

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 [Form 9](#)). Prior to, and during, completion of this application form, please refer to [Resource Consent Guidance Notes](#) and [Schedule of Fees and Charges](#) — both available on the Council's web page.

1. Pre-Lodgement Meeting

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

☐ Yes ☐ No

2. Type of consent being applied for

(more than one circle can be ticked):

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

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

3. Would you like to opt out of the fast track process?

☐ Yes ☐ No

4. Consultation

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

If yes, which groups have
you consulted with?

Who else have you
consulted with?

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

5. Applicant details

Name/s:

Sebastian Crawford and Francesca Ancillotti

Email:

Phone number:

Postal address:

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

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

If yes, please provide details.

6. Address for correspondence

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

Name/s:

Northland Planning & Development 2020 Ltd

Email:

Phone number:

Postal address:

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

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

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

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

Name/s:

Francesca Ancillotti and Sebastian Crawford

Property address/
location:

7B Rangitane Loop Road

Kerikeri

Postcode 294

8. Application site details

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

Name/s:

Site address/
location:

 Postcode

Legal description:

Val Number:

Certificate of title:

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

Site visit requirements:

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

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

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

9. Description of the proposal

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

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

☐ Disturbing, removing or sampling soil

☒ Changing the use of a piece of land

☐ 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

14. Draft conditions:

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

If yes, please be advised that the timeframe will be suspended for 5 working days as per s107G of the RMA to enable consideration for the draft conditions.

15. 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)

Francesca Ancillotti and Sebastian Crawford

Email:

Phone number:

Postal address:

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

Fees Information

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

15. Billing details continued...

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)

Francesca Ancillotti

Signature:

(signature of bill payer)

Date 19-Jan-2026

MANDATORY

16. 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.

17. Declaration

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

Name (please write in full)

Francesca Ancillotti

Signature

Date 19-Jan-2026

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

See overleaf for a checklist of your information...

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
Sebastian Crawford and Francesca Ancillotti
7B Rangitane Loop Road, Kerikeri

Date: 20 January 2026

Attention: Liz Searle & Nick Williamson (Team Leaders – Resource Consents)

Please find attached:

- an application for a Land-use Resource Consent to undertake an extension in the Coastal Living Zone which triggers consent for visual amenity given the dwelling was constructed post the year 2000; and
- an Assessment of Environmental Effects indicating the potential and actual effects of the proposal on the environment.

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

An initial discussion with Council Planner Aroha Chase was undertaken in December 2025 and it was considered that this application could be processed as a simple consent due to the technical nature of the infringement. The following consent, has been drafted on this basis.

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

Regards,

Alex Billot



Resource Planner

Reviewed by:

Rochelle Jacobs



Director/Senior Planner

NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED



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Attachments:

1. **Far North District Council Application Form**
2. **Record of Title and Instruments – LINZ**
3. **Plan Set – Absolute Build**
4. **TP58 – O’Brien Design Consulting**
5. **Assessment of Objectives and Policies**



1. Description of the Proposed Activity

Figure 1: Site Plan showing proposed extension subject of this application.



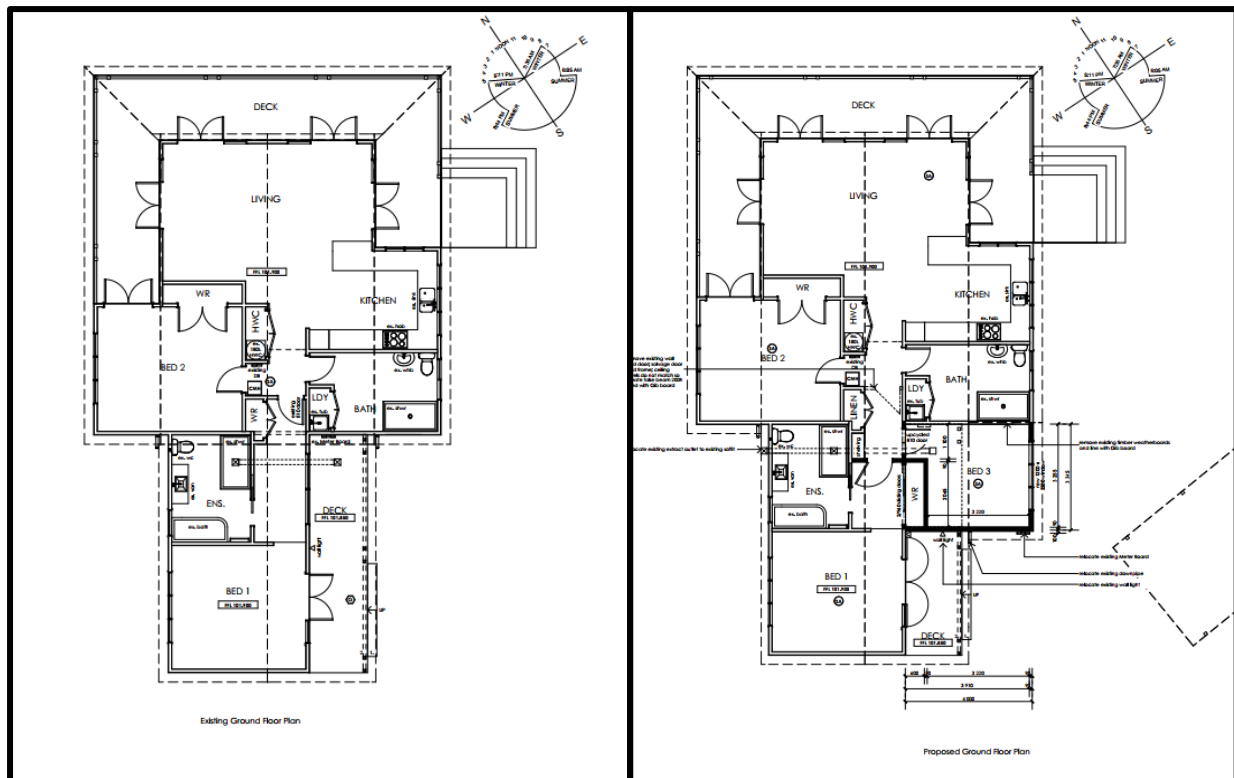


Figure 2: Existing floor plan (left) and proposed floor plan (right).

2. Description of the Site and Surrounds

- 2.1. The site is an 4286m² section located down a right of way from Rangitane Loop Road. The site is bounded by other privately owned allotments along the western, eastern and southern boundaries with the northern boundary adjoining a local purpose reserve for access, which is owned by Far North District Council (FNDC). There is an existing right of way easement adjoining the southern and south-eastern boundaries of the site. The existing dwelling is located within the southern portion of the site, with the remainder of the site being open space utilised by occupants of the dwelling as well as some vegetated areas.
- 2.2. The surrounding environment consists of other Coastal Living zoned allotments of similar size to the subject site. Lots to the south are more intensely developed which reflects the Coastal Residential zoning.





Site Photos



Figure 5: View from carport, looking towards the dwelling where the extension will be located.



Figure 6: Existing carport and screen fence. Image taken from right of way.



Figure 7: Existing dwelling and garage. Image taken from right of way easement.

Title

- 2.3. The site is held within Record of Title NA129B/354 which is dated 11th November 2002. The site is legally described as Lot 2 DP 200946 with an area of 4286m². There are existing easements registered on the title, which are shown below. This application will not affect these existing easements.



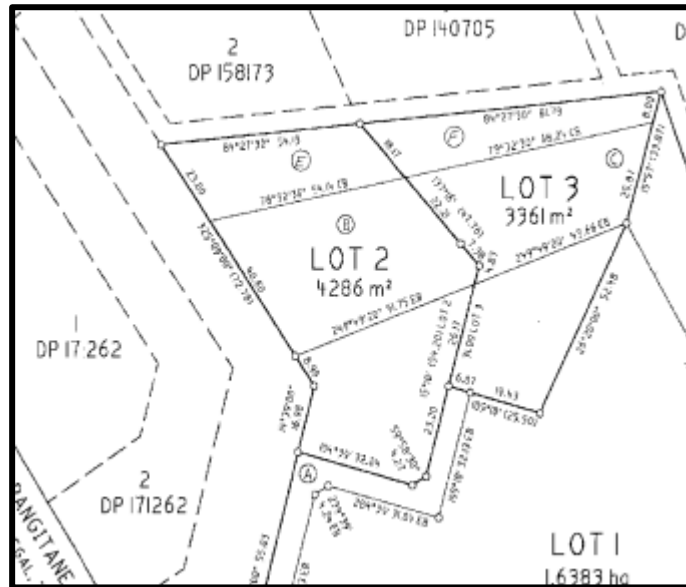


Figure 8: DP200946 showing existing easement locations.

Site Features

- 2.4. The applicant's site is zoned Coastal Living in the Operative District Plan (ODP). The site is not subject to any resource overlays.
- 2.5. The proposed zoning is Rural Lifestyle under Proposed District Plan (PDP) with a 'Coastal Environment' overlay. The middle portion of the site is shown as being subject to flood hazard. This appears to follow the stream which runs through the site. The existing dwelling, carport and proposed extension are located outside of the flood hazard areas shown below.

