>Not applicable.</p> <p>The site is not located within a Heritage Area Overlay.</p>
Historic Heritage	<p>All rules have immediate legal effect (HH-R1 to HH-R10).</p> <p>Schedule 2 has immediate legal effect.</p>	<p>Not applicable.</p> <p>The site does not contain any areas of Historic Heritage.</p>
Notable Trees	<p>All rules have immediate legal effect (NT-R1 to NT-R9)</p> <p>All standards have legal effect (NT-S1 to NT-S2)</p> <p>Schedule 1 has immediate legal effect</p>	<p>Not applicable.</p> <p>The site does not contain any notable trees.</p>
Sites and Areas of Significance to Maori	<p>All rules have immediate legal effect (SASM-R1 to SASM-R7)</p> <p>Schedule 3 has immediate legal effect</p>	<p>Not applicable.</p> <p>The site does not contain any sites or areas of significance to Māori.</p>
Ecosystems and Indigenous Biodiversity	<p>All rules have immediate legal effect (IB-R1 to IB-R5)</p>	<p>Not applicable.</p> <p>The site does not contain any known ecosystems or indigenous biodiversity to which these rules would apply.</p>
Subdivision	<p>The following rules have immediate legal effect:</p> <p>SUB-R6, SUB-R13, SUB-R14, SUB-R15, SUB-R17</p>	<p>Not applicable.</p> <p>The proposal is not for subdivision.</p>
Activities on the Surface of Water	<p>All rules have immediate legal effect (ASW-R1 to ASW-R4)</p>	<p>Not applicable.</p> <p>The proposal does not involve activities on the surface of water.</p>
Earthworks	<p>The following rules have immediate legal effect:</p>	<p>Permitted.</p>



	EW-R12, EW-R13 The following standards have immediate legal effect: EW-S3, EW-S5	All earthworks in all zones are subject to Accidental Discovery Protocol standards EW-S3 and the GD-005 sediment control standards EW-S5. As mentioned, no excavations which would trigger consent under this rule are proposed given the buildings are existing.
Signs	The following rules have immediate legal effect: SIGN-R9, SIGN-R10 All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area	Not applicable.
Orongo Bay Zone	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water	Not applicable.

PDP Activity Status

5.8. The proposed activities are **Permitted** under the PDP.

National Environmental Standards

National Environment Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011

5.9. The site is not identified as a HAIL site on the Council database of HAIL sites. The site has no known history of horticulture or agriculture activities. The proposal is not considered to contain activities which would trigger assessment under the NESCS.

National Environment Standard for Freshwater Regulations 2020 (NES-F)

5.10. The site does not contain any wetland and would not affect any wetland that is protected by the NES-F. The proposal does not include the reclamation of rivers nor will the activity affect the passage of fish. The proposal is considered Permitted in terms of the NES-F.

6. Statutory Assessment under the Resource Management Act (RMA)

Section 104B of the RMA

6.1. Section 104B governs decisions on applications for Discretionary Activities. A consent authority may grant or refuse the application. If it grants the application, it may impose conditions under Section 108.



Section 104(1) of the RMA

- 6.2. The relevant parts of Section 104(1) of the RMA state that when considering an application for resource consent –

“the consent authority must, subject to Part 2, and section 77M have regard to –

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

- 6.3. Actual and potential effects arising from the development as described in 104(1)(a) can be both positive and adverse (as described in Section 3 of the Act). Positive effects arising from this retrospective consent is that the site can be utilised for residential use which is considered to have been the intended purpose of the creation of the site given the allotment size and activities in the surrounding environment. The dwelling is small in scale and compliments the surrounding environment. Adverse effects are in relation to setback issues on the adjoining property to the east. Written approval has been sought and obtained from the affected neighbour. In regard to fire risk, FENZ have been contacted as part of the pre-application process.

- 6.4. Section 104(1)(ab) requires that the consent authority consider ‘*any measure proposed or agreed to by the applicant for the purposes of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity*’. The proposal is not of a scale or nature that would require specific offsetting or environmental compensation measures to ensure positive effects on the environment. Potential adverse effects on the environment would be no more than minor, as will be discussed below.

- 6.5. Section 104(1)(b) requires that the consent authority consider the relevant provisions of national environmental standards, regulations, national policy statements, regional policy statements or plans, including proposed plans. There are no national standards, regulations or national policy statements that are directly relevant to the proposed activities and / or that are



not adequately managed within the framework hierarchy of the District Plan. An assessment of the relevant statutory documents is provided below.

- 6.6. Section 104(1)(c) states that consideration must be given to ‘any other matters that the consent authority considers relevant and reasonable, necessary to determine the application.’ There are no other matters relevant to this application.
- 6.7. In accordance with Section 104(6), adequate information is provided to determine this application.

7. Section 104(1)(a) - Assessment of Effects on the Environment

- 7.1. The proposal is to be assessed as a Discretionary Activity under District Plan Rule 7.6.5.4 and 12.4.6.3. The Council has full discretion to consider the broad range of policy matters relating to land use activities in the Coastal Residential zone.
- 7.2. Having reviewed the relevant plan provisions and taking into account the matters to be addressed by an assessment of environmental effects as outlined in Clause 7 of Schedule 4 of the Act, the following environmental effects are identified as being relevant to this application. These include matters relating to the dwelling, in particular the effects of the setback and fire risk breach that require a Discretionary Activity resource consent. Potential adverse effects arising from other built development activities are within the permitted thresholds of the ODP.
- 7.3. The ODP sets out assessment criteria to be considered when determining an application for Discretionary Activity for Setback and Fire Risk, which are held within Chapter 11 and Section 12.4.7 of the ODP. These are discussed as follows.

11.6 Setback from Boundaries

- 7.4. The proposal results in setback infringements along the easternmost boundary which adjoins Lot 2 DP376657. The dwelling is 10.1m in length and is located a minimum distance of 1.04m from the easternmost boundary. Therefore, only marginally exceeding the exemption length of 10 metres for setback. The garden shed is less than 10m in length and is located a minimum distance of 1.15m from the easternmost boundary. An exemption for setback was applied to the garden shed in this instance. Written approval from the owner of Lot 2 DP376657 has been obtained as part of the pre-application process.





Figure 10: Setback distance of the dwelling from Lot 2 DP376657. Boundary is located where elevation increase.

11.6 SETBACK FROM BOUNDARIES

- 7.5.1. The site and surrounding environment are zoned Residential and therefore, the lot sizes are smaller, with the lots being more intensely developed than other zones. As discussed above, the setback breaches occur due to the location of the existing dwelling within a sloping site. The proposal does not result in a breach of building coverage or impermeable surface coverage for the zone and is considered to be consistent with other built development in

this area. The proposal is considered to be consistent with the scale, proportions and buildings on adjacent sites.

- 7.5.2. The setback infringement does not occur along a road boundary and therefore is not considered to intrude into the street scene. Written approval from the affected landowner of Lot 2 DP376657 has been obtained such that effects on outlook and privacy are considered to be less than minor. The subject dwelling is located downslope of Lot 2 DP376657 and is orientated west, with the rear of the dwelling adjoining Lot 2 DP376657. Therefore, all living areas are orientated west, such that effects on privacy are not anticipated. The subject dwelling is also located downslope of Lot 2 DP376657 such that overlooking or overshadowing does not occur. Figure 12 below shows the view of the subject dwelling as seen from Lot 2 DP376657.



Figure 12: View of subject dwelling taken from Lot 2 DP376657.

- 7.5.3. No effects on vehicle access and parking are anticipated.
- 7.5.4. Planting or other mitigation measures are not considered applicable in this instance as no adverse effects are anticipated.
- 7.5.5. Building maintenance and construction activities can and will occur within the subject site boundaries.
- 7.5.6. Overall, it is considered that due to the site restrictions already in place, the location of the dwelling is considered the most suitable and practical for the site. An exemption for the setback infringement has been applied for the garden shed/storage building. Written approval from the affected landowner of Lot 2 DP376657 has been obtained, such that effects on adjoining properties are considered to be less than minor. The activity is consistent with built development on the site and surrounding environment.



Fire Risk to Residential Units

7.6. The dwelling is located within 20 metres of the bush within the site.

7.7. An assessment of the relevant criteria within Section 12.4.7 has been undertaken below.

(j) in respect of fire risk to residential units:

- (i) the degree of fire risk to dwellings arising from the proximity of the woodlot or forest and vice versa; and*
- (ii) any mitigation measures proposed to reduce the fire risk; and*
- (iii) the adequacy of the water supply; and*
- (iv) the accessibility of the water supply to fire service vehicles*

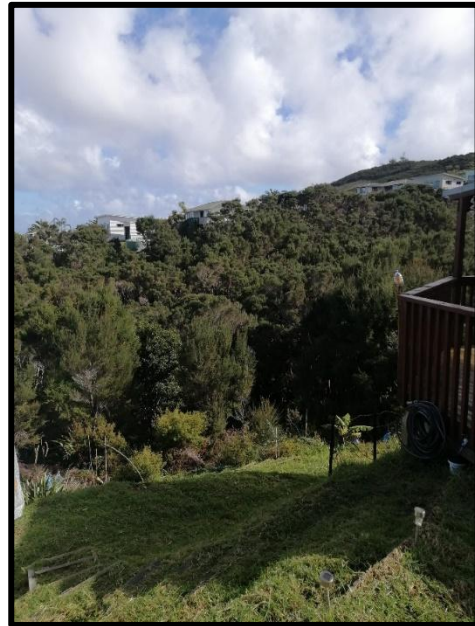


Figure 13: Existing bush within the site.

7.8. There is a cleared area between the dwelling and bush which is utilised as outdoor space for the occupants of the dwelling. This acts as a physical barrier, which mitigates fire risk.

7.9. There is an existing 30,000L water tank on site. This information was provided to FENZ and subsequently, approval from FENZ was obtained. No other measures are proposed or considered necessary. Written approval has been received from FENZ and is included within **Appendix 5** of this application.

7.10. Overall, given FENZ have provided approval to the application, it is considered that no additional measures are required in this instance.

8. Section 104(1)(b) – Relevant provisions of any statutory planning document

8.1. In accordance with Section 104(1)(b) of the Act, the following documents are relevant to this application.

National Environmental Standards (Section 104(1)(b)(i) & 2

8.2. There are no National Environmental Standards that are relevant to the consideration of the proposed activity.

National Policy Statements (section 104(1)(b)(iii)

8.3. There are currently 8 National Policy Statements in place. These are as follows:

- National Policy Statement on Urban Development
- National Policy Statement for Freshwater Management
- National Policy Statement for Renewable Electricity Generation
- National Policy Statement on Electricity Transmission



- New Zealand Coastal Policy Statement
- National Policy Standard for Highly Productive Land.
- National Policy Statement for Indigenous Biodiversity
- National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat.

8.4. The only relevant National Policy Statement considered as part of this proposal is the New Zealand Coastal Policy Statement, no other NPS are considered applicable.

New Zealand Coastal Policy Statement 2010

8.5. The subject site is located within the coastal environment but is not located within areas of high or outstanding natural character.

Objectives

8.6. The proposal is considered to achieve the objectives of the NZCPS as the proposal does not adversely impact on the integrity, form, functioning or resilience of the coastal environment. The proposal is not considered to affect the natural landscapes and character of the coastal environment.

8.7. The application is not known to create any cultural issues as the proposal will result in a dwelling being consented on the site and will not impact any archaeological features as there are none identified within the site. The proposal will result in one dwelling being consented on the site, which is consistent with other allotments in the surrounding environment. The proposal is considered to result in positive economic effects by enabling a family to relocate to site, while creating less than minor effects on the residential/coastal character of the locality.

Policies

8.8. The proposal is also considered to achieve the policies of the NZCPS. The character of the existing built environment will be maintained as the site and surrounding environment is Residential in nature, meaning that the area is intensively developed. The natural character of the surrounding environment is considered to remain unaffected due to the nature of the proposal.

8.9. Overall, the proposed activity is considered to be consistent with the objectives and policies of the NZCPS as the proposal is in keeping with the existing development in the surrounding area.

Regional Policy Statement for Northland 2016 and Regional Plan for Northland (February 2024)

8.10. The Regional Policy Statement for Northland (RPS) and the Regional Plan for Northland are the governing regional statutory documents for Northland that includes the application site. The small-scale nature of the land use activity is such that it can be adequately assessed under the provisions of the ODP provisions. The nature and volume of the proposal that would be generated by the residential development activity is not of a regional scale that would be captured by regional rules.



- 8.11. It is considered the proposal would not be contrary to any Regional Policy Statement objective or policy and would not be subject to any Regional Plan rule.

Far North Operative District Plan 2009

- 8.12. The relevant objectives and policies of the Plan are those related to the Urban Environment, and its' Residential Zone. As assessed above, it is considered that the proposed activity that infringes the permitted standards would generate less than minor adverse effects on the receiving environment, including the adjacent sites. The proposal is consistent with the character of the surrounding area. The proposal is not contrary to the objectives and policies of the ODP, as commented on in the paragraphs below.

Urban Environment – Objectives

7.3.1 To ensure that urban activities do not cause adverse environmental effects on the natural and physical resources of the District.

7.3.2 To enable the continuing use of buildings and infrastructure in urban areas, particularly where these are under-utilised.

7.3.3 To avoid, remedy or mitigate the adverse effects of activities on the amenity values of existing urban environments.

7.3.4 To enable urban activities to establish in areas where their potential effects will not adversely affect the character and amenity of those areas.

7.3.5 To achieve the development of community services as an integral and complementary component of urban development.

7.3.6 To ensure that sufficient water storage is available to meet the needs of the community all year round.

- 8.13. As assessed within this report, the proposal is not considered to create any adverse effects. This land use consent will enable the continued use of the existing building on the site and associated infrastructure. Amenity values will be maintained. No adverse effects on character and amenity are anticipated. No community services are proposed. Water storage is existing on site.

Urban Environment – Policies

7.4.1 That amenity values of existing and newly developed areas be maintained or enhanced.

7.4.2 That the permissible level of effects created or received in residential areas reflects those appropriate for residential activities.

7.4.3 That adverse effects on publicly-provided facilities and services be avoided or remedied by new development, through the provision of additional services.

7.4.4 That stormwater systems for urban development be designed to minimise adverse effects on the environment.

7.4.5 That new urban development avoid: (a) adversely affecting the natural character of the coastal environment, lakes, rivers, wetlands or their margins; (b) adversely affecting areas of significant indigenous vegetation or significant habitats of indigenous fauna; (c) adversely affecting outstanding natural features, landscapes and heritage resources; (d) adversely



affecting the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga; (e) areas where natural hazards could adversely affect the physical resources of urban development or pose risk to people's health and safety; (f) areas containing finite resources which can reasonably be expected to be valuable for future generations, where urban development would adversely affect their availability; (g) adversely affecting the safety and efficiency of the roading network; (h) the loss or permanent removal of highly productive and versatile soils from primary production due to subdivision and development for urban purposes.

7.4.6 That the natural and historic heritage of urban settlements in the District be protected (refer to Chapter 12).

7.4.7 That urban areas with distinctive characteristics be managed to maintain and enhance the level of amenity derived from those characteristics.