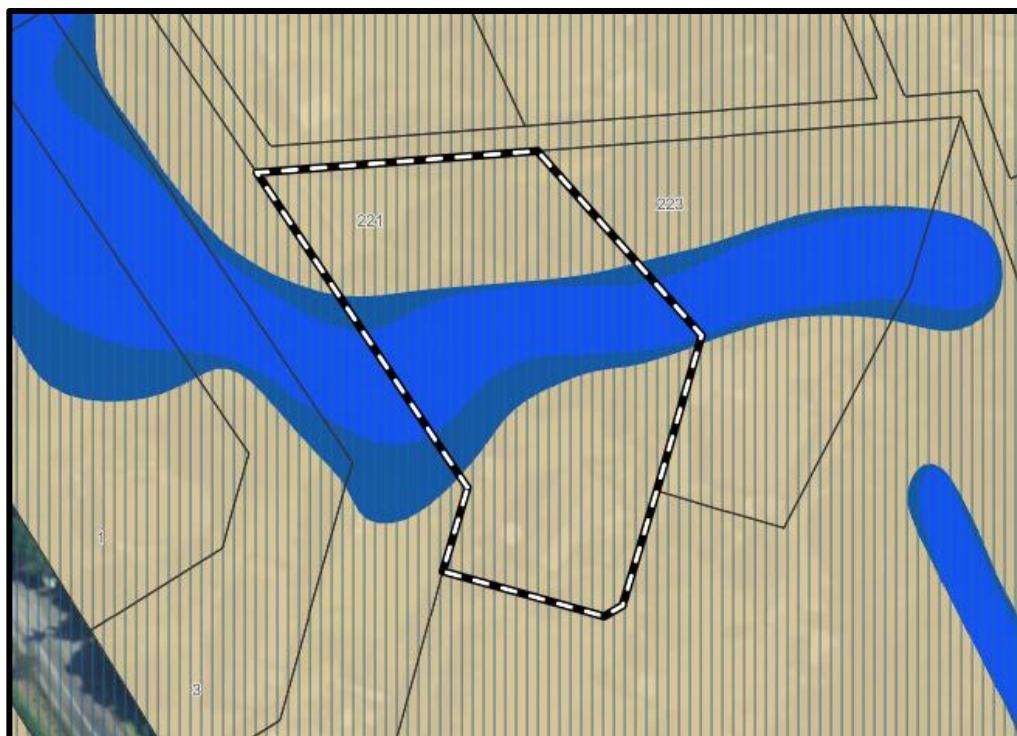


Figure 9: PDP Maps showing proposed zoning and river flood hazard areas.

- 2.6. The site is not a known HAIL site as shown on the Far North Maps or by any historic photographic record.
- 2.7. NZAA does not map any archaeological sites within the vicinity of the property.
- 2.8. The site is zoned as Coastal Living and therefore the NPS for Highly Productive Land (NPS-HPL) is not considered applicable to the proposal.
- 2.9. The site is mapped as being within an area where kiwi are present in high densities. The site is not shown to be located within or near any Protected Natural Areas or areas of high or outstanding landscape. Kerikeri Inlet is located approximately 300 metres to the east. The site is located within the Coastal Environment under the Regional Policy Statement for Northland (RPSN).

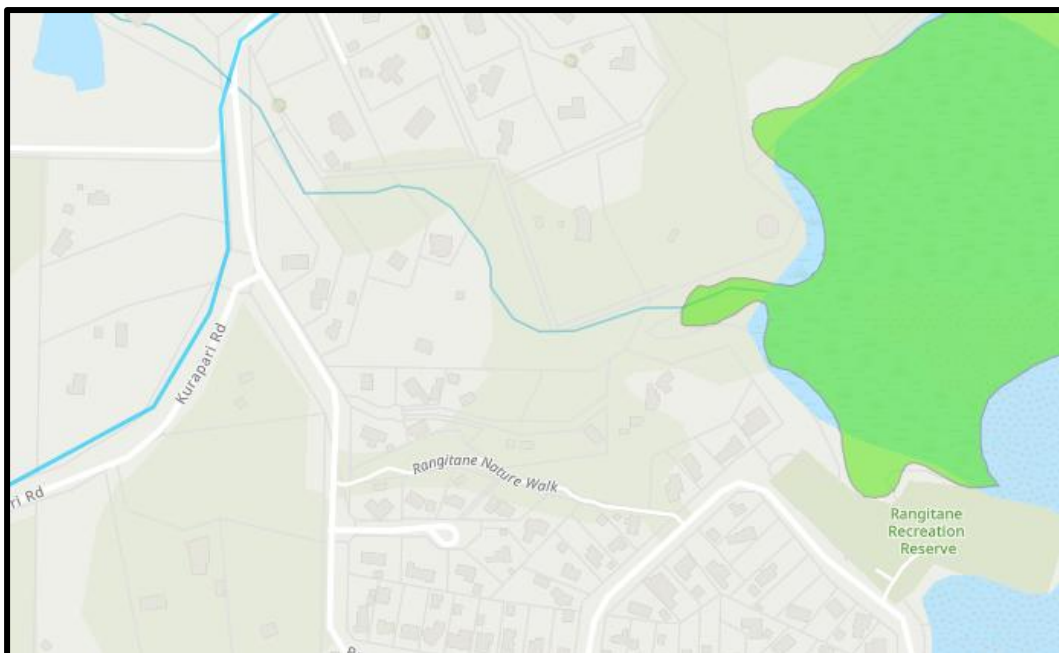


Figure 10: RPS Maps.

- 2.10. Council's reticulated services are not available at the site and therefore all services are managed on the property. A TP58 has been completed for the proposal given an additional bedroom will be added to the dwelling. This is attached within **Appendix 4** of this application. The TP58 concluded that an existing 45m² dripper line will need to be removed as it will be close to the proposed addition and a new 45m² line will be installed on the site. See TP58 for more details.
- 2.11. The site is not shown to be within or adjoin a Statutory Acknowledgement Area.



3. Reasons for Consent

Weighting of Plans

- 3.1. 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.
- 3.2. A large number of comprehensive submissions were received across the board such that the Council has confirmed that other than the rules which were initially identified as having immediate legal effect no additional rules will have legal effect until such time as a decision is made on those provisions.
- 3.3. District Plan hearings on submissions have recently concluded, however no decisions on the PDP have been issued. For this reason, PDP rules which do not have immediate legal effect are not considered.
- 3.4. Recent advice from Council is that objectives and policies of the PDP are now given more weighting.

Operative District Plan (ODP)

- 3.5. The application site is zoned Coastal Living under the ODP. An assessment against the relevant District Plan rules is out in the Tables 1 & 2 below:

Table 1 - Assessment Coastal Living Zone Rules		
Plan Reference	Rule	Performance of Proposal
10.7.5.1.1	Visual Amenity	Restricted Discretionary The proposed extension will be less than 30% of the existing floor area, however as the existing building was constructed post 2000, any extension will trigger consent under this rule.
10.7.5.1.2	Residential Intensity	Permitted The proposal will result in an additional bedroom added to the existing dwelling.
10.7.5.1.3	Scale of Activities	Permitted N/A
10.7.5.1.4	Building Height	Permitted



		The maximum extension building height is 4m as per the Plan Set. This complies with the permitted threshold.
10.7.5.1.5	Sunlight	Permitted The extension will be located at least 3 metres from all boundaries such that the proposal adequately complies with this rule and as is shown within the Plan set.
10.7.5.1.6	Stormwater Management	Permitted. The existing and proposed impermeable surfaces are as follows: <ul style="list-style-type: none"> - Existing residence – 177.5m² - Existing shed – 10m² - Existing carport – 23m² - Existing metalled drive – 142m² - Proposed extension – 8m² Total – 360.5m² or 9% of the total site area. This complies with the permitted threshold of less than 10% of the site area (less than 428.6m ²).
10.7.5.1.7	Setback from Boundaries	Permitted The site is less than 5000m ² in area and therefore, a 3m setback applies to the site. The proposed extension will be setback at least 3m from all boundaries. As shown on the site plan, there is a screen fence which encroaches into the permitted 3m setback, however this forms part of the landscaping and operates as a fence such that it is not considered to fall under the definition of building which would trigger the need for consent for setback.
10.7.5.1.8	Screening for Neighbours Non-Residential Activities	Permitted N/A
10.7.5.1.9	Transportation	Permitted The extension will be added to the existing dwelling and is not considered to alter traffic, parking or access. As such, the proposal is considered permitted in terms of Chapter 15.
10.7.5.1.10	Hours of Operation Non-Residential Activities	Permitted N/A
10.7.5.1.11	Keeping of Animals	Permitted N/A