7.4.8 That infrastructure for urban areas be designed and operated in a way which: (a) avoids remedies or mitigates adverse effects on the environment; (b) provides adequately for the reasonably foreseeable needs of future generations; and (c) safeguards the life-supporting capacity of air, water, soil and ecosystems.

7.4.9 That the need for community services in urban areas is recognised and provided for.

- 8.14. Amenity values will be maintained. The proposal marginally infringes the exemption allowance for setback within the Residential zone, with written approval being obtained by the affected landowner. FENZ have also provided written approval to the proposal. As such, effects are considered to be less than minor and appropriate given the proposed use of the site. No adverse effects on publicly provided facilities or services are anticipated. In terms of Policy 7.4.5, no adverse effects are anticipated on the items listed. The site is not located within an Outstanding Landscape or Heritage Area. Amenity level will be maintained. No additional infrastructure is required. The proposal does not include community services.

Residential Zone - Objectives

7.6.3.1 To achieve the development of new residential areas at similar densities to those prevailing at present.

7.6.3.2 To enable development of a wide range of activities within residential areas where the effects are compatible with the effects of residential activity.

7.6.3.3 To protect the special amenity values of residential sites on the urban fringe, specifically Lot 1 DP 28017, Lot 1 DP 46656, Lot 1 DP 404507, Lot 1 DP 181291, Lot 2 DP 103531, Lot 1 DP 103531, Lot 2 DP 58333, Pt Lot 1 DP 58333 (and any sites created as a result of a subdivision of these lots), and those having frontage to Kerikeri Road between its intersection with SH10 and Cannon Drive.

- 8.15. This land use resource consent will enable a 30m² dwelling on the site which marginally breaches the permitted standards for setback and fire risk to residential dwellings. The dwelling is considered to be consistent with built development in the area. The activity is for residential use. Policy 7.6.3.3 is not applicable to the subject site.



Residential Zone - Policies

7.6.4.1 That the Residential Zone be applied to those parts of the District that are currently predominantly residential in form and character.

7.6.4.2 That the Residential Zone be applied to areas which are currently residential but where there is scope for new residential development.

7.6.4.3 That the Residential Zone be applied to areas where expansion would be sustainable in terms of its effects on the environment.

7.6.4.4 That the Residential Zone provide for a range of housing types and forms of accommodation.

7.6.4.5 That non-residential activities only be allowed to establish within residential areas where they will not detract from the existing residential environment.

7.4.6.6 That activities with net effects that exceed those of a typical single residential unit, be required to avoid, remedy or mitigate those effects with respect to the ecological and amenity values and general peaceful enjoyment of adjacent residential activities.

7.4.6.7 That residential activities have sufficient land associated with each household unit to provide for outdoor space, planting, parking and manoeuvring.

7.4.6.8 That the portion of a site or of a development that is covered in buildings and other impermeable surfaces be limited so as to provide open space around buildings to enable planting, and to reduce adverse hydrological, ecological and amenity effects.

7.4.9 That sites have adequate access to sunlight and daylight.

7.4.10 That provision be made to ensure a reasonable level of privacy for inhabitants of buildings on a site.

7.4.11 That the built form of development allowed on residential sites on the urban fringe, specifically Lot 1 DP 28017, Lot 1 DP 46656, Lot 1 DP 404507, Lot 1 DP 181291, Lot 2 DP 103531, Lot 1 DP 103531, Lot 2 DP 58333, Pt Lot 1 DP 58333 (and any sites created as a result of a subdivision of these lots), and those with frontage to Kerikeri Road between its intersection with SH10 and Cannon Drive remains small in scale, set back from the road, relatively inconspicuous and in harmony with landscape plantings and shelter belts.

- 8.16. The site and surrounding environment is urban in form and character. The activity is residential in nature. No adverse effects are anticipated. No non-residential activities are proposed. The proposal marginally breaches the permitted threshold for setback as well as fire risk. The activity is considered to be consistent with other development in the area and no adverse effects are anticipated. There is ample area for outdoor space within the site. The proposal does not result in a breach of building coverage or impermeable surfaces. There is adequate access to sunlight and daylight. Privacy is provided for. Policy 7.4.11 is not applicable.

Natural Hazards – Objectives

12.4.3.1 To reduce the threat of natural hazards to life, property and the environment, thereby to promote the well being of the community.



12.4.3.2 To ensure that development does not induce natural hazards or exacerbate the effects of natural hazards.

12.4.3.3 To ensure that natural hazard protection works do not have adverse effects on the environment.

12.4.3.4 To ensure that the role in hazard mitigation played by natural features is recognised and protected.

12.4.3.5 To improve public awareness of natural hazards as a means of helping people to avoid them.

12.4.3.6 To take into account reasonably foreseeable changes in the nature and location of natural hazards.

12.4.3.7 To avoid fire risk arising from the location of residential units in close proximity to trees, or in areas not near fire fighting services.

- 8.17. The dwelling location is not shown to be susceptible to river or coastal flooding hazards. The proposal triggers a fire risk breach, with the existing water tank and cleared area around the dwelling considered to mitigate the threat of natural hazards to life, property and the environment. The proposal is not considered to exacerbate natural hazards. No natural hazard works are proposed. Public awareness has been increased through this resource consent process. The nature and location of the fire risk hazard is considered to be accounted for as well as any foreseeable changes. Fire risk has been avoided via the existing provisions.

Natural Hazards – Policies

12.4.4.1 That earthworks and the erection of structures not be undertaken in areas where there is a significant potential for natural hazards unless they can be carried out in such a way so as to avoid being adversely affected by the natural hazards, and can avoid exacerbating natural hazards.

12.4.4.2 That the natural character of features, such as beaches, sand dunes, mangrove areas, wetlands and vegetation, which have the capacity to protect land values and assets from natural coastal hazards, is protected and enhanced.

12.4.4.3 That protection works for existing development be allowed only where they are the best practicable option compatible with sustainable management of the environment.

12.4.4.4 That the sea level rise, as predicted by the Intergovernmental Panel of Climate Change or Royal Society of NZ, be taken into account when assessing development in areas potentially affected.

12.4.4.5 That information on known natural hazards be made available in order that the public can make informed resource management decisions.

12.4.4.6 That the adverse effects on people, property and the environment from coastal hazards in Coastal Hazard Areas, as identified by the Northland Regional Council, are avoided.



12.4.4.7 That the risk to adjoining vegetation and properties arising from fires be avoided.

12.4.4.8 That the location, intensity, design and type of new coastal subdivision, use and development be controlled so that the need for hazard protection works is avoided or minimised.

12.4.4.9 That the role of riparian margins in the mitigation of the effects of natural hazards is recognised and that the continuing ability of riparian margins to perform this role be assured.

- 8.18. The site is not considered to have significant potential for natural hazards and mitigation measures are existing which will ensure this. The site is not affected by coastal hazards. No protection works are proposed. The site is not considered to be adversely affected by sea level rise. The site has been assessed against the most recent mapping system and is not shown to be susceptible to any other natural hazards other than fire risk. Risk to adjoining vegetation and properties from fire is considered to be avoided. The proposal does not include a new coastal subdivision, use or development given that retrospective consent is sought for an existing dwelling in a Residential zone. No riparian margins will be affected.

Proposed Far North District Plan 2022

- 8.19. The application site is proposed to be zoned 'General Residential'. The site is also located within the Coastal Environment overlay. Based on the proposed rules that have current legal effect, the proposed residential activity is a permitted activity. For completeness, a brief assessment of the area-specific zone objectives and policies is provided below.

General Residential Zone - objectives

GRZ-01	<p><i>GRZ-01The General Residential zone provides a variety of densities, housing types and <u>lot</u> sizes that respond to:</i></p> <ul style="list-style-type: none"> <i>a. housing needs and demand;</i> <i>b. the adequacy and capacity of available or programmed <u>development infrastructure</u>;</i> <i>c. the amenity and character of the receiving residential <u>environment</u>; and</i> <i>d. <u>historic heritage</u>.</i>
GRZ-02	<p><i>The General Residential zone consolidates urban residential development around available or programmed development infrastructure to improve the function and resilience of the receiving residential environment while reducing urban sprawl.</i></p>
GRZ-03	<p><i>Non-residential activities contribute to the well-being of the community while complementing the scale, character and amenity of the General Residential zone.</i></p>
GRZ-04	<p><i>Land use and subdivision in the General Residential zone is supported where there is adequacy and capacity of available or programmed development infrastructure.</i></p>
GRZ-05	<p><i>Land use and subdivision in the General Residential zone provides communities with functional and high amenity living environments.</i></p>



GRZ-06	<i>Residential communities are resilient to change in climate and are responsive to changes in sustainable development techniques.</i>

General Residential Zone - policies

GRZ-01	<i>Enable land use and <u>subdivision</u> in the General Residential zone where:</i> <ul style="list-style-type: none"> <i>a. there is adequacy and capacity of available or programmed <u>development infrastructure</u> to support it; and</i> <i>b. it is consistent with the scale, character and amenity anticipated in the residential <u>environment</u>.</i>
GRZ-02	<i>Require all <u>subdivision</u> in the General Residential zone to provide the following reticulated services to the <u>boundary</u> of each <u>lot</u>:</i> <ul style="list-style-type: none"> <i>a. telecommunications:</i> <ul style="list-style-type: none"> <i>i. fibre where it is available; or</i> <i>ii. copper where fibre is not available;</i> <i>b. local electricity distribution network; and</i> <i>c. <u>wastewater</u>, potable water and <u>stormwater</u> where they are available.</i>
GRZ-03	<i>Enable <u>multi-unit developments</u> within the General Residential zone, including terraced housing and apartments, where there is adequacy and capacity of available or programmed <u>development infrastructure</u>.</i>
GRZ-04	<i>Enable non-residential activities that:</i> <ul style="list-style-type: none"> <i>a. do not detract from the vitality and viability of the Mixed Use zone;</i> <i>b. support the social and economic well-being of the community;</i> <i>c. are of a residential scale; and</i> <i>d. are consistent with the scale, character and amenity of the General Residential zone.</i>
GRZ-05	<i>Provide for <u>retirement villages</u> where they:</i> <ul style="list-style-type: none"> <i>a. compliment the character and <u>amenity values</u> of the surrounding area;</i> <i>b. contribute to the diverse needs of the community;</i> <i>c. do not adversely affect <u>road</u> safety or the efficiency of the transport network; and</i> <i>d. can be serviced by adequate <u>development infrastructure</u>.</i>
GRZ-06	<i>Encourage and support the use of on-site <u>water</u> storage to enable sustainable and efficient use of <u>water</u> resources.</i>
GRZ-07	<i>Encourage energy efficient design and the use of small-scale <u>renewable electricity generation</u> in the construction of residential development.</i>



GRZ-08	<p><i>Manage land use and <u>subdivision</u> to address the <u>effects</u> of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:</i></p> <ul style="list-style-type: none"> <i>a. consistency with the scale, design, amenity and character of the residential <u>environment</u>;</i> <i>b. the location, scale and design of <u>buildings</u> or <u>structures</u>, potential for shadowing and visual dominance;</i> <i>c. for <u>residential activities</u>:</i> <ul style="list-style-type: none"> <i>i. provision for <u>outdoor living space</u>;</i> <i>ii. privacy for adjoining <u>sites</u>;</i> <i>iii. access to sunlight;</i> <i>d. for non-residential activities:</i> <ul style="list-style-type: none"> <i>i. scale and compatibility with <u>residential activities</u></i> <i>ii. hours of operation</i> <i>e. at zone interfaces, any <u>setbacks</u>, fencing, screening or <u>landscaping</u> required to address potential conflicts;</i> <i>f. the adequacy and capacity of available or programmed <u>development infrastructure</u> to accommodate the proposed activity, including:</i> <ul style="list-style-type: none"> <i>i. opportunities for low impact design principles</i> <i>ii. ability of the <u>site</u> to address <u>stormwater</u> and soakage;</i> <i>g. managing <u>natural hazards</u>; and</i> <i>h. any historical, spiritual, or cultural association held by <u>tangata whenua</u>, with regard to the matters set out in Policy TW-P6</i>
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8.20. The proposed activity is consistent with the intent of the General Residential zone, which is for urban residential development. No additional demand on infrastructure is anticipated given the nature of the proposal. The proposal will not affect the amenity of the site or surrounding environment.

9. Notification Assessment – Sections 95A to 95G of the RMA

Public Notification Assessment

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

Step 1 Mandatory public notification in certain circumstances

An application must be publicly notified if, under section 95A(3), it meets any of the following criteria:

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

(b) public notification is required under section 95C:

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

9.2. Public notification of the application is not required or requested. The application is not made jointly with an application to exchange reserve land. Step 1 does not apply. Step 2 is considered.



Step 2: Public Notification precluded in certain circumstances.

- (4) Determine whether the application meets either of the criteria set out in subsection (5) and, —*
- (a) if the answer is yes, go to step 4 (step 3 does not apply); and*
 - (b) if the answer is no, go to step 3.*
- (5) The criteria for step 2 are as follows:*
- (a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes public notification:*
 - (b) the application is for a resource consent for 1 or more of the following, but no other, activities:*
 - (i) a controlled activity;*
 - (ii) [Repealed]*
 - (iii) a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity.*
 - (iv) [Repealed]*
- (6) [Repealed]*

- 9.3. Public Notification is not precluded as the proposal is a Discretionary Activity and includes more than one boundary activity. Step 3 is considered.

Step 3: Public Notification required in certain circumstances

- 9.4. The proposal is not subject to a rule or NES requiring public notification and the proposal does not have effects that will be more than minor. Public Notification is not required. Step 4 is considered.

Step 4: Public notification in special circumstances

- 9.5. Section 95A(9) states that a council must publicly notify an application for resource consent if it considers that 'special circumstances' exist.
- 9.6. There are no special circumstances that would warrant public notification of the application. The land use application is for retrospective consent for a dwelling, where written approval from affected parties has been obtained. All potential adverse effects can be avoided or mitigated to the extent that they will be no more than minor.

Public Notification Summary

- 9.7. It is considered that the public notification of the application is not required.

Limited Notification Assessment

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



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

- (2) Determine whether there are any—*
 - (a) affected protected customary rights groups; or*
 - (b) affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity).*
- (3) Determine—*
 - (a) whether the proposed activity is on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11; and*
 - (b) whether the person to whom the statutory acknowledgement is made is an affected person under section 95E.*
- (4) Notify the application to each affected group identified under subsection (2) and each affected person identified under subsection (3).*

9.9. There are no protected customary rights groups or customary marine title groups or statutory acknowledgement areas that are relevant to this application. Step 1 does not apply and Step 2 must be considered.

Step 2: Limited notification precluded in certain circumstances

- (5) Determine whether the application meets either of the criteria set out in subsection (6) and,—*
 - (a) if the answer is yes, go to step 4 (step 3 does not apply); and*
 - (b) if the answer is no, go to step 3.*
- (6) The criteria for step 2 are as follows:*
 - (a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification;*
 - (b) the application is for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land).*

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

Step 3: Certain other affected persons must be notified

- (7) In the case of a boundary activity, determine in accordance with section 95E whether an owner of an allotment with an infringed boundary is an affected person.*
- (8) In the case of any other activity, determine whether a person is an affected person in accordance with section 95E.*
- (9) Notify each affected person identified under subsections (7) and (8) of the application.*

9.11. The proposal does include a boundary activity which is a setback infringement along the boundary with Lot 2 DP376657. As previously discussed, written approval from the landowner



of Lot 2 DP376657 has been obtained, such that effects on this party are not a consideration. The written approval is included within **Appendix 6** of this application. Written approval from FENZ has also been sought and obtained.

- 9.12. As such, the potential adverse effects on any persons are less than minor. Step 3 does not apply. Step 4 is considered.

Step 4: Further notification in special circumstances

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

- 9.13. The proposal is for retrospective consent for an existing dwelling. There are no special circumstances that would apply.

Limited Notification Assessment Summary

- 9.14. For the reasons set out above, it is concluded that Steps 1, 2 & 4 do not apply, and that this application can be processed on a non-notified basis. Based on the details discussed within this report, the potential adverse effects on adjoining neighbours would be no more than minor. Written approval from the owner of Lot 2 DP376657 and FENZ have been provided with this application.

10. RMA Part 2 Assessment

- 10.1. The application is subject to Part 2 of the RMA contained in Sections 5 to 8 inclusive.
- 10.2. The proposed activity will achieve the sustainable management purpose of the RMA expressed in Section 5 and enable social and economic wellbeing of the Applicant. Future sustainable use of natural and physical resources and the life-supporting capacity of air, water, soil and ecosystems will not be affected. Adverse effects on the environment can be avoided and/or mitigated.
- 10.3. The scale of the proposed activity is such that Section 6 of Matters of National Importance are not relevant. The activity would not affect the natural character of the coastal environment, wetlands, lakes or rivers, any outstanding natural features or landscapes, any significant indigenous vegetation or habitats. The relationship of Māori and their culture and traditions would not be affected. The activity would not affect any historic heritage, area with identified customary rights and would not affect any natural hazard risk.
- 10.4. Section 7 matters are not affected by the proposed activity. The amenity and quality of the Residential zone will be maintained in accordance with Section 7(c) and (f).
- 10.5. Section 8 relates to the principles of the Treaty of Waitangi. The proposed activity would not be contrary to the principles of the Treaty of Waitangi.



11. Conclusion

- 11.1. The Applicant seeks retrospective resource consent for an existing dwelling on the site. Discretionary resource consent is required for a breach of the Setback to boundaries rule in the Residential Zone as well as the District Wide Matter of Fire Risk to Residential Units.
- 11.2. This AEE concludes that any adverse effects arising from the activity will be no more than minor. Written approval from the potentially affected neighbour within Lot 2 DP376657 has been provided with this application as well as written approval from FENZ.
- 11.3. The proposed activity would not be contrary to any relevant statutory policy statement or operative or proposed plan objectives or policies.
- 11.4. The proposed activity will enable the social and economic wellbeing of the Applicant.
- 11.5. The Applicant requests that the application be granted on a non-notified basis.



12. Limitations

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





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

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier **308181**
Land Registration District **North Auckland**
Date Issued 13 November 2007

Prior References
NA114B/557

Estate Fee Simple
Area 1180 square metres more or less
Legal Description Lot 1 Deposited Plan 376657
Registered Owners
Md Jamal Hossain and Rahimah Binti Mohd Milatu

Interests

7612721.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 13.11.2007 at 9:00 am
Appurtenant hereto is a right of way and telecommunications, electricity and drainage easements created by Easement Instrument 7612721.6 - 13.11.2007 at 9:00 am
The easements created by Easement Instrument 7612721.6 are subject to Section 243 (a) Resource Management Act 1991
Appurtenant hereto is a right of way, telecommunications and electricity rights and drainage rights created by Easement Instrument 8664331.1 - 16.12.2010 at 10:25 am
The easements created by Easement Instrument 8664331.1 are subject to Section 243 (a) Resource Management Act 1991

Guaranteed Search Copy Dated 25/09/25 11:43 am, Page 2 of 2
Register Only



Far North
District Council

CONO 7612721.3 Cons

Cpy - 01/01, Pgs - 003, 13/11/07, 13:36



DocID: 313011823

Private Bag 752, Memorial Ave

Kaikohe 0400, New Zealand

Freephone: 0800 920 029

Phone: (09) 405 2750

Fax: (09) 401 2137

Email: ask.us@fndc.govt.nz

Website: www.fndc.govt.nz

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

REGARDING RC 2050594

the Subdivision of Lots 3-6 DP 54644 and
Lot 1 DP 183440
North Auckland Registry

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

SCHEDULE

- (i) The covenant areas (overland flow paths) indicated on the as-built plans (being the ARI₁₀₀ flow paths on/over private land within the subdivision) are to be cared for/maintained by the registered proprietors of the subject lots, to the extent as follows:
- No vegetation (either planted or weed) which may restrict the water flow within the flow path is to be allowed to remain -- so that the flow path is maintained in a free-flowing state by the owner;
 - The land within the nearby area, but which is not within the identified flow path may be landscaped by the owner, but is to be kept in a tidy state;
 - No building or other impermeable surface (whether or not it requires a building consent) is to be established within the covenant area, except with the specific approval in writing from the Council (Lots 2,3,6 and 7).

- (ii) All stormwater from buildings, tank overflows and paved areas (on all allotments, including accessways) is to be piped (or channelled to the urban standard) to a stormwater system connection point (Lots 1-7).

SIGNED:



Pat Killalea

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

DATED at **KAIKOHE** this

2nd

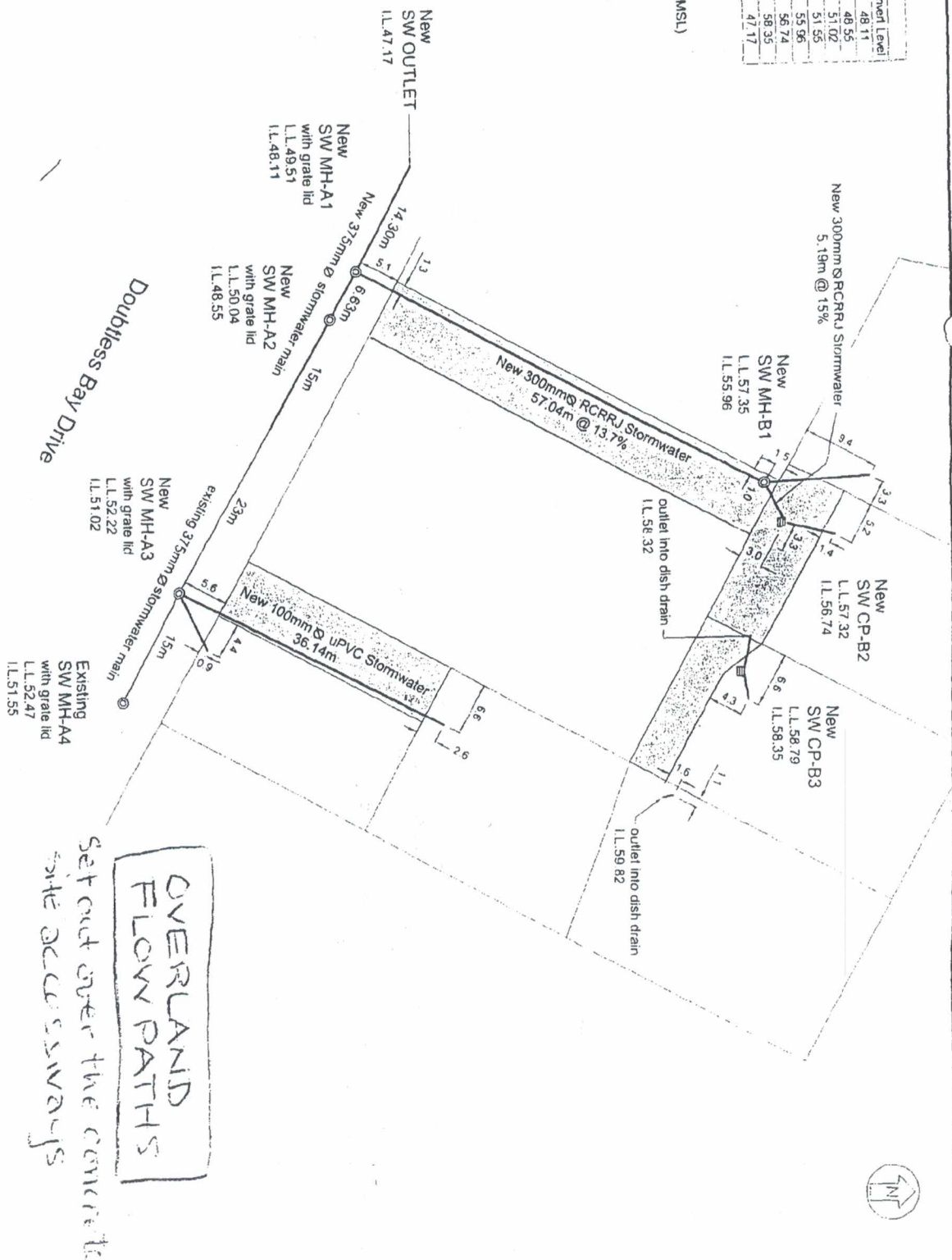
day of

May

2007

Schedule of Coordinates				
Name	Northing	Easting	Lid Level	Invert Level
SWMH A1	6141219.17	1635456.16	49.51	48.11
SWMH A2	6141216.01	1635461.96	50.04	48.55
SWMH A3	6141197.60	1635493.24	52.22	51.02
SWMH A4	6141190.87	1635508.61	52.47	51.55
SWMH B1	6141269.27	1635482.85	57.35	55.96
SWMH B2	6141271.65	1635487.80	57.32	56.74
SWCP B3	6141268.61	1635505.86	58.79	58.35
SWOUTLET	6141226.04	1635443.61		47.17

Notes:
Co ordinates are in terms of NZTM GD2000
Heights are in terms of DOSLI Datum (Unah MSL)
All house connections are 100mm Ø upvc



Drawn by:

**BOUNDARY
HUNTER LTD**

09 435 5387
jil_bruce@boundaryhunter.co.nz

Client:

**FAR NORTH
DISTRICT COUNCIL**

Project:

**Kauri Views Subdivision
Doubtless Bay Drive - Karikari
Constructed by Donovan Drainage**

Drawing:

**AS-BUILT RECORD
Stormwater**

Surveyed & Drawings:

B. Smith

Checked:
NG @ Cook Costello

Original Scale:
1:500 @ A3

Sheet:

1 of 1

Ref: 1534

Certificate of Acceptance

Jamal Hossain
1 Sunlover Way
Karikari Peninsula

Lot 1, DP 376657





FNBC

Far North Building Consultants Ltd

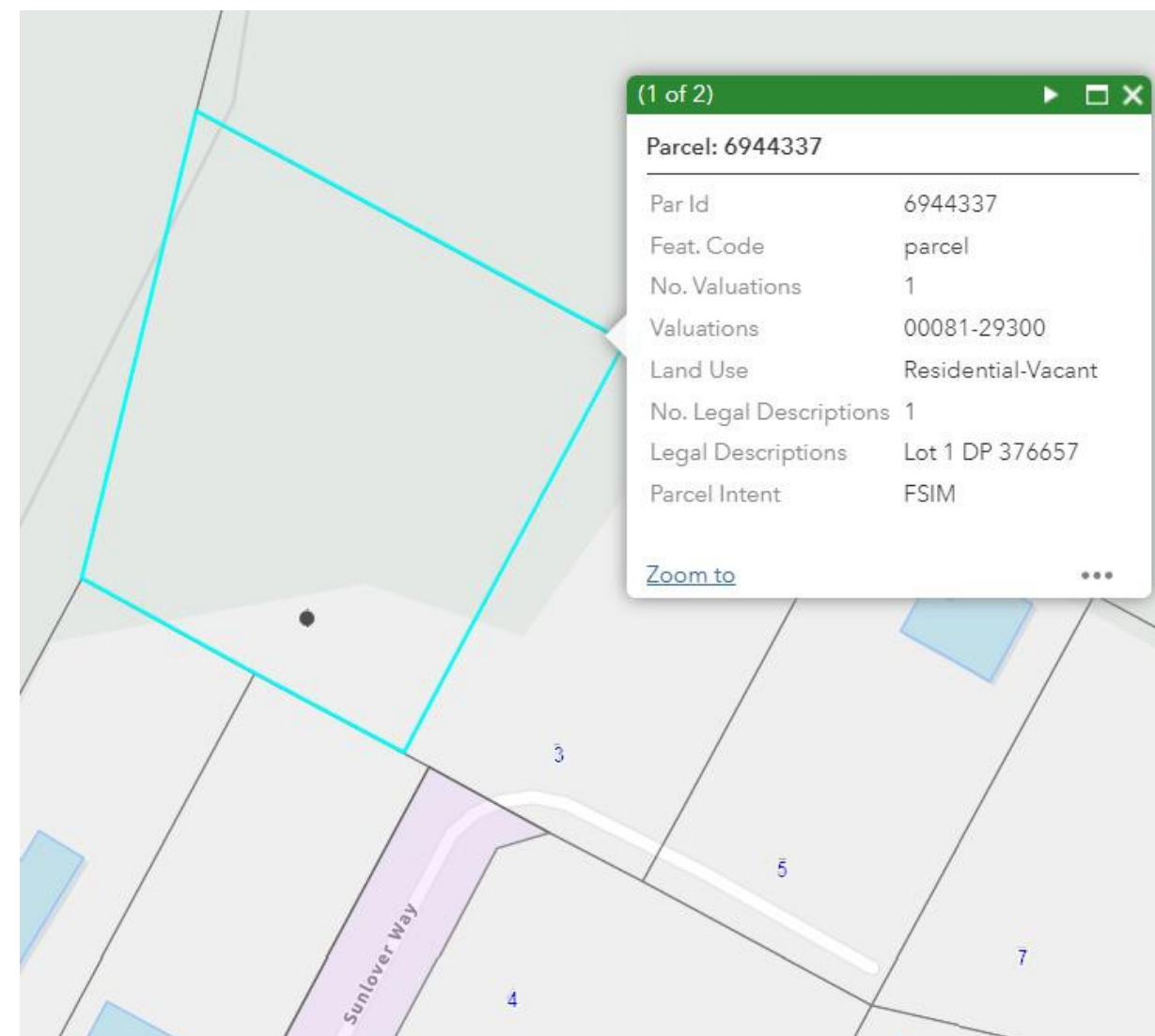
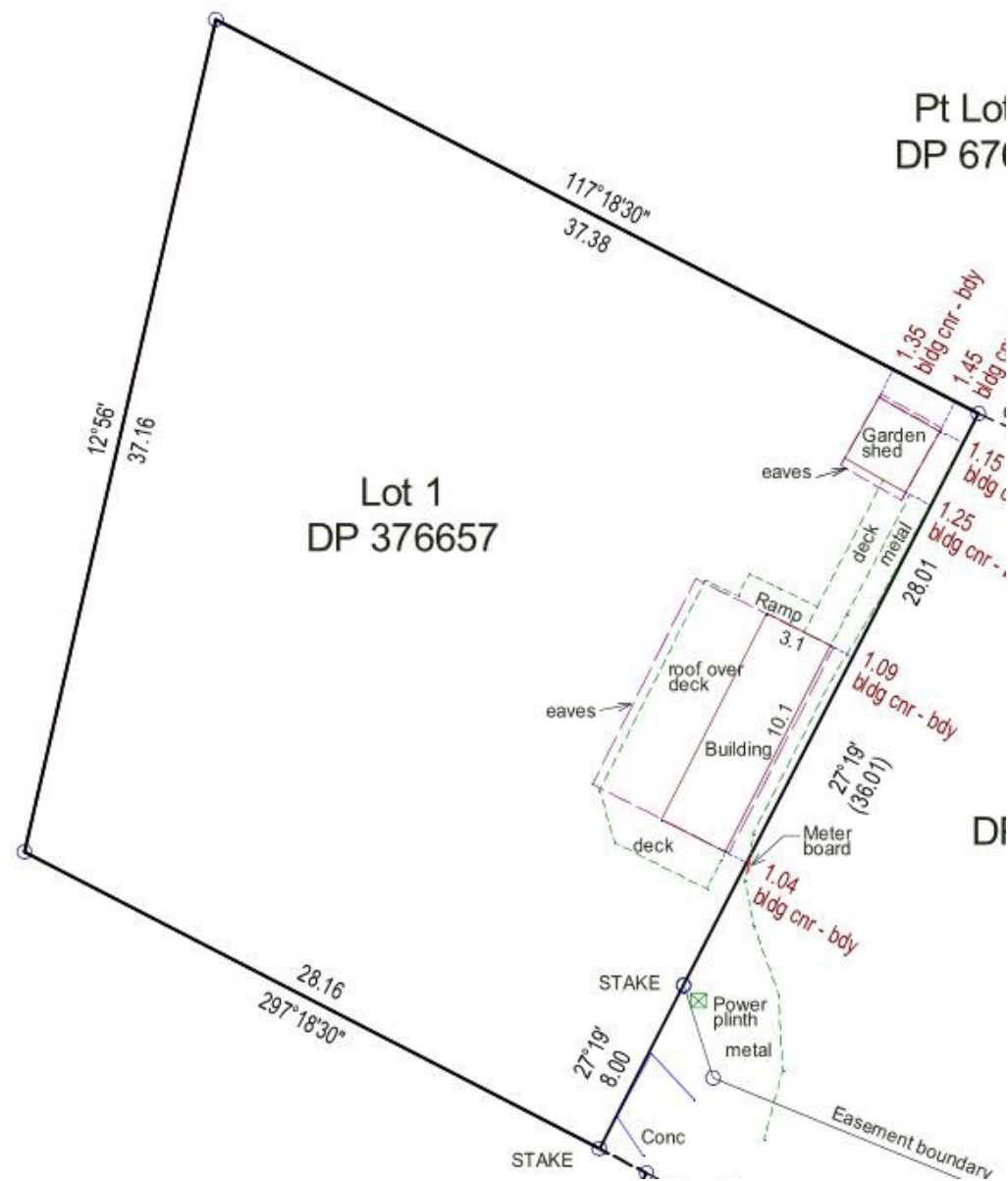
12a Pungaere Road
Kerikeri