10.7.5.1.12	Noise	Permitted N/A
10.6.5.1.13	Helicopter Landing Area	Permitted N/A

Table 2 - Assessment against District-Wide Natural & Physical Resources Rules

Plan Reference	Rule	Performance of Proposal
12.1	Landscape and Natural Features	Permitted The site is not within any mapped outstanding natural landscape or outstanding natural feature.
12.2	Indigenous Flora and Fauna	Permitted No clearance of indigenous vegetation is sought as part of this application.
12.3.6.1.2	Excavation and/or Filling	Permitted The permitted volume of excavations in the Coastal Living zone is 300m ³ and the maximum cut/fill face is 1.5m or combined cut and fill height of 3m. The only earthworks sought as part of this activity is the for the building foundations as well as installation of the new dripper lines, which are exempt from the definition of earthworks and as such the earthworks proposed are not counted.
12.4.6.1.2	Fire Risk to Residential Units	Permitted No residential units are proposed.
12.5	Heritage	Permitted The site does not contain any scheduled heritage items listed in the ODP. The site is not identified in the ODP as a site of cultural significance to Māori. There are no notable trees on the site. There are no listed archaeological sites. The site is not within any identified Heritage Precinct.
12.7.6.1.1 12.7.6.1.2	Setback from Lakes, Rivers and the Coastal Marine Area Setback from smaller lakes, rivers and wetlands	Permitted. The required setback from the coastal marine area or any river (where the average width of the riverbed is 3m or more) is 30m in Coastal Living Zone. The stream which runs through the site is on average 2.5m wide and as such, no setback provision is required under rule 12.7.6.1.1.



		Under rule 12.7.6.1.2 the setback is 10x the average width of the river which requires a 25m setback. The proposed extension is approx. 30m from the closest point of the stream.
12.8	Hazardous Substances	Not applicable
12.9	Renewable Energy	Not applicable.

ODP District Plan Activity Status

- 3.6. The assessment above has identified the following infringement to the District Plan Rules:
- 10.7.5.1.1 Visual Amenity
- 3.7. As per Rule 10.7.5.3.1 Visual Amenity, and preamble 10.7.5.3 Restricted Discretionary Activities the proposal is assessed as a **Restricted Discretionary Activity** overall under the ODP provisions.

Proposed District Plan

- 3.8. Within the Proposed District Plan, the site is zoned Rural Lifestyle. It is also subject the Coastal Environment Overlay which covers the entire site. Assessment of the rules in the Proposed District Plan that have immediate legal effect, has been undertaken below:

Table 3 - Proposed Far North District Plan Rules – (with current legal effect)		
Chapter	Rule Reference	Compliance of Proposal
Hazardous Substances	The following rules have immediate legal effect: 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 Rules HS-R5, HS-R6, HS-R9	Not applicable. The site does not contain any hazardous substances to which these rules would apply.
Heritage Area Overlays	All rules have immediate legal effect (HA-R1 to HA-R14) All standards have immediate legal effect (HA-S1 to HA-S3)	Not applicable. The site is not located within a Heritage Area Overlay.
Historic Heritage	All rules have immediate legal effect (HH-R1 to HH-R10). Schedule 2 has immediate legal effect.	Not applicable. The site does not contain any areas of mapped historic heritage.



Notable Trees	All rules have immediate legal effect (NT-R1 to NT-R9) All standards have legal effect (NT-S1 to NT-S2) Schedule 1 has immediate legal effect	Not applicable. The site does not contain any notable trees.
Sites and Areas of Significance to Māori	All rules have immediate legal effect (SASM-R1 to SASM-R7) Schedule 3 has immediate legal effect	Not applicable. The site does not contain any mapped sites or areas of significance to Māori.
Ecosystems and Indigenous Biodiversity	All rules have immediate legal effect (IB-R1 to IB-R5)	Not applicable. The site does not contain any known ecosystems or indigenous biodiversity for which these rules would apply.
Subdivision	The following rules have immediate legal effect: SUB-R6, SUB-R13, SUB-R14, SUB-R15, SUB-R17	Not applicable. The proposal is not for subdivision.
Activities on the Surface of Water	All rules have immediate legal effect (ASW-R1 to ASW-R4)	Not applicable. The proposal does not involve activities on the surface of water.
Earthworks	The following rules have immediate legal effect: EW-R12, EW-R13 The following standards have immediate legal effect: EW-S3, EW-S5	Permitted. Earthworks as part of this proposal will proceed under the guidance of an ADP. Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016 (GD-005) will be given effect to with the minor works in accordance with Rules EW-12, EW-R13, EW-S3 and EW-S5.
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. No signs are proposed as part of this application.
Orongo Bay Zone	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water	Not applicable. The site is not located in the Orongo Bay Zone.

3.9. The proposal is therefore considered to be Permitted in terms of the notified PDP.



National Environmental Standards

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

- 3.10. The site is not identified as HAIL on the Council database of HAIL sites. A review of historic aerials indicates that there are no known HAIL activities that have previously occurred or are currently occurring on the site. For this reason, the proposed activities are not subject to NESCS (National Environment Standard for Assessing and Managing Contaminants in Soil to Protect Human Health).

National Environmental Standard for Freshwater

- 3.11. The proposed activities do not involve farming, nor would they impact on any natural inland wetlands or waterways. As such, this national standard is not relevant to the application.

Other National Environmental Standards

- 3.12. There are no other National Environmental Standards considered applicable to this development.

Control of Earthworks Bylaw

- 3.13. The definition of Excavation in the Control of Earthworks bylaw is as follows:

Excavation means the digging out of materials from the ground, but does not include:

- (a) normal garden activities;
 - (b) digging of post holes or trenches for drainage;
 - (c) dam maintenance, driveway maintenance and drain maintenance;
 - (d) normal rural practices;
 - (e) septic tanks and associated drainage fields;
 - (f) excavation for building foundations and stripping of topsoil to form a building footprint;
 - (g) any works to public roads;
 - (h) any quarry, public tip or similar use of land where fill is mined or stored pursuant to some other authorisation consent;
 - (i) cuts behind retaining walls;
 - (j) excavation of swimming pools if:
 - a. excavated material is removed from the property to a permitted dump site; or
 - b. excavated material remaining onsite meets the requirements of clause 7;
 - (k) vehicle crossings.
- 3.14. Item (e) and (f) exempts excavation for dripper lines and building foundations. The excavations as part of this proposal are therefore considered exempt. As such the Bylaw does not apply.



4. Statutory Assessment under the Resource Management Act 1991 (RMA)

Section 104C of the RMA

- 4.1. Section 104C governs the determination of applications for Restricted Discretionary Activities. When considering an application for resource consent, a consent authority must consider only those matters over which a discretion is restricted in National Environmental standards or other regulations, or it has restricted the exercise of its discretion in its plan or proposed plan. The consent authority can grant or refuse the application. If the application is granted, the consent authority may impose conditions under Section 108 only for those matters listed above.

Section 104(1) of the RMA

- 4.2. Section 104(1) of the Act states that when considering an application for resource consent –

“the consent authority must, subject to Part II, 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.”

- 4.3. 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). The proposed extension will be added to the existing dwelling on the site and will provide much needed space for the Applicants. The extension is modest in size and will be visually mitigated from the CMA and surrounding properties by the existing natural and built form in the surrounding environment.

- 4.4. 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'. In this case, 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.

- 4.5. Section 104(1)(b) requires that the consent authority consider the relevant provisions of the above listed documents. An assessment of the relevant statutory documents that corresponds with the scale and significance of the effects that the activity may have on the environment is set out below.
- 4.6. 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 that are relevant to the assessment of this application.

Section 104(1)(a) – Assessment of Environmental Effects

- 4.7. 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 matters listed in 10.7.5.3.1 Visual Amenity are applicable. As the application is a Restricted Discretionary Activity the matters of assessment and those matters in which council can consider are restricted to those in this section only.

Visual Amenity

- 4.8. The proposal involves the addition of an 8m² bedroom to the existing dwelling. The following assessment criteria is relevant to the proposed extension only.

When considering an application under this provision the Council will restrict the exercise of its discretion to matters relating to:

- (i) the location of the building;*
- (ii) the size, bulk, and height of the building or utility services in relation to ridgelines and natural features;*
- (iii) the colour and reflectivity of the building;*
- (iv) the extent to which planting can mitigate visual effects;*
- (v) any earthworks and/or vegetation clearance associated with the building;*
- (vi) the location and design of associated vehicle access, manoeuvring and parking areas;*
- (vii) the extent to which the building will be visually obtrusive;*
- (viii) the cumulative visual effects of all the buildings on the site;*
- (ix) the degree to which the landscape will retain the qualities that give it its naturalness, visual and amenity values;*
- (x) the extent to which private open space can be provided for future uses ;*
- (xi) the extent to which the siting, setback and design of building(s) avoid visual dominance on landscapes, adjacent sites and the surrounding environment;*



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

- 4.9. The proposal will result in an 8m² extension to the existing dwelling, which is to contain a bedroom. The size, bulk, height and siting of the extension will be consistent with the existing dwelling and can meet all other permitted provisions for the zone. The extension will be located on a maintained area of lawn/landscaped area such that no indigenous vegetation removal is required. The site is not known to contain any areas of outstanding landscapes or natural features and none are considered to be affected by the proposed extension. No additional landscaping is considered necessary nor is none proposed given the extension is minor in area and will be consistent with the existing dwelling on the site. The existing boundary planting will be maintained. Vehicle access, manoeuvring and parking will remain unchanged given where the extension will be located is not used for such purposes.