Simon Grimme: simon@fnbc.co.nz
0211560609

Katie Grimme: katie@fnbc.co.nz
0212882105

Sheet Index	
Label	Sheet Title
A1	Location Plan
A2	Floor Plan
A3	Elevations Plan
A4	Elevations Plan
A5	Subfloor Framing Plan
A6	Wall Framing Plan
A7	Wall Framing Plan
A8	Roof Framing Plan

Revision	
Number	Date
A	18/10/2024





FNBC

Far North Building Consultants Ltd

12a Pungaere Road
Kerikeri
Simon Grimme: simon@fnbc.co.nz 0211560609
Katie Grimme: katie@fnbc.co.nz 0212882105

Certificate of Acceptance

Jamal Hossain
1 Sunlover Way
Karikari Peninsula

Lot 1, DP 376657

Location Plan Only, Not to Scale
Snips from Survey Plan and FNDC Maps

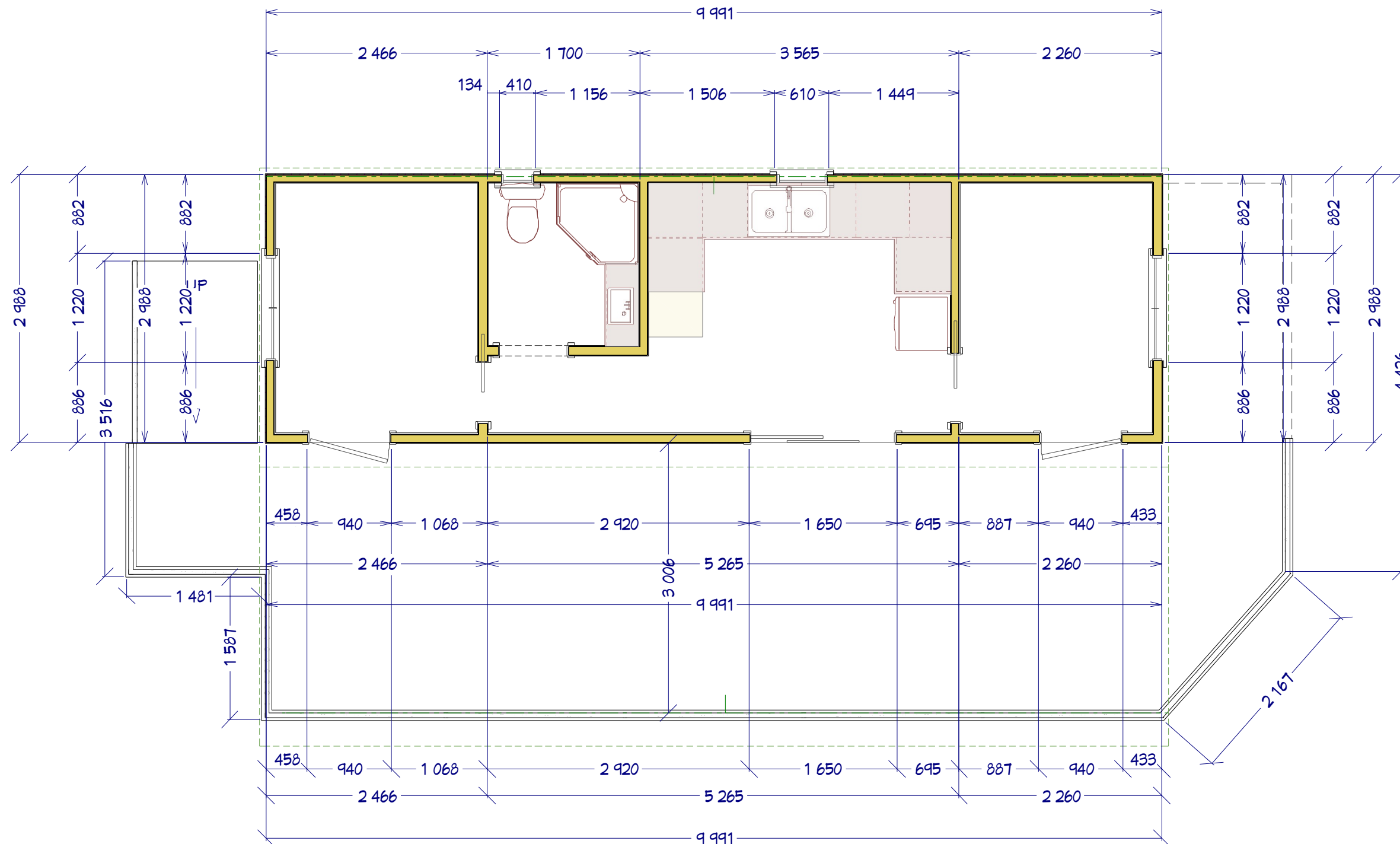
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Number	Date
A	18/10/2024

Certificate of Acceptance

Jamal Hossain
 1 Sunlover Way
 Karikari Peninsula

Lot 1, DP 376657

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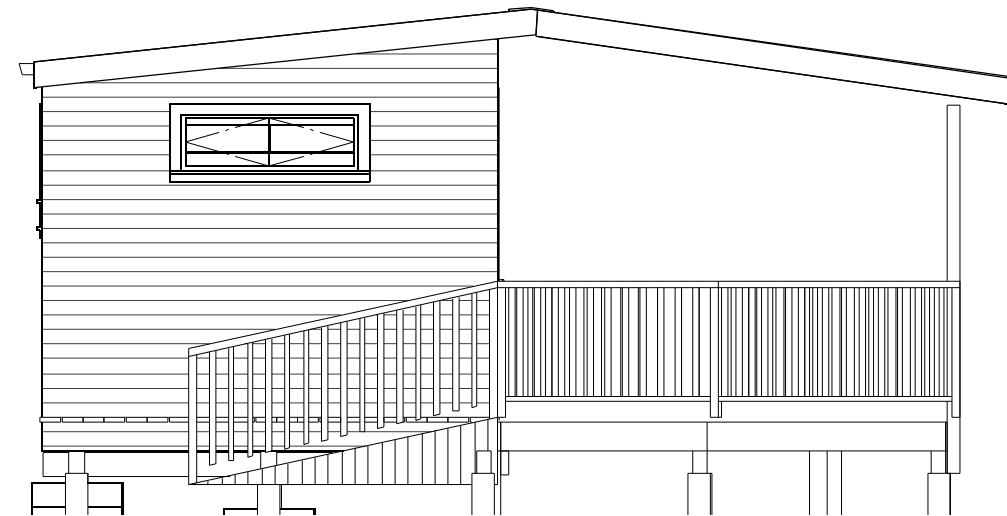
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Number	Date
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Certificate of Acceptance

Jamal Hossain
1 Sunlover Way
Karikari Peninsula

Lot 1, DP 376657

Scale: 1:50 @ A3



North



East

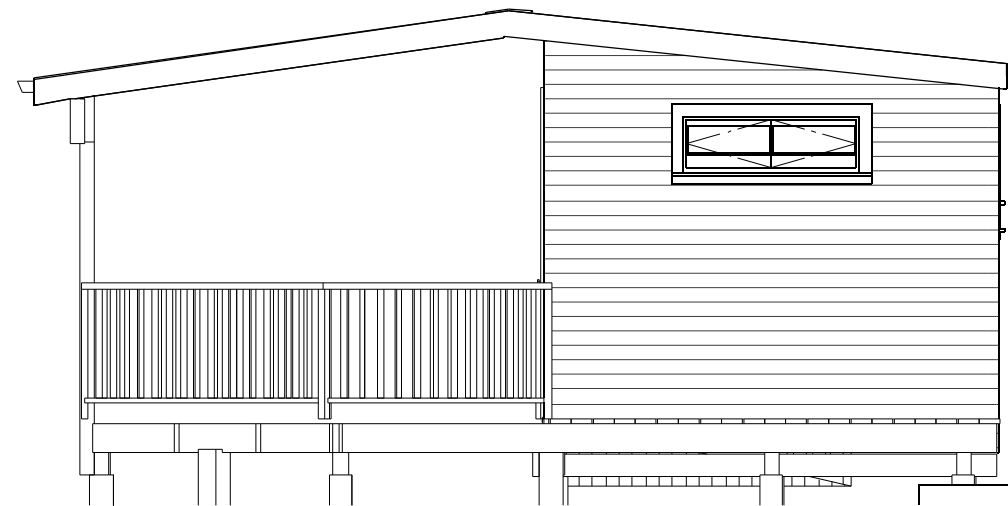
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Number	Date
A	18/10/2024

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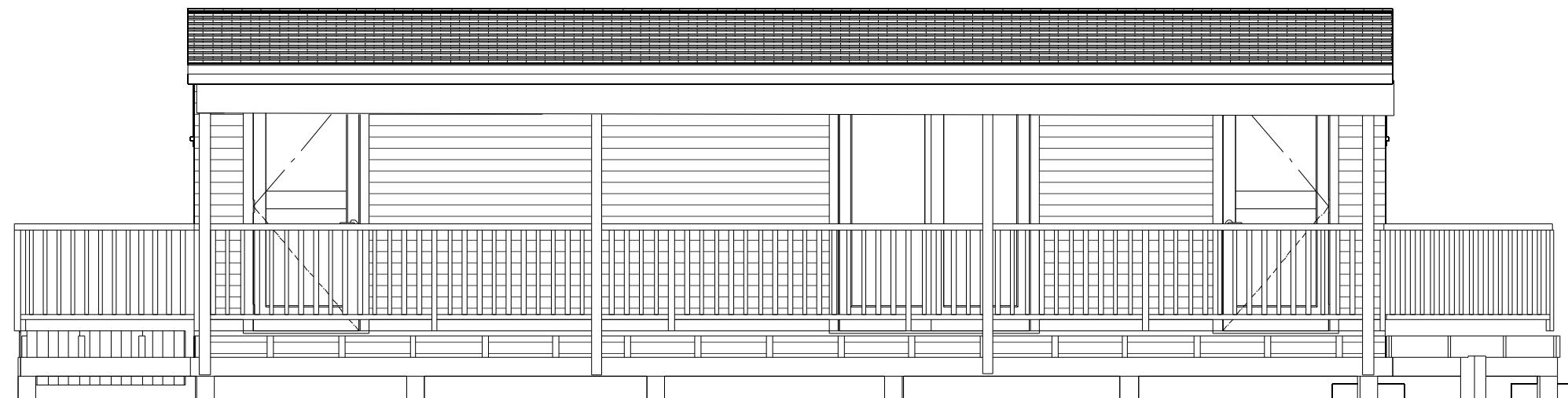
Jamal Hossain
1 Sunlover Way
Karikari Peninsula