Figure 11: Proposed location of extension. Taken from carport.

- 4.10. The site is accessed via a right of way and is screened from public roads by existing built development. No permanent screening is considered required given the extension is not anticipated to be seen from public viewing points within a public road, public reserve or the foreshore. Given the minor nature of the extension, the naturalness and visual values of the surrounding area are not considered to be affected. The proposed extension will blend into the existing development. The extension cannot be seen from the CMA.
- 4.11. The extension is not to be located on a ridgeline and natural hazards are not anticipated to be exacerbated. There is ample area remaining within the site to be utilised for private open space. The extension complies with the setback and sunlight rules for the zone and given the proposal will be a minor extension to the existing dwelling, no effects from visual dominance are anticipated. Privacy, outlook and enjoyment of private open spaces on adjacent sites are not anticipated to be affected given the location and use of the proposed extension.



- 4.12. Overall, the proposed extension is minor in nature and if the dwelling was constructed prior to 2000 it would be a permitted activity. The extension will be located within an existing maintained area of the site and is not considered to affect adjacent properties. All effects are considered to be less than minor.

Section 104(1)(b) – Relevant Provisions of Any Statutory Planning Document

- 4.13. In accordance with Section 104(1)(b) of the Act, the following statutory policy statements and plans are relevant to this application.

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

- 4.14. There are currently nine operative National Policy Statements. These are as follows:
- New Zealand Coastal Policy Statement (NZCPS)
 - National Policy Statement on Urban Development (NPS UD)
 - National Policy Statement for Freshwater Management (NPS FM)
 - National Policy Statement for Renewable Electricity Generation (NPS RE)
 - National Policy Statement on Electricity Transmission (NPS ET)
 - National Policy Statement for Highly Productive Land (NPS HPL)
 - National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat (NPS-GG)
 - National Policy Statement for Indigenous Biodiversity 2023
 - National Policy Statement for Natural Hazards 2025
- 4.15. The NZCPS is relevant to the assessment of this application because the site is within the Coastal Environment as mapped by the RPSN. The objectives and policies of the NZCPS are high level and given effect to in the Northland context by the RPSN.
- 4.16. Although the site is shown to have areas susceptible to flood hazards, the proposed development will be located outside of the flood susceptible areas and as such the National Policy Statement for Natural Hazards 2025 is not considered applicable to the proposed development, given the risk of natural hazards occurring at the location of the development is low.

New Zealand Coastal Policy Statement 2010

- 4.17. The proposal is minor in nature and will result in an 8m² extension to the existing dwelling. This will be located within an area which is already developed with residential unit. It is considered that the proposal will not adversely affect the character and amenity of the coastal environment, especially given that this activity could be undertaken as a permitted activity if the dwelling was built pre 2000. The extension is not anticipated to be seen from any public viewing areas or the CMA and is not objectionable to the surrounding environment. Given the above, it is considered that the proposal is consistent with the



relevant objectives and policies of the NZCPS, with a full assessment contained within **Appendix 5** of this application.

Regional Policy Statement for Northland (RPSN)

- 4.18. The role of the RPSN is to promote sustainable management of Northland's natural and physical resources. The RPSN gives effect to the NZCPS in the Northland context.
- 4.19. The RPSN provides an overview of the regions' resource management issues and sets out policies and methods to achieve integrated management of Northlands natural and physical resources. Of relevance to this application are policy measures to manage the use and development of land within the mapped coastal environment. The site is located over 300 metres from the coastal marine area as well as being surrounded by similar development. The site is not within any regionally significant landscape or land based natural character area.
- 4.20. At a local site scale, the following objectives and policies are considered relevant to the proposed activity:
- *Objective 3.2 – Region-wide water quality*
 - *Objective 3.4 – Indigenous ecosystems and biodiversity*
 - *Objective 3.5 – Enabling economic wellbeing*
 - *Objective 3.12 – Tangata whenua role in decision making*
 - *Objective 3.13 – Natural Hazard Risk*
 - *Objective 3.14 – Natural character, outstanding natural features, outstanding natural landscapes and historic heritage*
 - *Policy 4.2 – Region-wide water quality management*
 - *Policy 4.4 – Maintaining and enhancing indigenous ecosystems and species*
 - *Policy 4.6 – Managing effects on natural character, features / landscapes and heritage*
- 4.21. Given the minor nature of the works, the fact that no vegetation clearance will be undertaken, natural hazards have been considered, historic heritage has been investigated with no known archaeological sites within the allotment, it is considered the proposal can meet the objectives and policies of this document.

Operative Far North District Plan (ODP)

- 4.22. The relevant objectives and policies of the Plan are those related to the Coastal Environment and the Coastal Living Zone. The proposal would generate no more than minor adverse effects on the Coastal environment. Given the small scale of the extension, the proposal is consistent with the character of the area and is considered to have less than minor adverse effects on coastal amenity values. The proposal is considered consistent with the objectives and policies of the Plan, with a full assessment of the objectives and policies contained within **Appendix 5** of this application.



Proposed District Plan (PDP)

- 4.23. Under the PDP, the site is zoned Rural Lifestyle and is within the Coastal Environment overlay. The proposal is considered to create no more than minor adverse effects on the surrounding environment. The proposal is for extensions to an existing dwelling which will not change the existing use of the site and is considered to meet the purpose of the zone. The proposal has been assessed to be consistent with the new plan with a full assessment of the relevant objectives and policies contained within **Appendix 5** of this application.

Summary

- 5.1. The proposal is considered to be consistent with the relevant Policy Documents as detailed within this application.

5. Notification Assessment – Sections 95A to 95G of the Act

Public Notification Assessment

- 5.2. 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.*

- 5.3. It is not requested the application be publicly notified and the application is not made jointly with an application to exchange reserve land. Therefore Step 1 does not apply and Step 2 must be 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]

- 5.4. Public Notification is not precluded as the proposal is a Restricted Discretionary Activity and is not solely a boundary activity. Therefore Step 3 must be considered.

Step 3: Public Notification required in certain circumstances

(7) Determine whether the application meets either of the criteria set out in subsection (8) and,—

(a)if the answer is yes, publicly notify the application; and

(b)if the answer is no, go to step 4.

(8) The criteria for step 3 are as follows:

(a)the application is for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification;

(b)the consent authority decides, in accordance with section 95D, that the activity will have or is likely to have adverse effects on the environment that are more than minor.

- 5.5. 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. Therefore, public notification is not required, and Step 4 must be considered.

Step 4: Public notification in special circumstances

- 5.6. Section 95A(9) states that a council must publicly notify an application for resource consent if it considers that 'special circumstances' exist, notwithstanding that Steps 1 – 3 above do not require or preclude public notification. Special circumstances are not defined in the Act.

- 5.7. There are no special circumstances that exist to justify public notification of the application because the proposal is not considered to be controversial or of significant public interest, particularly given that the proposal involves minor extensions to an existing dwelling, which is considered as neither exceptional nor unusual.

Public Notification Summary

- 5.8. From the assessment above it is considered that the application does not need to be publicly notified, but assessment of limited notification is required.

Limited Notification Assessment

- 5.9. 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).

- 5.10. There are no protected customary rights groups or customary marine title groups that are relevant to this application. The site is not known to be within or adjoin a Statutory Acknowledgement Area.
- 5.11. Therefore 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).

- 5.12. There is no rule in the plan or national environmental standard that precludes notification. The application is not for a controlled activity. Therefore Step 2 does not apply and Step 3 must be 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. The proposal is not for a boundary activity nor is it a prescribed activity.



- 5.13. The proposal does not involve a boundary activity.

In deciding who is an affected person under section 95E, a council under section 95E(2):

(2) The consent authority, in assessing an activity's adverse effects on a person for the purpose of this section,—

- (a) may disregard an adverse effect of the activity on the person if a rule or a national environmental standard permits an activity with that effect; and*
- (b) must, if the activity is a controlled activity or a restricted discretionary activity, disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and*
- (c) must have regard to every relevant statutory acknowledgement made in accordance with an Act specified in Schedule 11.*

- 5.14. A council must not consider that a person is affected if they have given their written approval, or it is unreasonable in the circumstances to seek that person's approval.
- 5.15. With respect to section 95B(8) and section 95E, the permitted baseline was considered as part of the assessment of environmental effects undertaken in Section 4 of this report, which found that the potential adverse effects on the environment will be no more than minor.
- 5.16. Regarding potential adverse effects on persons, the assessment in Section 4 are also relied on and the following comments made:
- The proposed extension to the existing dwelling meets the permitted standards for building height, setback and sunlight within the zone.
 - The proposal will involve minimal excavation and no indigenous vegetation clearance.
 - The proposal if sought on a dwelling pre 2000 would be a permitted activity.
 - The proposed extension is not anticipated to be visually dominant or obtrusive.
 - The proposed activities would not be contrary to the objectives and policies of the ODP, PDP, NZCPS or the RPSN.
 - All other persons are sufficiently separated from the proposed development and works, such that there will be no effects on these people.
- 5.17. Therefore, no other persons will be affected to a minor or more than minor degree.
- 5.18. Therefore Step 3 does not apply and Step 4 must be 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),

- 5.19. The proposal is to construct a 8m² extension to the existing dwelling. It is considered that no special circumstances exist in relation to the application.



Limited Notification Assessment Summary

5.20. Overall, from the assessment undertaken Steps 1, 2, 3 & 4 do not apply.

6. Part 2 Assessment

- 6.1. For completeness, the application is assessed in relation to the purpose and principles of the Resource Management Act 1991 which are contained in Section 5 to 8 of the Act inclusive.
- 6.2. The proposal will meet Section 5 of the RMA as the proposal will sustain the potential of natural and physical resources whilst meeting the foreseeable needs of future generations. The proposal will avoid adverse effects on the environment and will maintain the character of the site and surrounding environment.
- 6.3. Section 6 of the Act includes matters of national importance. The proposal will aid in preserving the natural character of the coastal environment by ensuring no vegetation is removed as part of this proposal. Public access will not be affected. The relationship of Māori and their culture and traditions have been considered as part of this proposal with no issues considered to arise. The NRC Hazard Maps indicates that a portion of the site is susceptible to river hazards however the extension is located outside of these areas.
- 6.4. Section 7 identifies several “other matters” to be given particular regard by a Council in the consideration of any assessment for resource consent, including the maintenance and enhancement of amenity values. The proposal maintains and amenity values given that the extensions are to the existing dwelling on the site.
- 6.5. Section 8 requires Council to ‘take into account’ the principals of the Treaty of Waitangi. It is considered that the proposal raises no Treaty issues. The proposal has taken into account the principals of the Treaty of Waitangi and is not considered to be contrary to these principals.
- 6.6. Overall, the application is consistent with the relevant provisions of Part 2 of the Act, as expressed through the objectives, policies and rules reviewed in earlier sections of this application. Given that consistency, we conclude that the proposal achieves the purposes of sustainable management set out by section 5 of the Act.

7. Conclusion

- 7.1. The Applicants seek resource consent to construct an 8m² extension to the dwelling which will be for the purpose of a bedroom. Consent is required given the dwelling was constructed post 2000 and therefore any extensions to the dwelling trigger consent under the permitted Visual Amenity rule.



- 7.2. The proposed activity is Restricted Discretionary under the ODP and Permitted under PDP rules that have immediate legal effect. The assessment of effects on the environment has concluded that potential adverse effects will be no more than minor.
- 7.3. The proposed activities are consistent with the objectives and policies of the NZCPS, RPSN and the ODP and PDP.
- 7.4. It is considered that there are no other persons affected by the proposed activities. It is considered appropriate for consent to be granted on a non-notified basis.

8. Limitations

- 8.1. 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.
- 8.2. 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.
- 8.3. 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.
- 8.4. 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

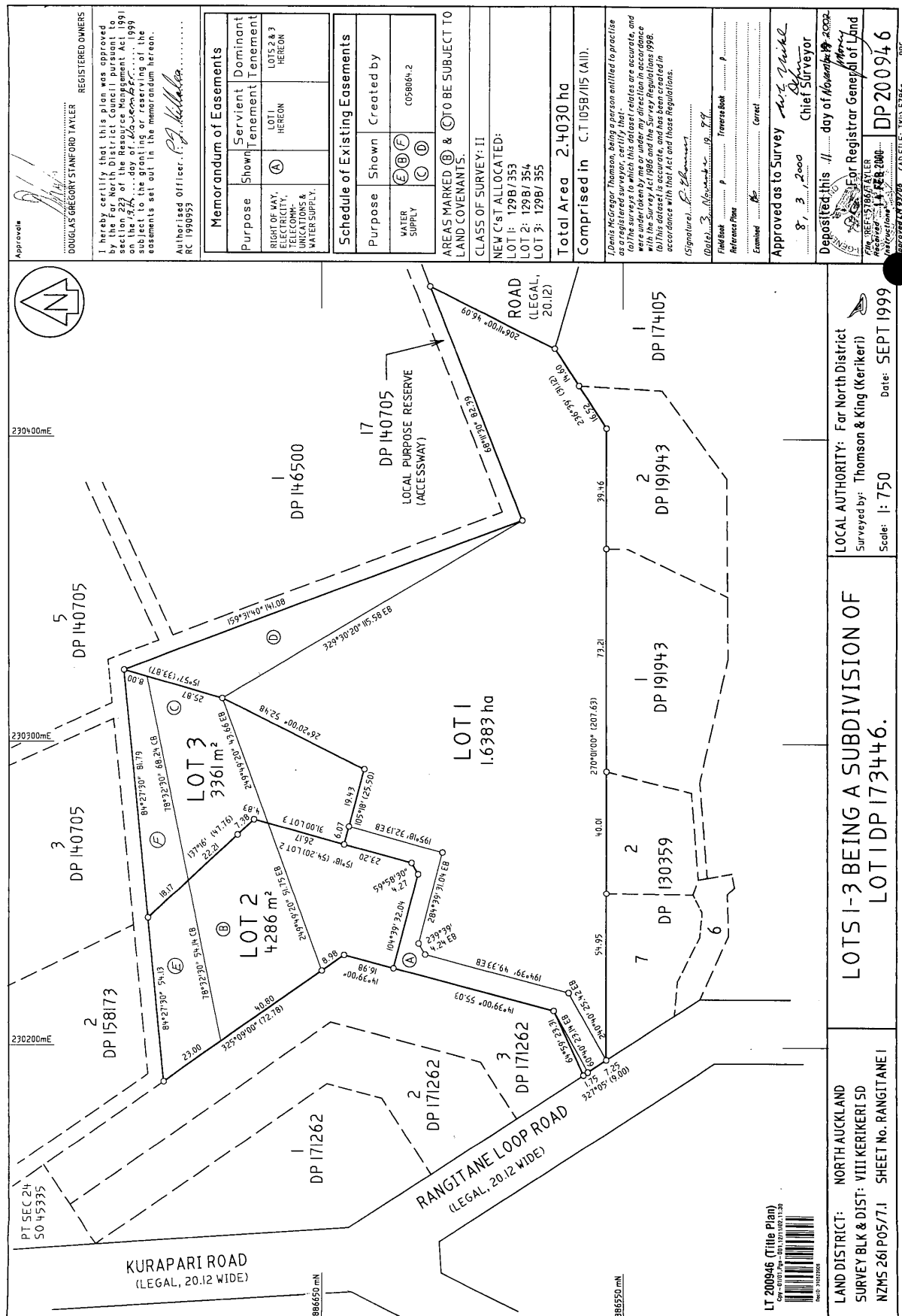
Identifier **NA129B/354**
Land Registration District **North Auckland**
Date Issued 11 November 2002

Prior References
NA105B/115

Estate Fee Simple
Area 4286 square metres more or less
Legal Description Lot 2 Deposited Plan 200946
Registered Owners
Sebastian Ward Crawford and Francesca Ancillotti

Interests

Subject to a water supply right over part marked B & E on Plan 200946 specified in Easement Certificate B992969.3
The easements specified in Easement Certificate B992969.3 are subject to Section 309 (1) (a) Local Government Act 1974
Appurtenant hereto is a right of way, electricity, telecommunications & water supply created by Easement Instrument
5399254.4 - 11.11.2002 at 11:36 am
The easements created by Easement Instrument 5399254.4 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Transfer 5902019.2 - 17.2.2004 at 9:00 am
13024856.3 Mortgage to ANZ Bank New Zealand Limited - 27.6.2024 at 11:20 am
13060280.1 Variation of Mortgage 13024856.3 - 18.7.2024 at 3:07 pm



Site Area:	4286m2
Existing Residence to eaves:	177.5m2
Existing Shed:	10m2
Existing Carport:	23m2
Existing Driveway:	142m2
Existing water tank:	0m2
<u>Proposed Extension to eaves:</u>	<u>8m2</u>
Total:	360.5m2 (9%)


Existing Residence:	160m2
Existing Shed:	10m2
Existing Carport:	19m2
Proposed Extension:	8m2
Total:	197m2 (5%)



LEGAL DESCRIPTION
<p>Lot: 2 DP: 200946 Identifier: NA129B/354 Val. No.: 00213-68402 Town Planning Zone: Coastal Living Area: 4286m2</p> <p>Wind Zone: VH Corrosion Zone: D EQ Zone: 1</p>

absolute build

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 natalie@absolutebuild.co.nz
www.absolutebuild.co.nz