Lot 1, DP 376657

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South



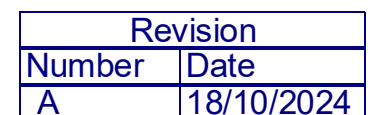
West

Revision	
Number	Date
A	18/10/2024



Jamal Hossain
1 Sunlover Way
Karikari Peninsula

Scale: 1:xx @ A3



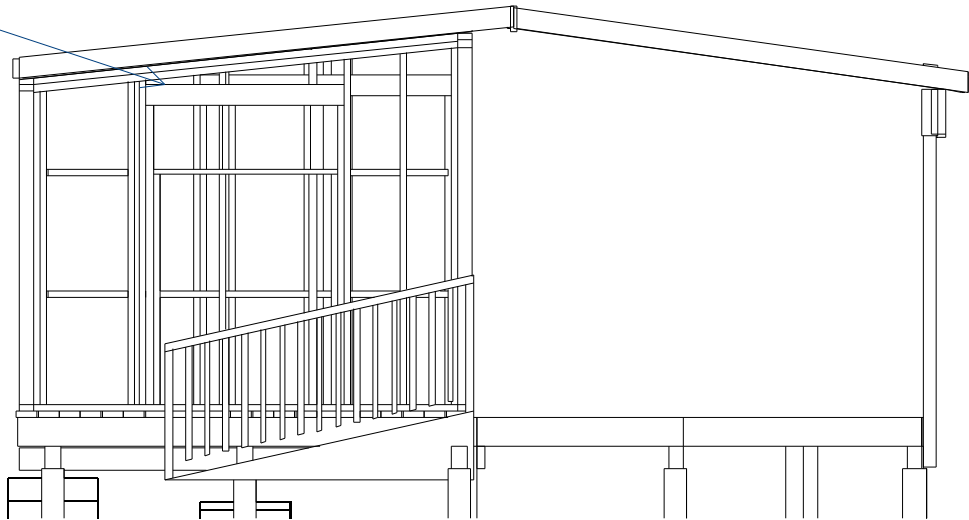
Certificate of Acceptance

Jamal Hossain
1 Sunlover Way
Karikari Peninsula

Lot 1, DP 376657

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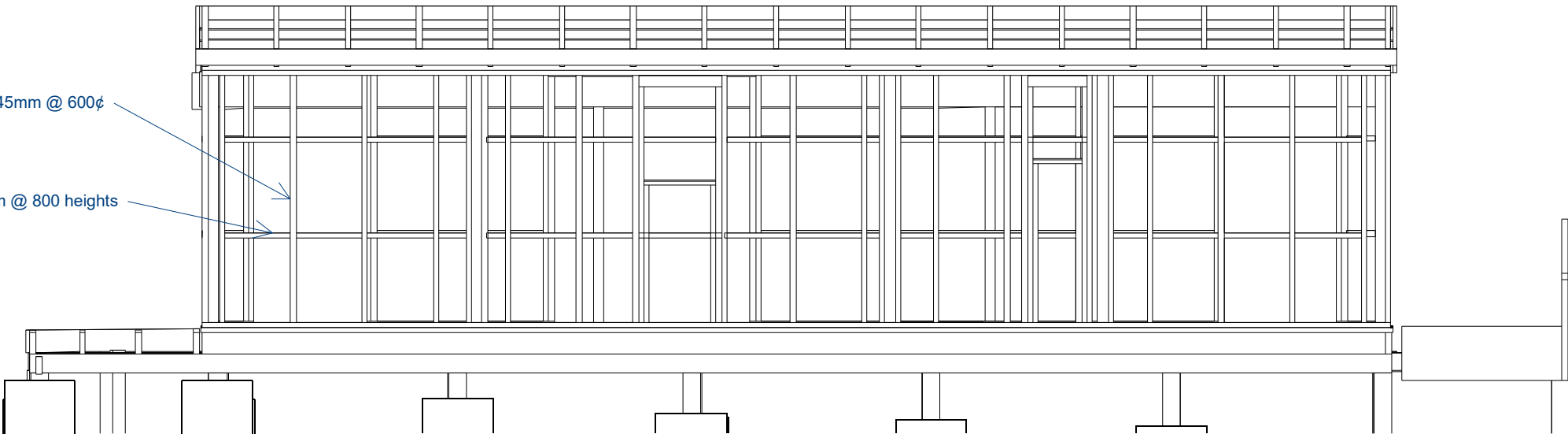
Lintels 2/140mm x 45mm



North Wall Framing

Studs 90mm x 45mm @ 600ϕ

Nogs 90mm x 45mm @ 800 heights



East Wall Framing

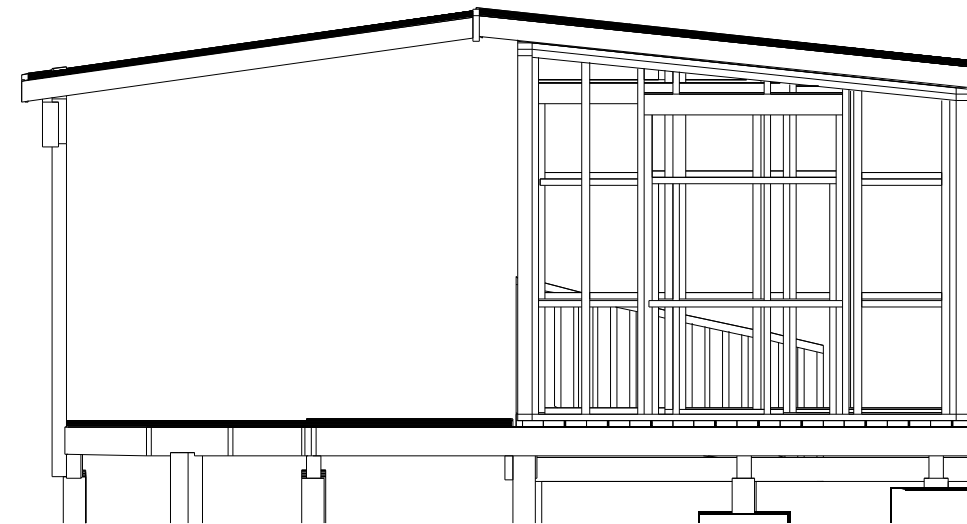
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Certificate of Acceptance

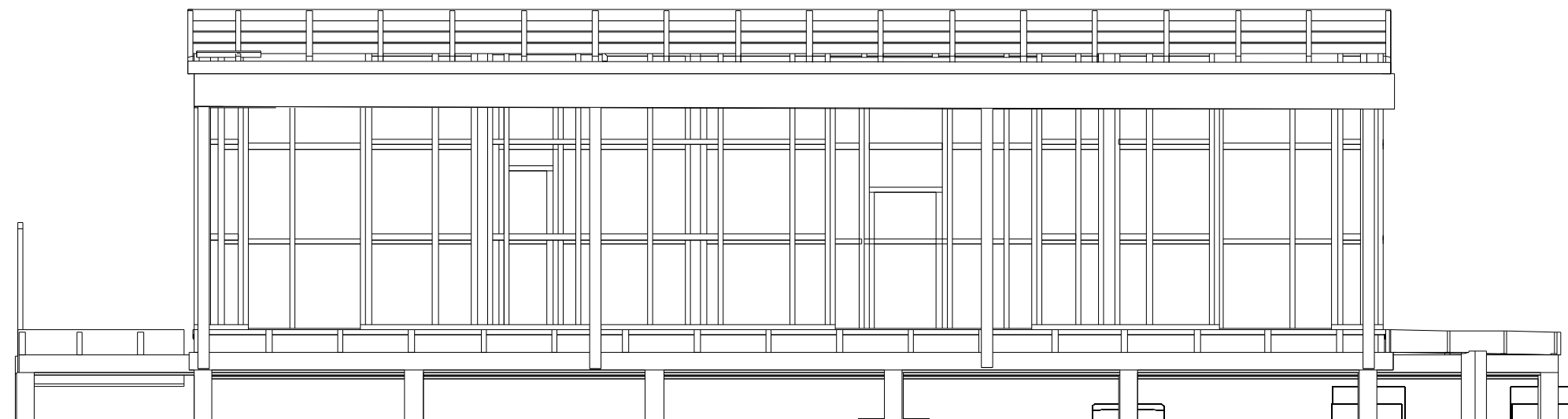
Jamal Hossain
1 Sunlover Way
Karikari Peninsula

Lot 1, DP 376657

Scale: 1:50 @ A3



South Wall Framing



West Wall Framing

Revision	
Number	Date
A	18/10/2024

Alex Billot

From: Goffin, Jason <Jason.Goffin@fireandemergency.nz>
Sent: Monday, 1 September 2025 9:40 am
To: Alex Billot
Subject: RE: FFWS Application - 1 Sunlover Way, Karikari Peninsula

Good morning,

As this dwelling is existing and has been in use for a significant period, Fire and Emergency deems this to be acceptable in regard to Vehicular Access, Water supply and Risk Mitigation involving surrounding vegetation.

Please contact me if you require any additional information.

Kind Regards

Jason Goffin

Advisor Risk Reduction – Kaitohutohu Matua Whakaheke Moorea
Specialist Fire Investigator – Kaititiro Ahi Maatanga
Te Tai Tokerau
Te Hiku Region 1
9 Homestead Road Kerikeri



Mobile: 027 7066467

Email: jason.goffin@fireandemergency.nz

Fire Fact **"A House Fire Can Become Fatal within 5 Minutes"**

From: Alex Billot <Alex@northplanner.co.nz>
Sent: Thursday, 28 August 2025 1:30 PM
To: Goffin, Jason <Jason.Goffin@fireandemergency.nz>
Subject: FFWS Application - 1 Sunlover Way, Karikari Peninsula

You don't often get email from alex@northplanner.co.nz. [Learn why this is important](#)

Hi Jason,

We are in the process of preparing a land use resource consent application for an existing dwelling of approximately 30m².

The existing dwelling is located within 20m of the existing bush line (see photos sent with this application). The bush is part of a Protected Natural Area and hence clearance is not permitted. There is an existing 30,000L water tank located approximately 3-4m of the dwelling. Parking is available near the dwelling with the tank being able to be accessed via maintained grassed paths. Access to the site is via a private road - Sunlover Way. The existing cleared area around the dwelling will be maintained as a fire break.

Please find attached the FFWS application as well as supporting images of the site.

If you require any further information, please do not hesitate to get in touch.

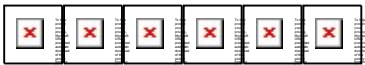
Kind regards,



Alex Billot
Resource Planner

Offices in Kaitaia & Kerikeri
☎ 09 408 1866
Northland Planning & Development 2020
Limited

*My office hours are Monday, Tuesday,
Thursday & Friday 9am – 2pm.*



Notice: This email and any attachments may contain information that may be subject to an obligation of confidence or the subject of legal privilege.
If you received it in error:

1. Please let us know immediately by return email and then delete the email and your reply.
2. You must not use, copy or disclose any of the information contained in this email.

There is no warranty that this email is error or virus free.

If this is a private communication, it does not represent the views of the organisation.



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:	Md Jamal Hossain and Rahimah Binti Mohd Milatu
Address of proposed activity:	1 Sunlover Way, Karikari Peninsula
Legal description:	Lot 1 DP376657
Description of the proposal (including why you need resource consent):	Retrospective land use consent for a two bedroom dwelling which breaches the permitted standards for setback, sunlight and fire risk to residential units in the Residential Zone under the Operative District Plan.
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. _____2. Surveyors Site Plan3. _____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.

10 - SEP - 2025

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: Ross Youngman

Address of affected property including legal description

3 Sunlover Way, Karikari Peninsula / Lot 2 DP376657

Contact Phone Number/s and email address

Daytime:

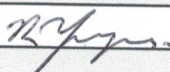
email:

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

10-SEP-2025


Signature



Date




Signature



Date

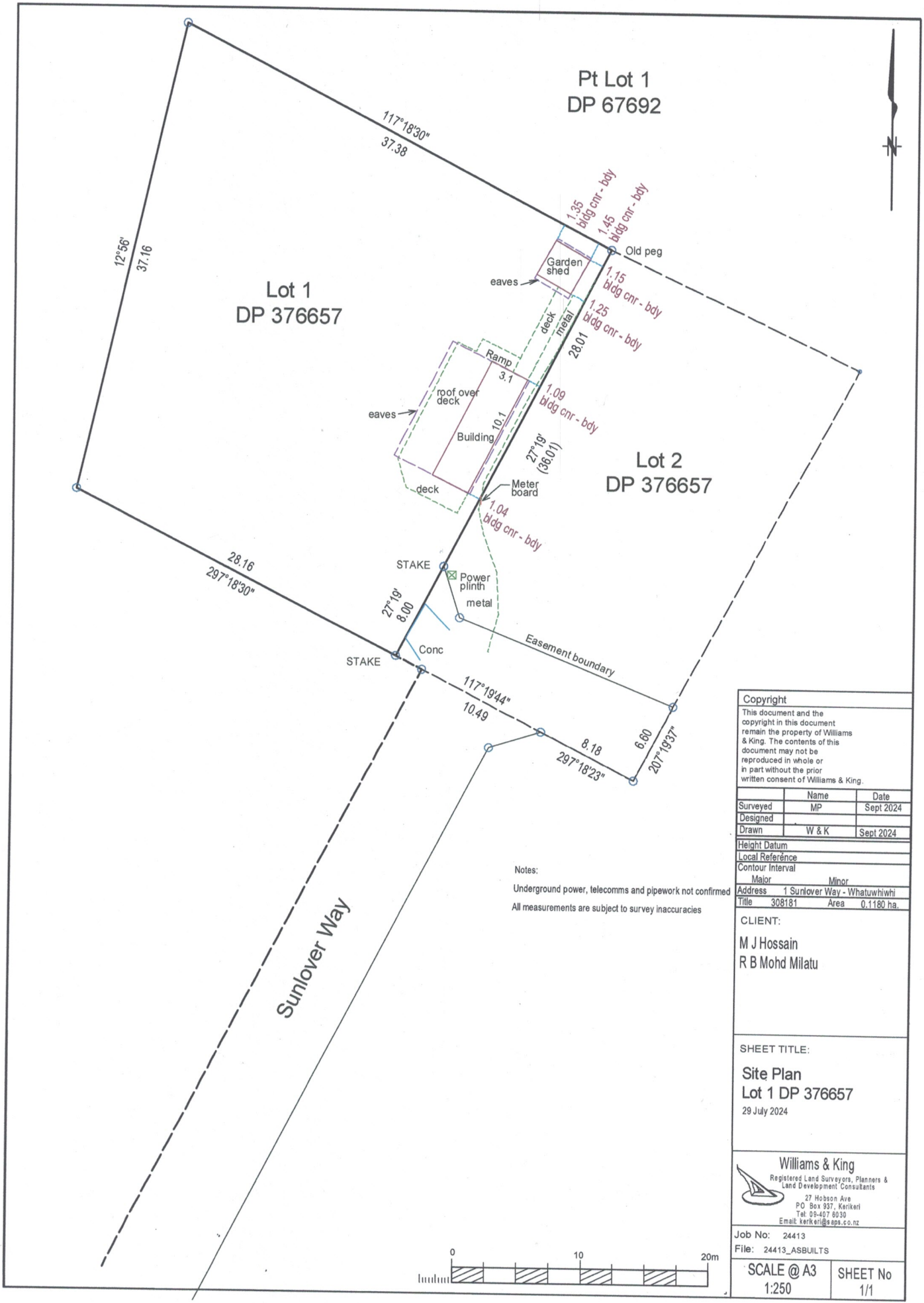


Signature



Date





Notes:
Underground power, telecomms and pipework not confirmed
All measurements are subject to survey inaccuracies

Copyright		
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	Name	Date
Surveyed	MP	Sept 2024
Designed		
Drawn	W & K	Sept 2024
Height Datum		
Local Reference		
Contour Interval		
	Major	Minor
Address	1 Sunlover Way - Whatuwhiwhi	
Title	308181	Area 0.1180 ha.
CLIENT:		
M J Hossain		
R B Mohd Milatu		
SHEET TITLE:		
Site Plan		
Lot 1 DP 376657		
29 July 2024		
Williams & King		
Registered Land Surveyors, Planners & Land Development Consultants		
27 Hobson Ave		
P.O. Box 937, Kerikeri		
Tel: 09-407 6030		
Email: williams@wking.co.nz		
Job No: 24413		
File: 24413_ASBUILTS		
SCALE @ A3		SHEET No
1:250		1/1

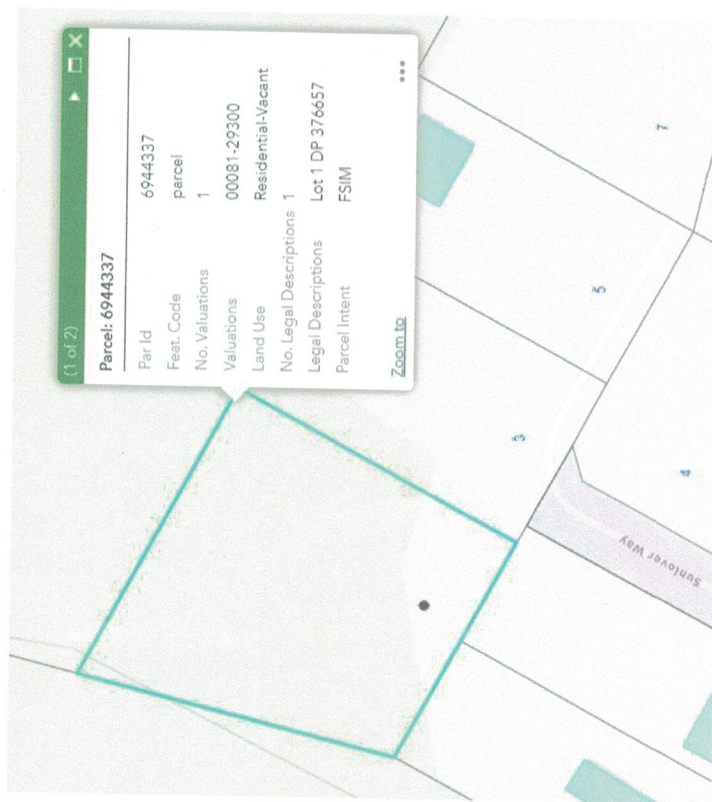
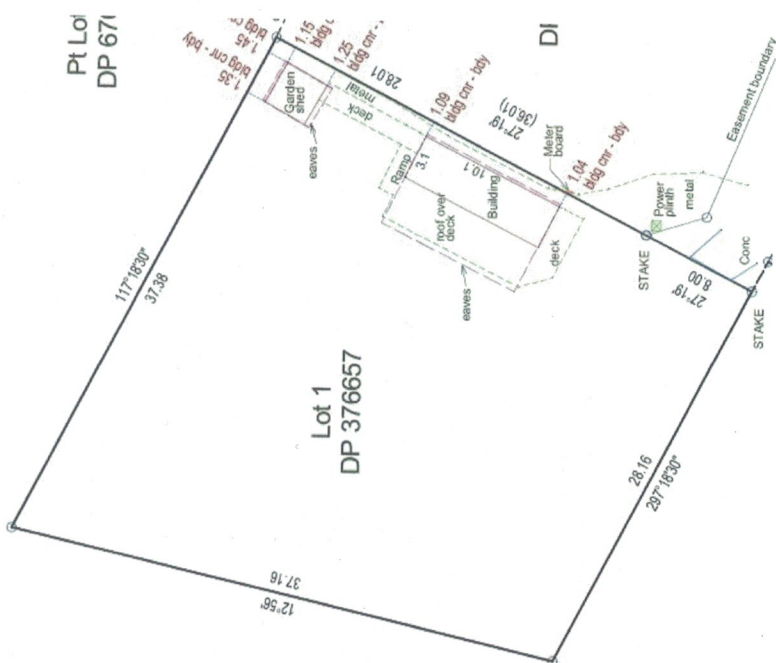
7/24
10-SEP-2025

Jamal Hossain
1 Sunlover Way
Karikari Peninsula

Lot 1, DP 376657

Location Plan Only, Not to Scale Snips from Survey Plan and FNDC Maps

Revision	
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NY
10-SEP-2025

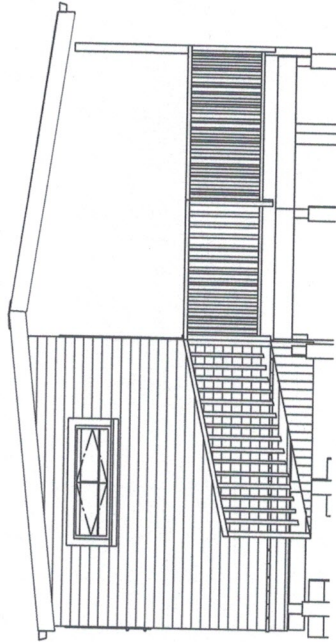
Certificate of Acceptance

Jamal Hossain
1 Sunlover Way
Karikari Peninsula

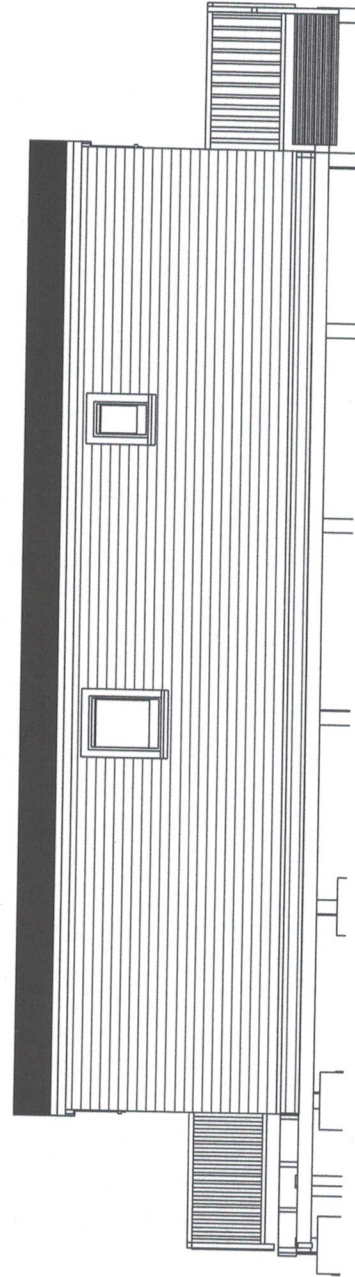
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Revision	Number	Date
	A	18/10/2024



North



East

RY
10-SEP-2025

CERTIFICATE OF ACCEPTANCE
Under Section 99, Building Act 2004

COA-2025-66/0

OWNER:

Rahimah Binti Mohd Milatu and Mr Md Jamal Hossain

ADDRESS:

52 La Trobe Street
Pakuranga Heights
Auckland 2010

CONTACT PERSON:

CONTACT DETAILS:

Phone Daytime:
Phone After Hours:
Mobile:
Fax:

LOCATION OF BUILDING:

Address:	1 Sunlover Way, Karikari Peninsula 0483	Level Unit No.
Legal Description:	Lot 1 DP 376657	Current, lawfully established, use:
Location of Building:		Year first constructed:

PROJECT DESCRIPTION:

Description of Work: Small 30 M2 dwelling with sanitary facilities and 30 M2 Covered deck

ACCEPTANCE OF COMPLIANCE

The Territorial Authority named below is satisfied, to the best of its knowledge and belief and on reasonable grounds, that, insofar as it can ascertain, the building work described below complies with the building code:

- Small 30 M2 dwelling with sanitary facilities and 30 M2 Covered deck

The Territorial Authority was only able to inspect the following parts of the building work and this certificate is qualified as follows:

• C	-	Protection from Fire
• D1	-	Access
• E1	-	Surface Water
• E2	-	Limited to visible cladding elements only
• E3	-	Limited to sealant in kitchen and bathroom
• F2	-	Limited to safety glass in shower
• F4	-	Limited to the balcony barrier
• F7	-	Limited to smoke alarms
• G1	-	Personal Hygiene
• G2	-	Laundrying
• G3	-	Food Preparation and Prevention of Contamination
• G4	-	Limited to bathroom extractor fan
• G7	-	Natural Light

• G8	-	Artificial Light
• G9	-	Limited to the Certificate provided by the Registered Installer
• G11	-	Limited to the Certificate provided by the Registered Installer
• G12	-	Limited to the PS3 provided by the Registered Installer
• G13	-	Limited to the PS3 provided by the Registered Installer

All other building code clauses excluded.

Nothing in this certificate limits the requirement that a person must not carry out building work except in accordance with a building consent, nor does it relieve any person from the requirement to obtain a building consent for building work.

ATTACHMENTS

- Approved stamped Documents

SIGNED FOR AND ON BEHALF OF THE FAR NORTH DISTRICT COUNCIL



Name: Monica POPATA

Position: BUILDING OFFICER Date: 21 March 2025

Certificate of Acceptance

Jamal Hossain
1 Sunlover Way
Karikari Peninsula

Lot 1, DP 376657



12a Pungaere Road
Kerikeri
Simon Grimme: simon@fnbc.co.nz
0211560609
Katie Grimme: katie@fnbc.co.nz
0212882105



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Label	Sheet Title
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A	18/10/2024

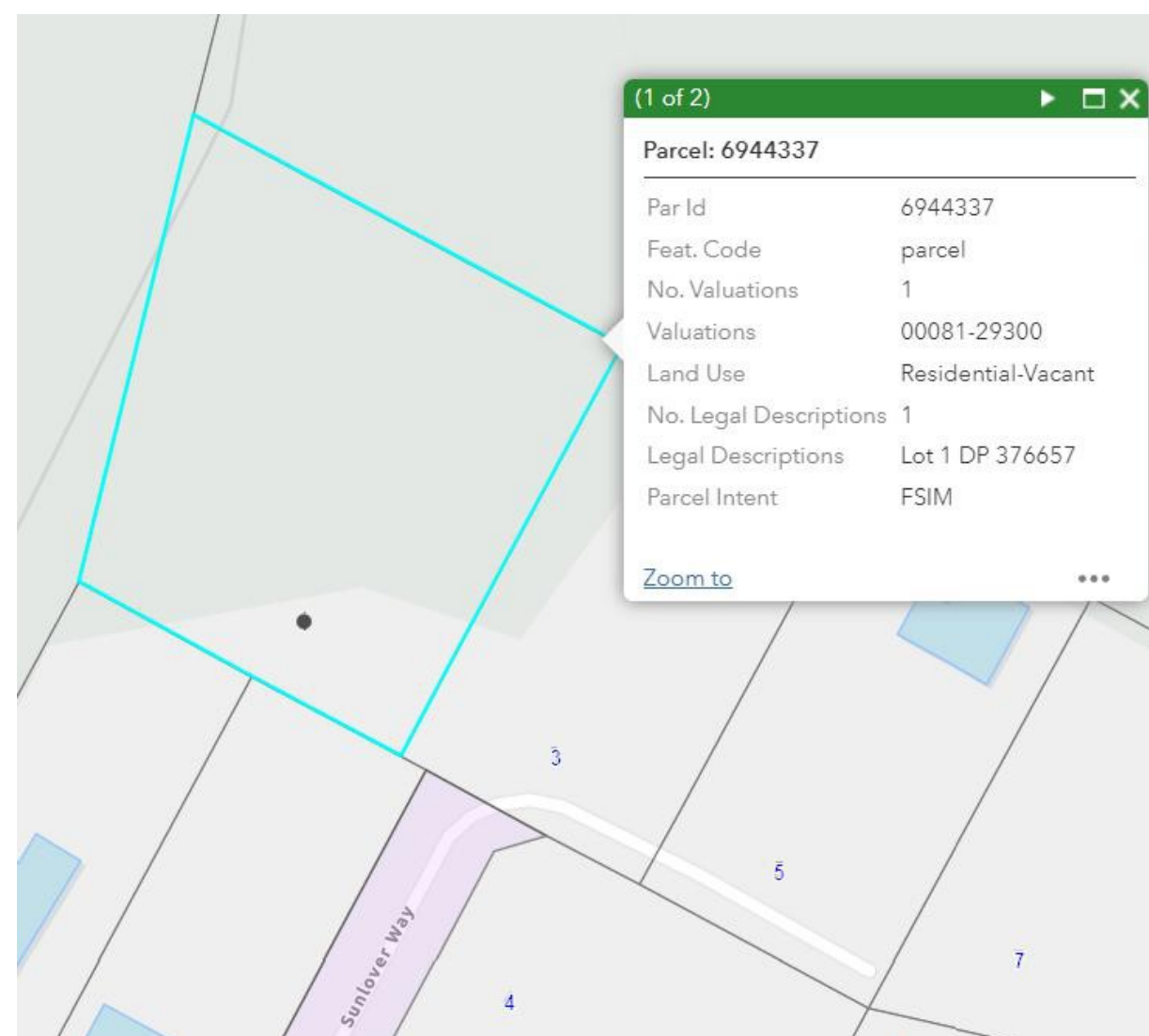
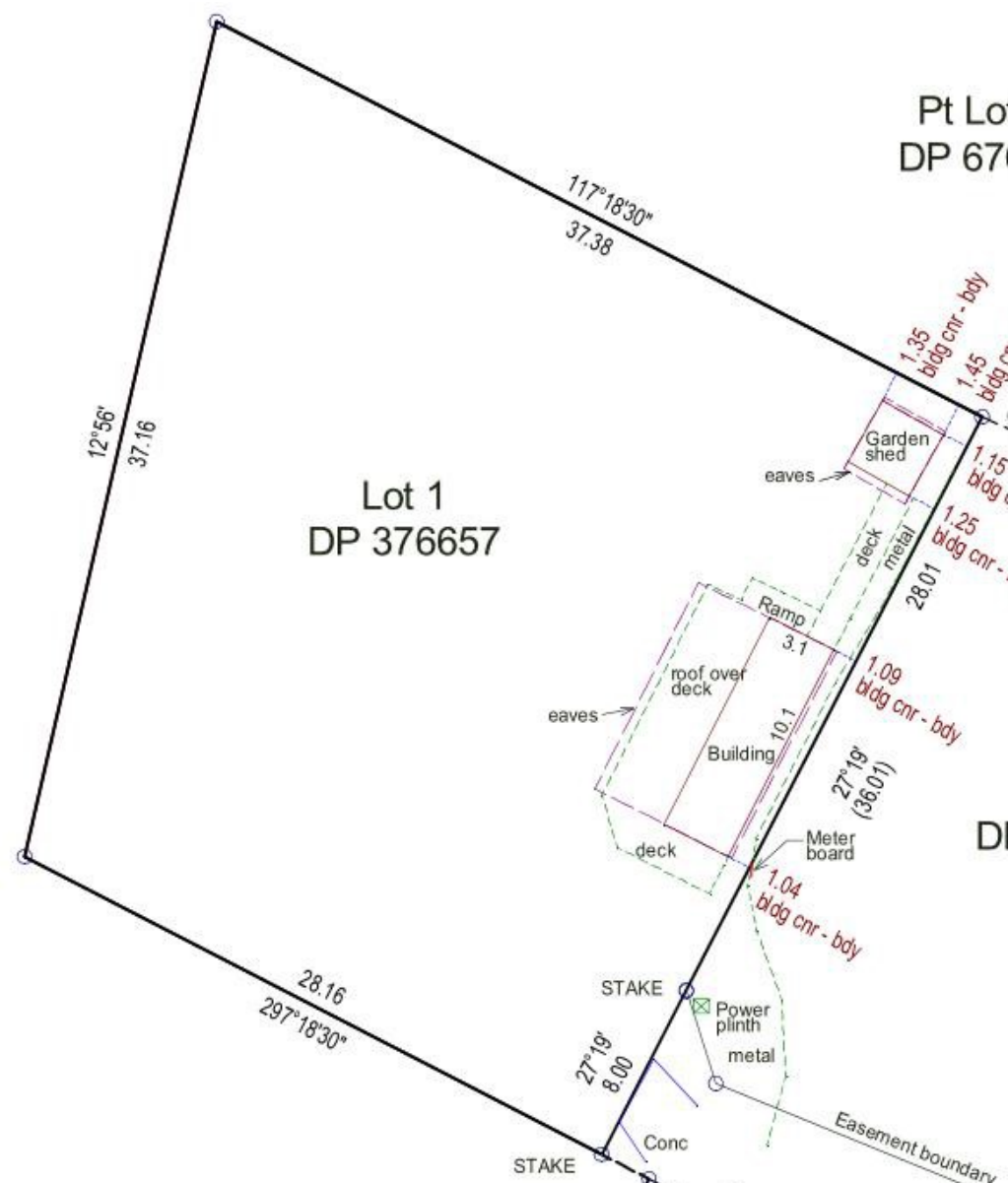
FNDC CERTIFICATE OF ACCEPTANCE
COA: 2025-66
Date: 19/03/2025
Building Granting Officer: Monica Popata
Special conditions may apply