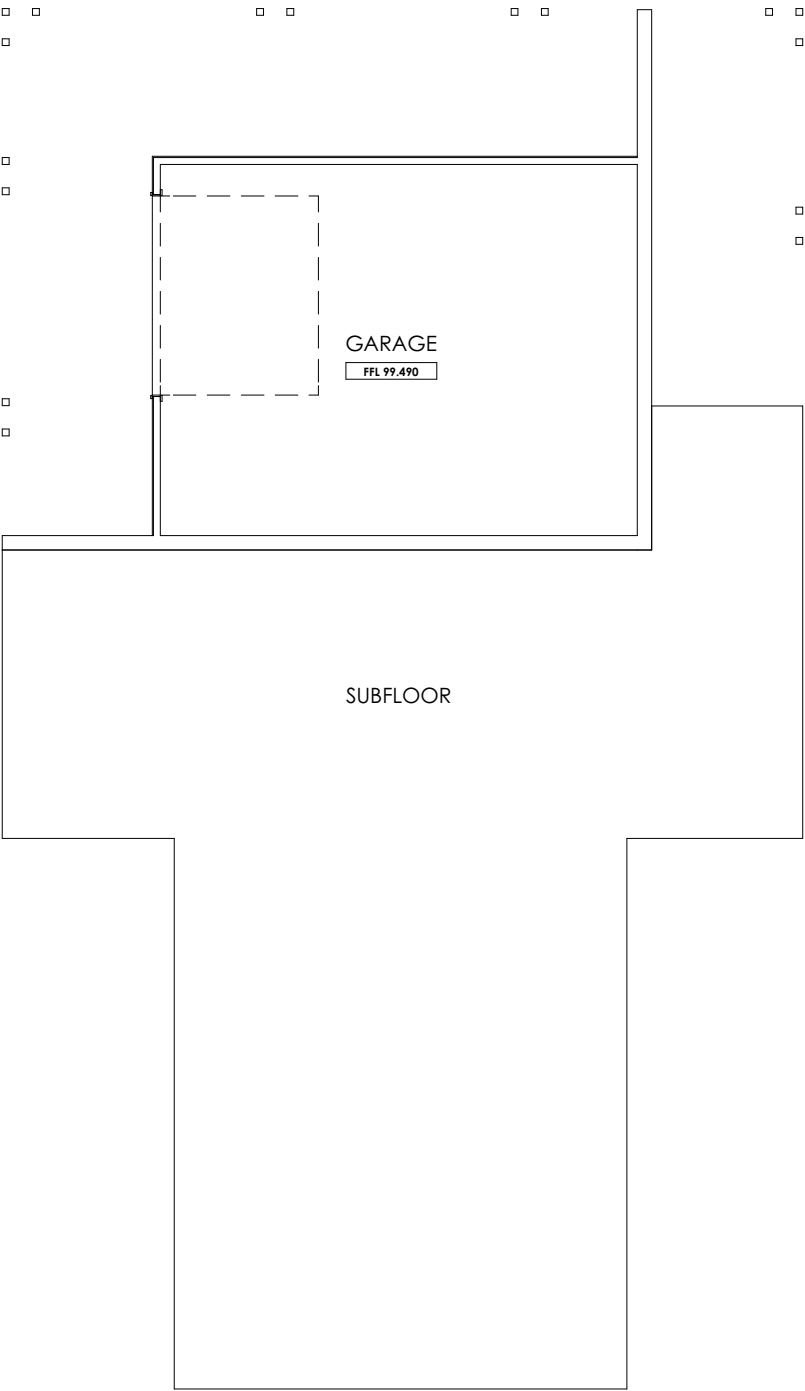
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Job	Proposed Extension at 7B Rangitane Loop Road, Kerikeri		
Client	S Crawford and F Ancillotti		
Drawing	Overall Site Plan		

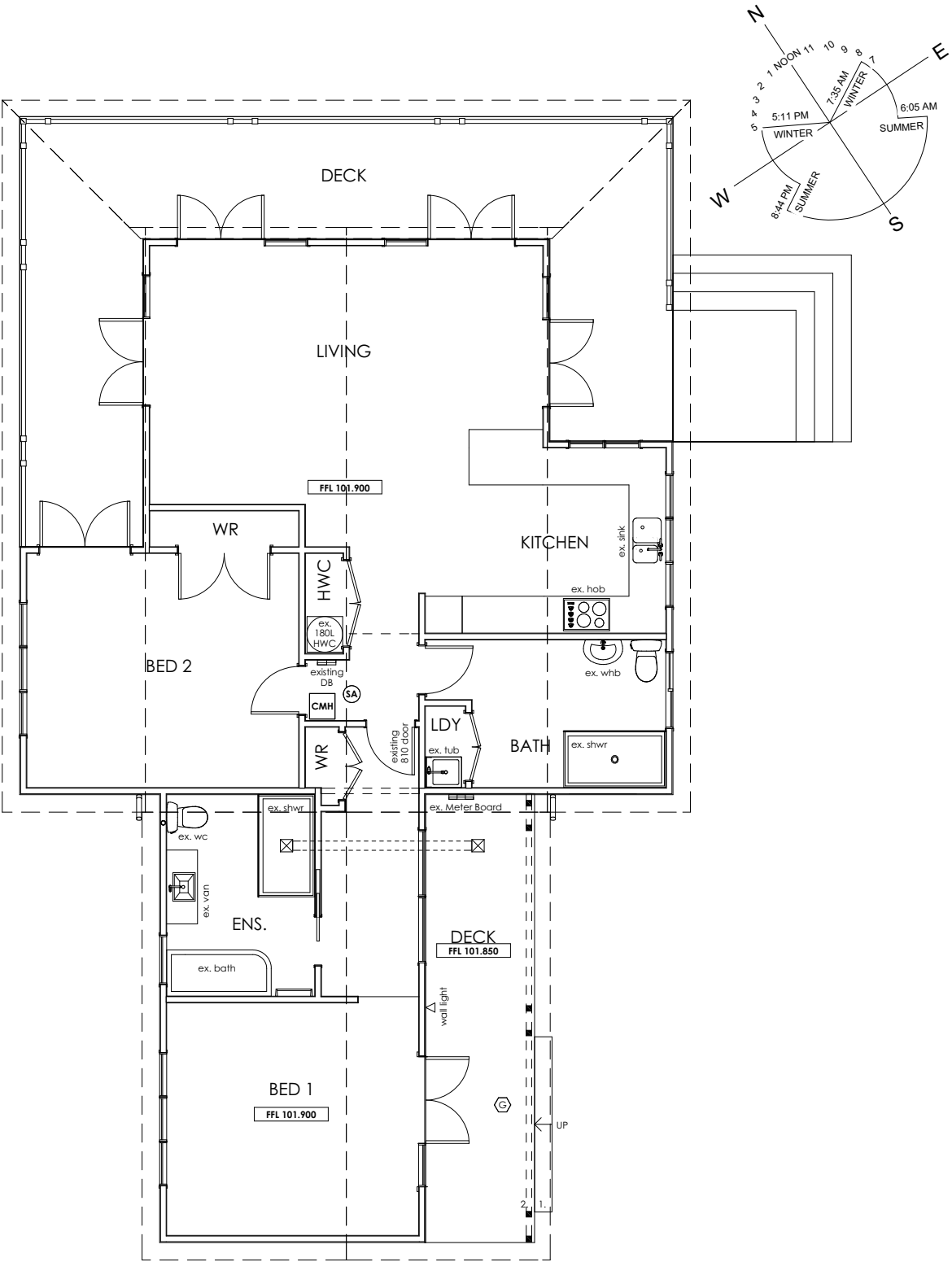
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Designed	Job No.
N Todd	225365
Drawn	Drawing Number
N Todd	1
Date	
December 2025	
Scale	Revision
1:200	

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Existing Basement Floor Plan