Jamal Hossain
1 Sunlover Way
Karikari Peninsula

Lot 1, DP 376657

Location Plan Only, Not to Scale
Snips from Survey Plan and
FNDC Maps

Revision	
Number	Date
A	18/10/2024





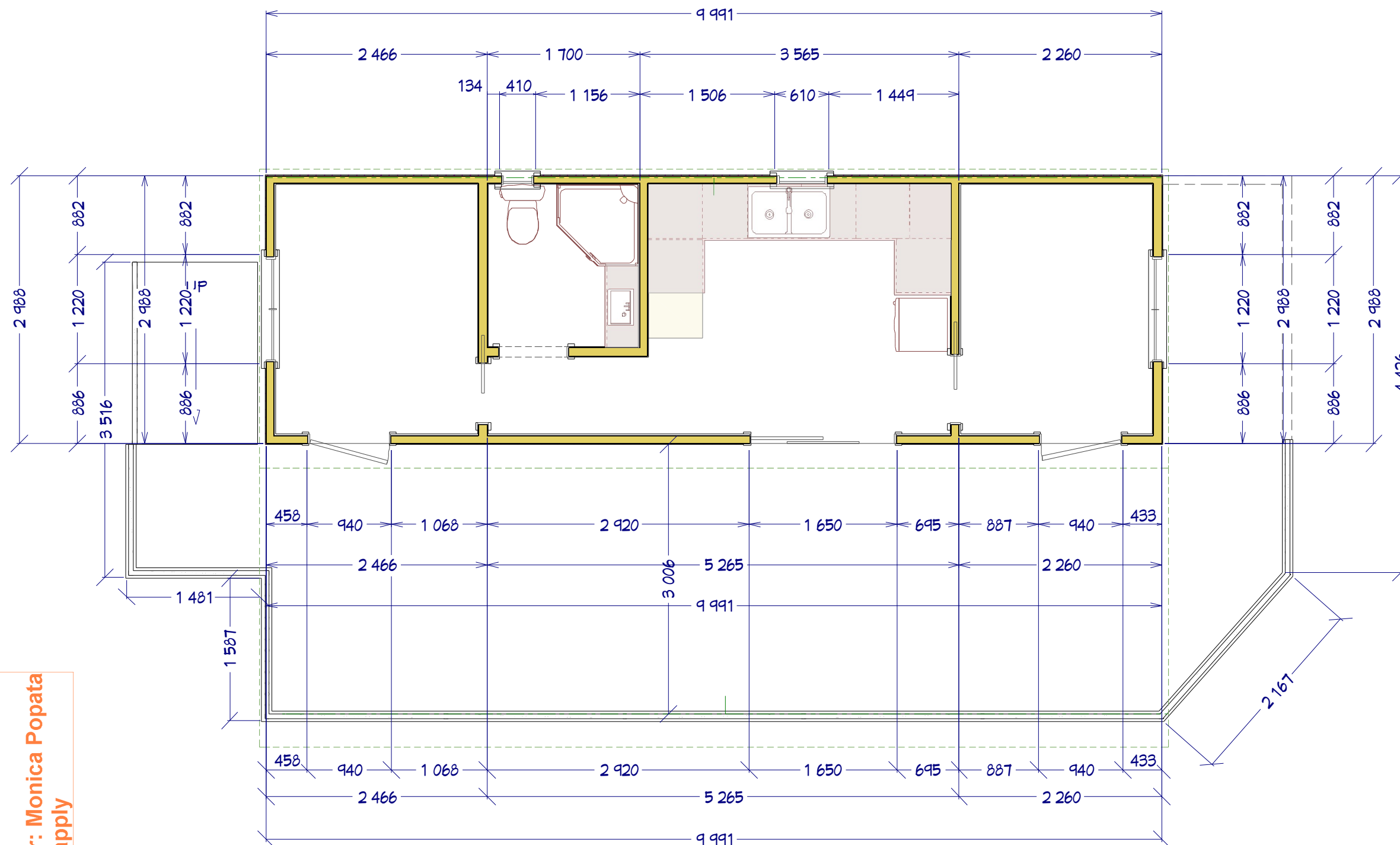
12a Pungaere Road
Kerikeri
Simon Grimme: simon@fnbc.co.nz
0211560609
Katie Grimme: katie@fnbc.co.nz
0212882105

Certificate of Acceptance

Jamal Hossain
1 Sunlover Way
Karikari Peninsula

Lot 1, DP 376657

Scale: 1:50 @ A3



Revision	
Number	Date
A	18/10/2024

Certificate of Acceptance

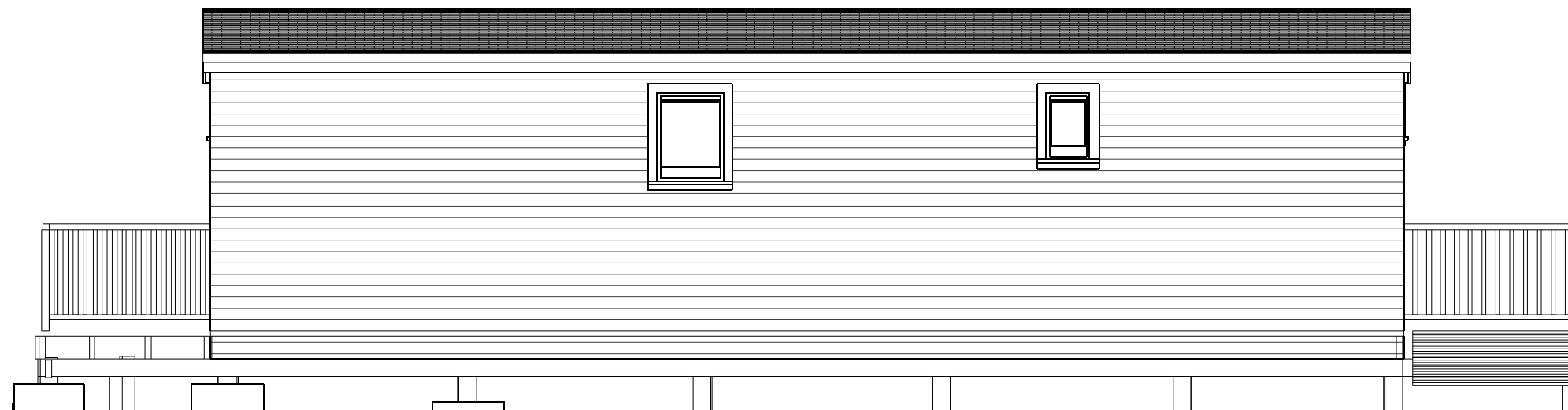
Jamal Hossain
1 Sunlover Way
Karikari Peninsula

Lot 1, DP 376657

Scale: 1:50 @ A3



North



East

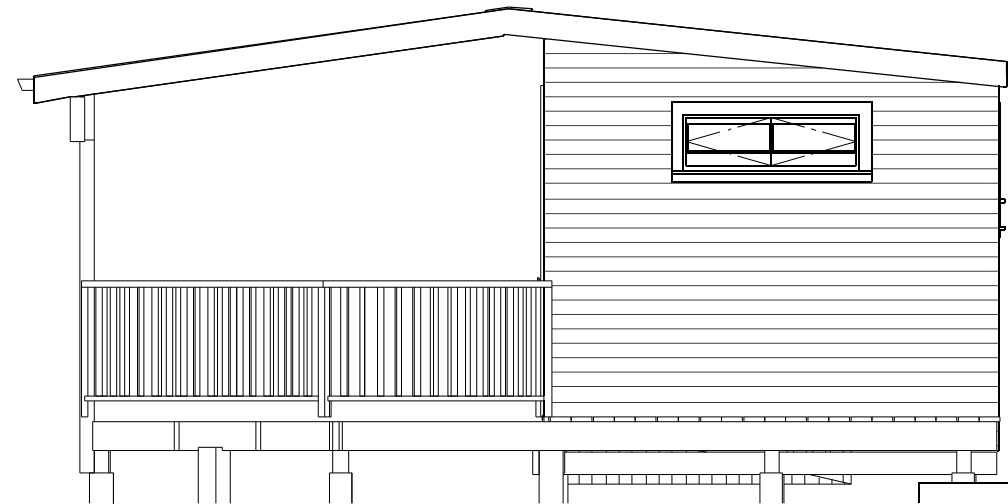
Revision	
Number	Date
A	18/10/2024

Certificate of Acceptance

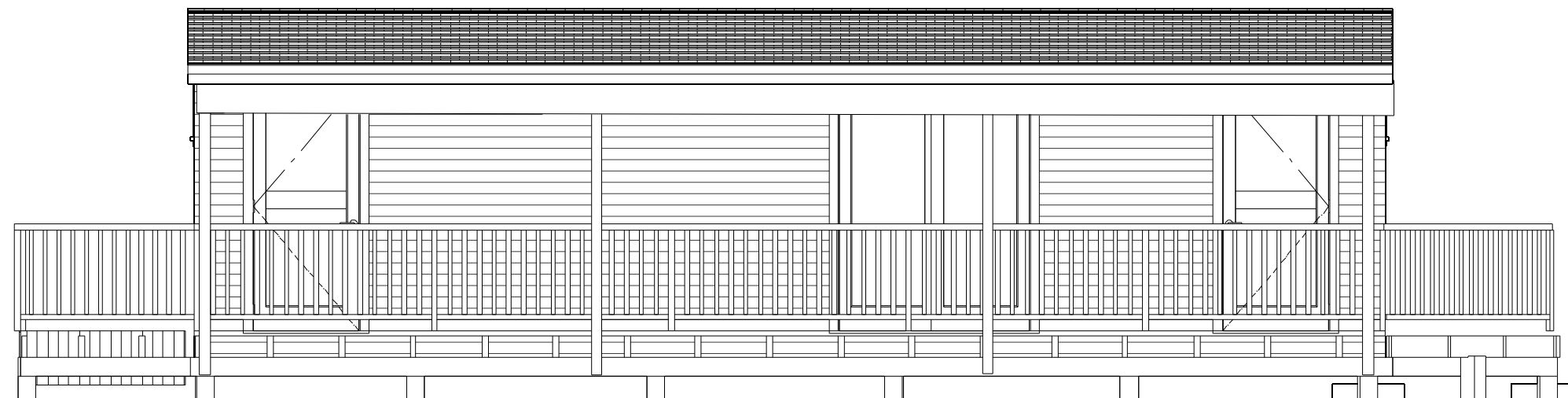
Jamal Hossain
1 Sunlover Way
Karikari Peninsula

Lot 1, DP 376657

Scale: 1:50 @ A3



South

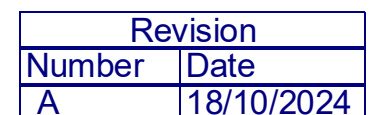


West

Revision	
Number	Date
A	18/10/2024

Jamal Hossain
1 Sunlover Way
Karikari Peninsula

Scale: 1:xx @ A3



Certificate of Acceptance

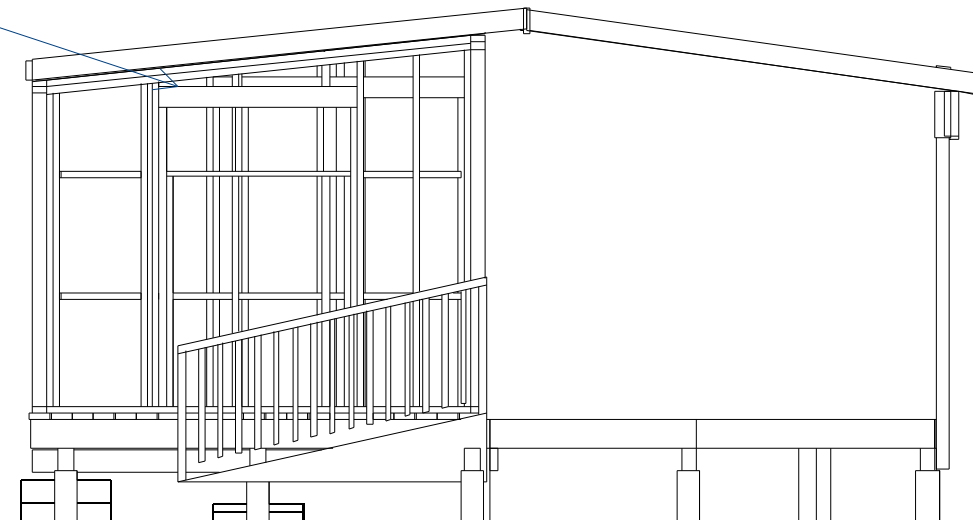
Jamal Hossain
1 Sunlover Way
Karikari Peninsula