Existing Ground Floor Plan

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Job

Proposed Extension at
7B Rangitane Loop Road, Kerikeri

Client

S Crawford and F Ancillotti

Drawing

Existing Basement Floor Plan
and Existing Ground Floor Plan

Rev. No.	Description	Date

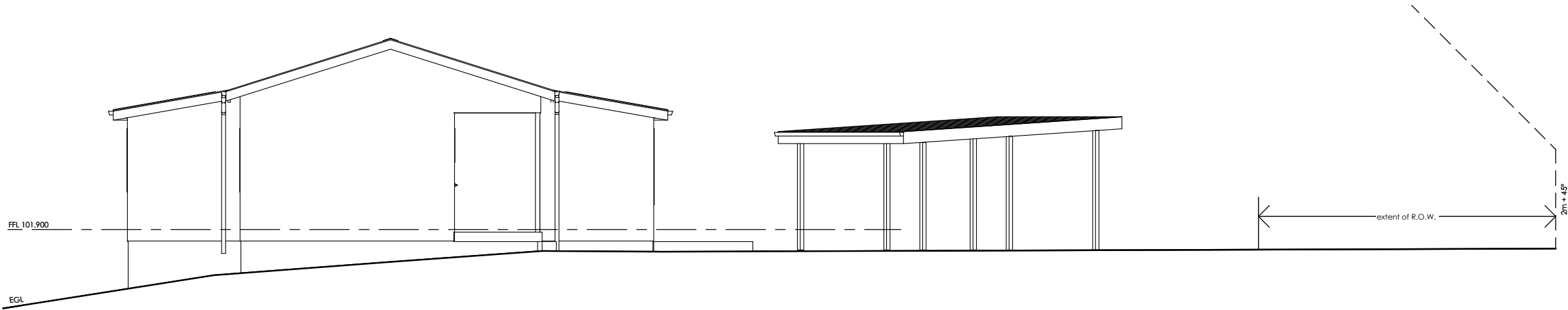
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Drawn	Drawing Number
N Todd	2

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December 2025	

Scale	Revision	of 5
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ORIGINAL DRAWING SIZE IS A1



Existing South Elevation



Existing East Elevation

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build

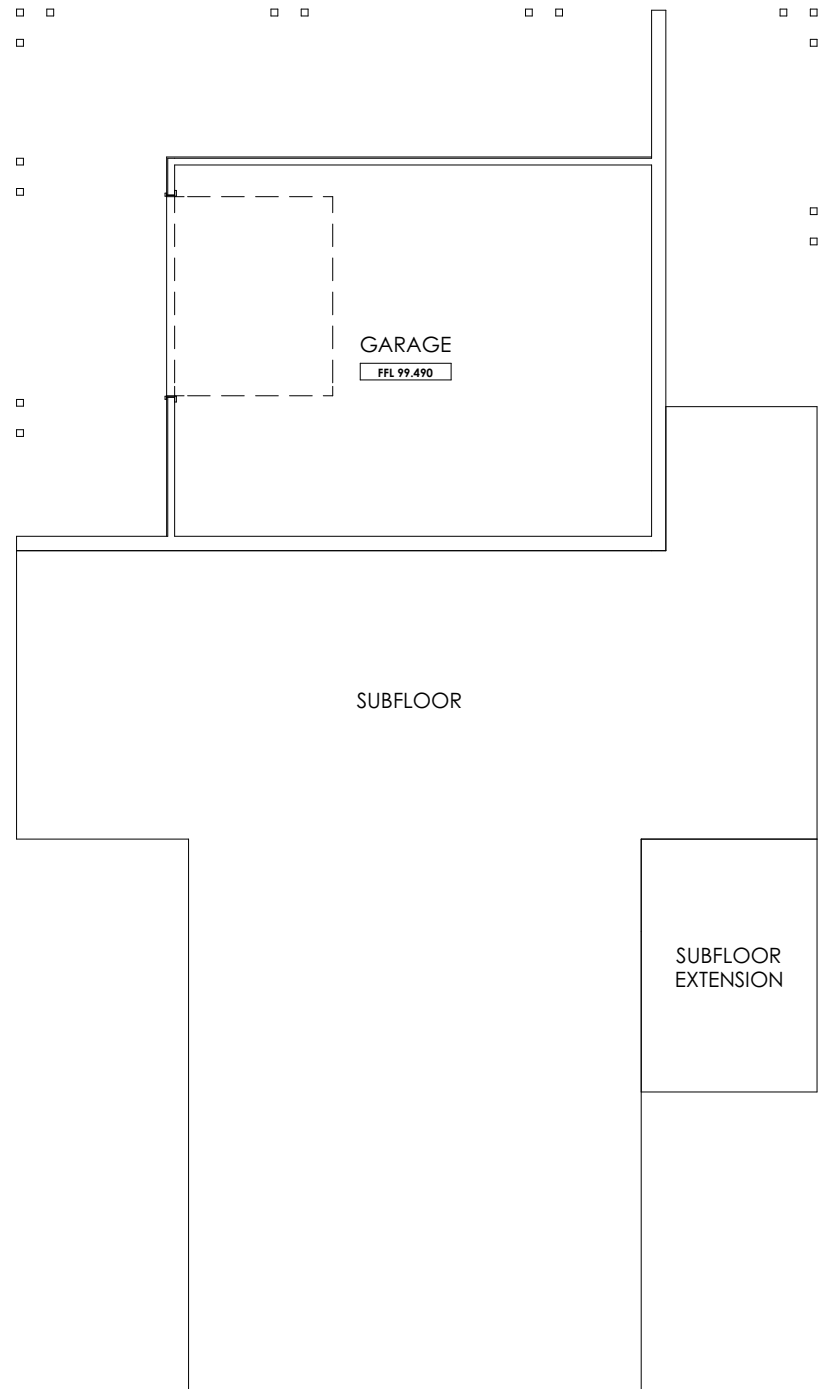
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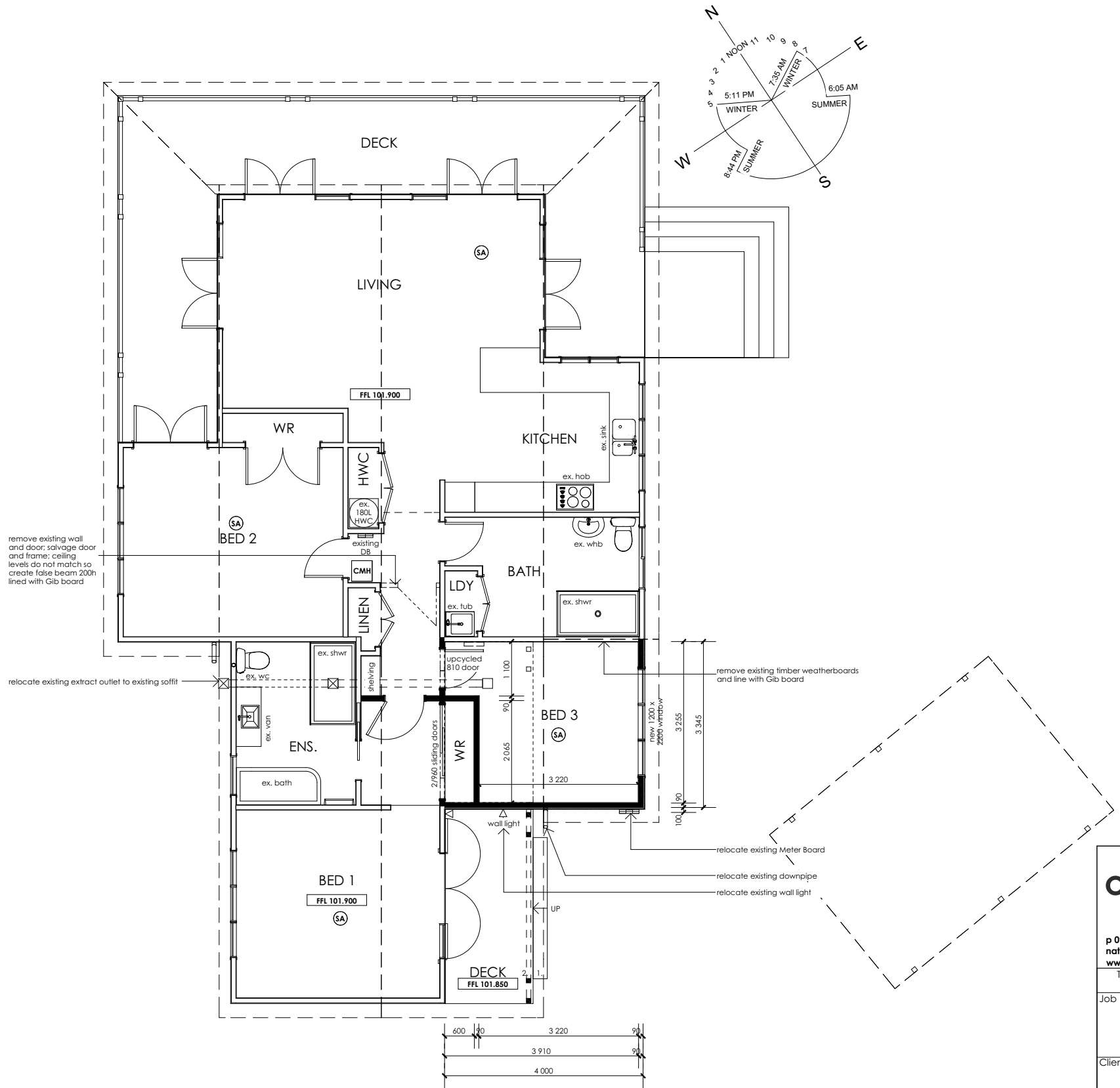
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Job		
Proposed Extension at 7B Rangitane Loop Road, Kerikeri		
Client		
S Crawford and F Ancillotti		
Drawing		
Existing South and East Elevations		
Rev. No.	Description	Date
Designed N Todd		Job No. 225365
Drawn N Todd		Drawing Number
Date December 2025		3
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		of 5