Lot 1, DP 376657

Scale: 1:50 @ A3

Revision	
Number	Date
A	18/10/2024

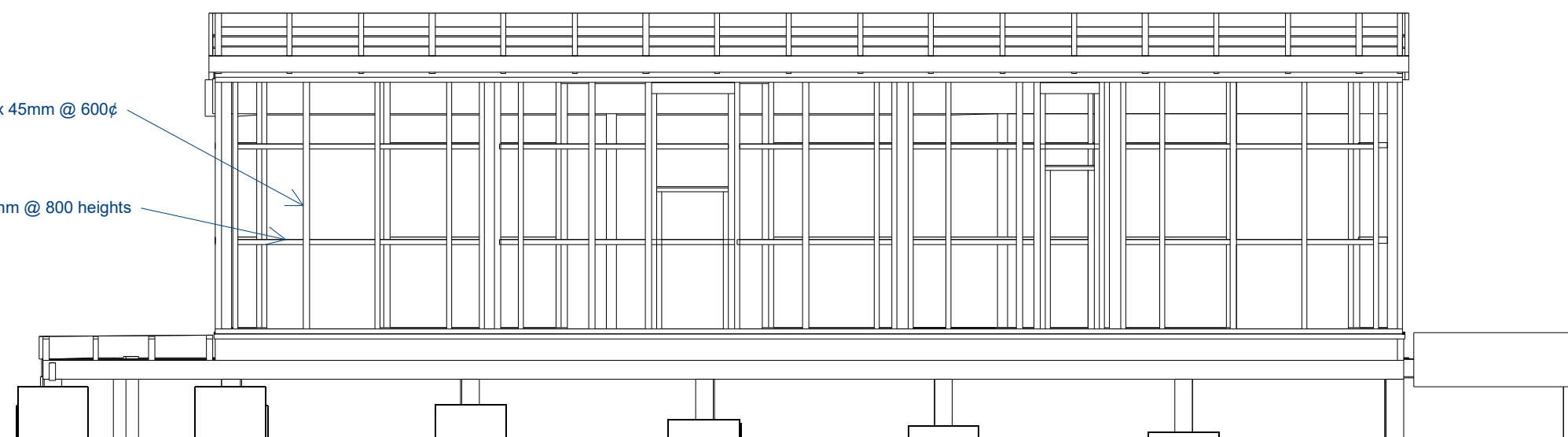
Lintels 2/140mm x 45mm



North Wall Framing

Studs 90mm x 45mm @ 600¢

Nogs 90mm x 45mm @ 800 heights



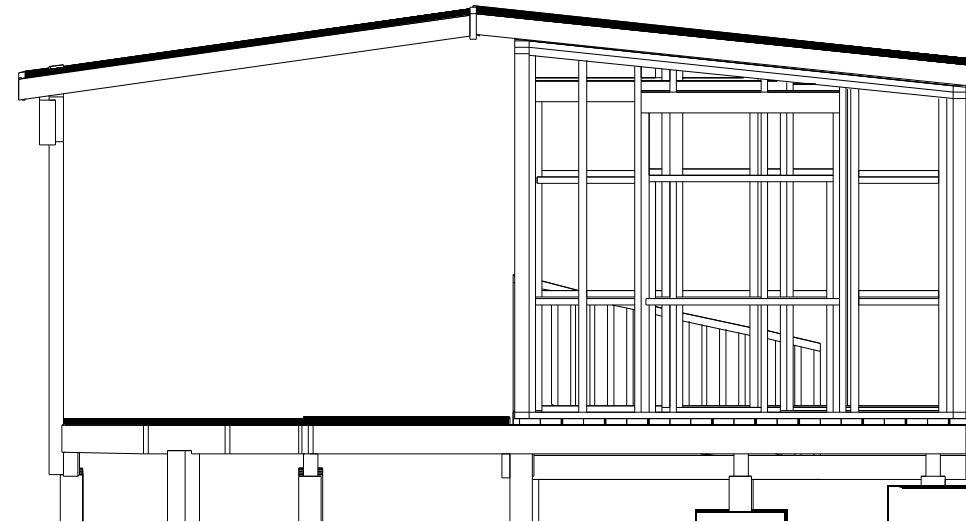
East Wall Framing

Certificate of Acceptance

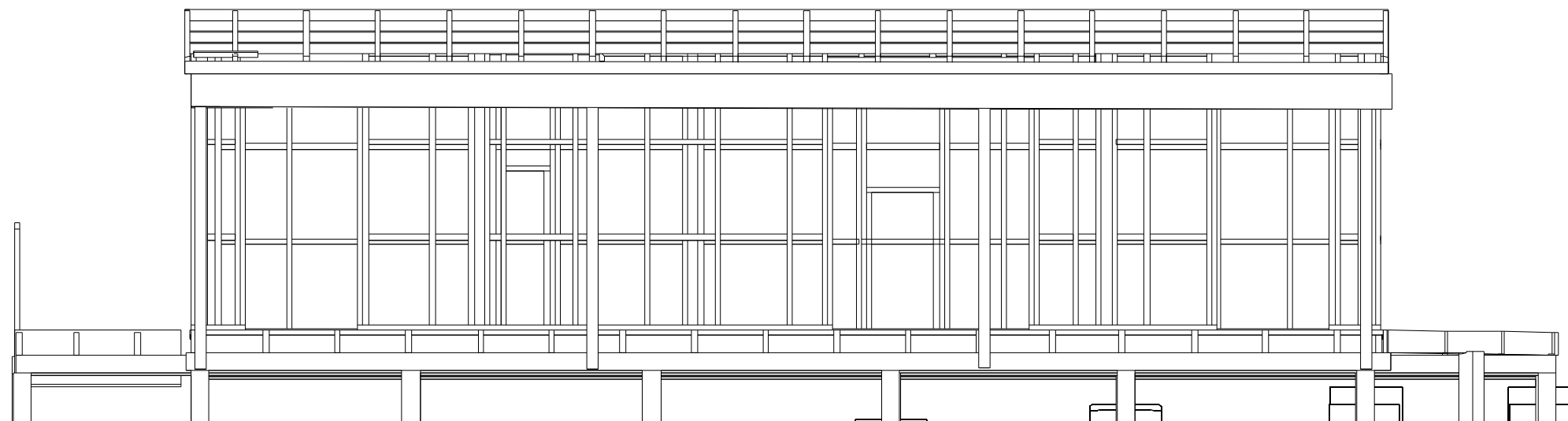
Jamal Hossain
1 Sunlover Way
Karikari Peninsula

Lot 1, DP 376657

Scale: 1:50 @ A3



South Wall Framing



West Wall Framing

Revision	
Number	Date
A	18/10/2024

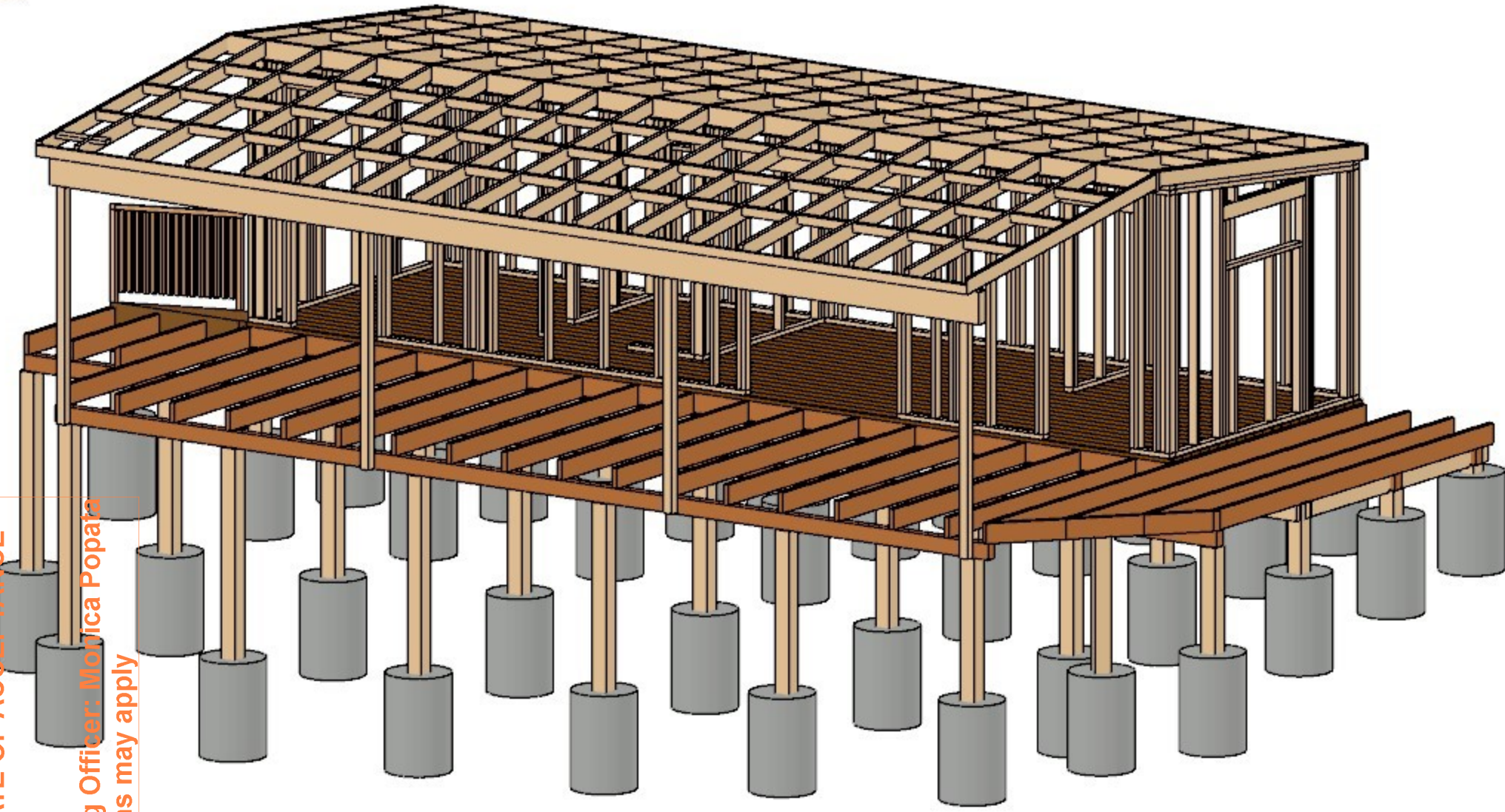
Jamal Hossain
1 Sunlover Way
Karikari Peninsula

Scale: 1:50 @ A3

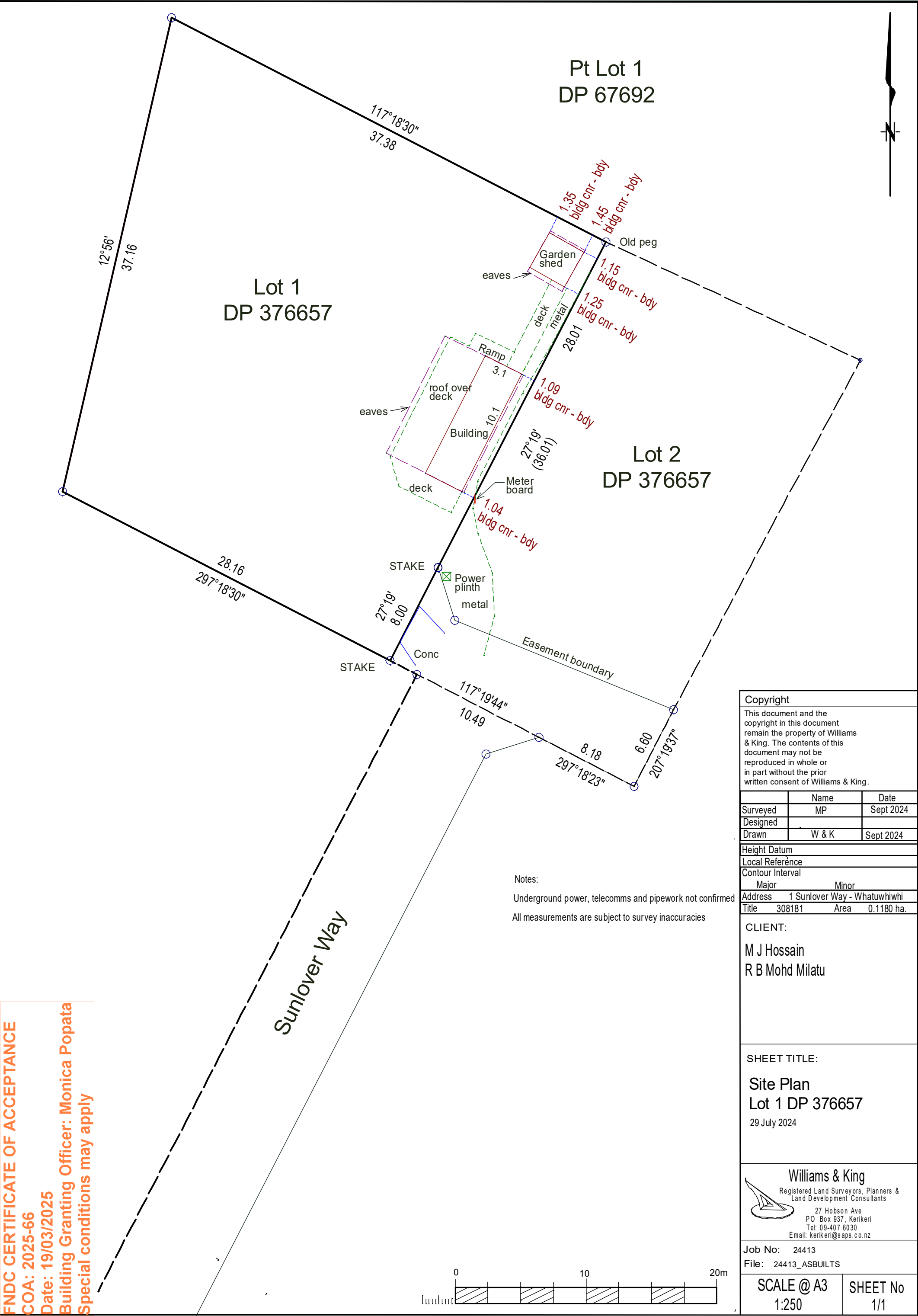


Revision	
Number	Date
A	18/10/2024

FNDC CERTIFICATE OF ACCEPTANCE
COA: 2025-66
Date: 19/03/2025
Building Granting Officer: Monica Popata
Special conditions may apply



FNDC CERTIFICATE OF ACCEPTANCE
COA: 2025-66
Date: 19/03/2025
Building Granting Officer: Monica Popata
Special conditions may apply



Notes:
Underground power, telecomms and pipework not confirmed
All measurements are subject to survey inaccuracies

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	Name	Date
Surveyed	MP	Sept 2024
Designed		
Drawn	W & K	Sept 2024
Height Datum		
Local Reference		
Contour Interval		
	Major	Minor
Address	1 Sunlover Way - Whatuwhiwhi	
Title	308181	Area 0.1180 ha.
CLIENT:		
M J Hossain		
R B Mohd Milatu		
SHEET TITLE:		
Site Plan		
Lot 1 DP 376657		
29 July 2024		
Williams & King		
Registered Land Surveyors, Planners & Land Development Consultants		
27 Hobson Ave		
PO Box 937, Kerikeri		
Tel: 09-407 6030		
Email: kerikeri@saps.co.nz		
Job No: 24413		
File: 24413_ASUILTS		
SCALE @ A3		SHEET No
1:250		1/1