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Proposed Basement Floor Plan



Proposed Ground Floor Plan

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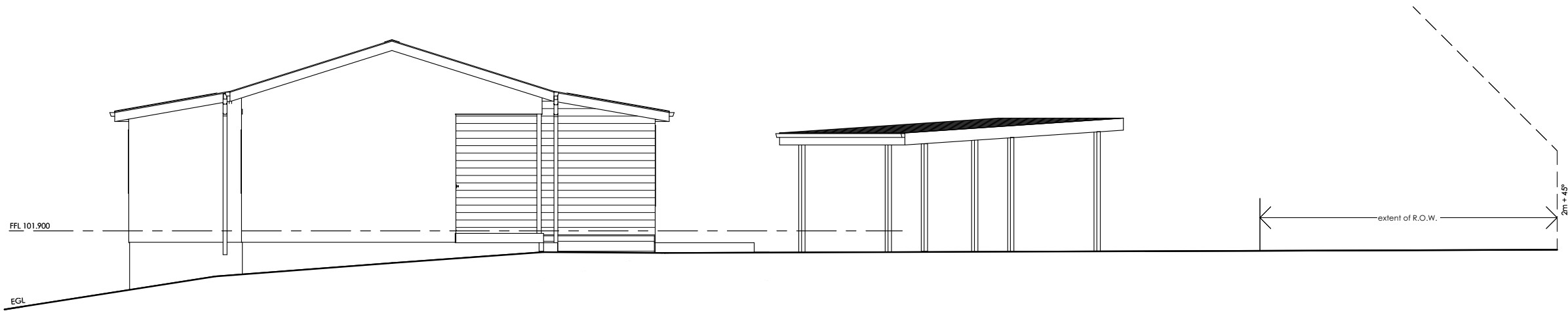
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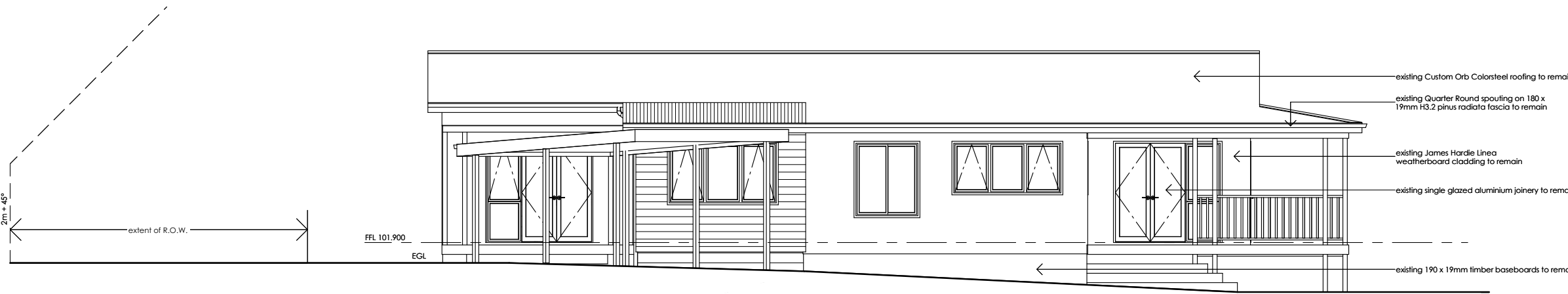
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Job		
Proposed Extension at 7B Rangitane Loop Road, Kerikeri		
Client		
S Crawford and F Ancillotti		
Drawing		
Proposed Basement Floor Plan and Proposed Ground Floor Plan		
Rev. No.	Description	Date
Designed	N Todd	Job No. 225365
Drawn	N Todd	Drawing Number
Date	December 2025	4
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Proposed South Elevation



Proposed East Elevation



Proposed East Elevation (no carport)

absolute

build

ab

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Job

Proposed Extension at
7B Rangitane Loop Road, Kerikeri

Client

S Crawford and F Ancillotti

Drawing

Proposed South and East Elevations

Rev. No.	Description	Date

Designed

N Todd

Job No.

225365

Drawn

N Todd

Drawing Number

5

Date

December 2025

Scale

1:50

Revision

of 5

ORIGINAL DRAWING SIZE IS A1

Onsite Wastewater Report (TP58)

Sebastian Crawford and Francesca Ancillotti
7B Rangitane Loop Road
Kerikeri
Far North District
Lot 2 DP 200946

Written by: Nicola O'Brien
Reviewed by: Martin O'Brien

Rev: A
Date: 12th December 2025
Job No: 3058

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Onsite Wastewater Disposal Design

Assessment of Environmental Effects

Executive Summary

Lot 2 DP 200946, 7B Rangitane Loop Road, Kerikeri is a 4,286m², established residential property with a 2-bedroom dwelling serviced by a Super Treat aeration treatment system and ~240m² of dripper lines. The owners propose to extend the dwelling creating an additional bedroom. As the addition will be very close to 45m² of existing buried dripper line, the line is to be removed and thrown away. 45m² of new line is to be installed.

The existing aeration treatment system will easily cater for the potential additional volumes of wastewater produced by an increase in occupancy of 1 person. However, the wastewater field needs to be extended. 60m² of surface laid dripper line is required.

The 60m² and 45m² fields are to be installed to the northwest of an existing stream, through existing vegetation.

Recommendations:

- The existing aeration treatment system is to remain in use and will easily cater for increased wastewater volumes produced from the additional bedroom with a potential occupancy of 1 person.
- The proposed wastewater disposal field shall consist of approximately 60m of surface laid dripper line spaced at 1m. 60m² area in total (for the new bedroom). 45m² of line is to replace existing line removed close to the proposed addition. The dripper lines are to be surface laid, on level ground, through existing vegetation. The irrigation lines are to be covered by at least 50mm of mulch, bark or leaf litter.
- The fields are to be laid on slopes less than 10 degrees.
- The wastewater fields and reserve are to be setback a minimum 15m from a ~2.5m wide stream which runs through the northern part of the lot and 5m from an overland flow path which intermittently directs stormwater south.
- There is adequate area to support a 50% reserve wastewater disposal field.
- Aeration treatment systems should have an annual maintenance agreement with the supplier as stated in the Far North District Council bylaw 2805.2. This ensures the system operates efficiently and is serviced regularly.
- Correct use and maintenance of the wastewater system is required for it to work effectively and minimise environmental impacts.

1.0 Introduction

1.1 Scope

An on-site effluent disposal investigation, to obtain building consent, has been undertaken in accordance with TP58 On-site Wastewater Systems: Design and Management Manual Third Edition (2004), Regional Plan for Northland (2019) and the Far North District Plan (2009). An onsite wastewater treatment system and land application method are recommended based on site characteristics including setback distances from surface water, groundwater, and soil type. A wastewater design is provided based on aforementioned documents and site characteristics.

1.2 Proposal

60m² of surface laid dripper lines are to be installed to service an addition to the dwelling creating an extra bedroom. 45m of line near the addition are to be removed and a new 45m² field installed to the northeast.

1.3 Site Visit

The site investigation was undertaken on 8th December 2025 and comprised of a visual assessment of the proposed wastewater disposal field and the surrounding area. A 50mm borehole to a depth of 1200mm was taken to acquire soil samples for examination and to establish groundwater depth. USDA feel method was used to determine soil texture, soil structure and soil category. The test location is indicated on the attached Site Plan, Section 8.

1.4 Desk Study

A desk study of available information and site characteristics was undertaken. The following sources were reviewed, TP58 (2004), Regional Plan for Northland (2019), Section C.6.1.3, Far North District Plan, Section 12.7.6.1.2, 12.7.6.1.4(b), Far North and Northland Regional Council Maps, Certificate of Title, and Consent Notices. There are no Consent Notices listed on the title.

2.0 Site Evaluation

2.1 Site Description

Lot 2 DP 200946 is located at 7B Rangitane Loop Road, Kerikeri and is zoned Coastal Living in the Far North District Plan. Lot 2 is a 4,286m² established residential property with a 2-bedroom dwelling located to the south of the lot. Gardens and grassed lawn surround the dwelling. Access to the property is gained via a metal right of way which enters the property at the southern boundary. A ~2.5m wide stream is located to the north of the dwelling in a vegetated area with natives. Residential properties are located to the north, south, west and east. Refer to the Northland Regional Council (NRC) Property Map, Section 2.2, showing Lot 2 DP 200946 and the surrounding area.

The proposed wastewater disposal fields are to be located amongst existing vegetation to the north of the stream. This area slopes moderately to the south (less than 10 degrees). The Site Plan, Section 8 shows the proposed location of the existing and proposed fields and reserve. Photograph 1 shows an example of part of the area proposed. Both fields and reserve are to be setback a minimum 15m from the stream as per the Regional Plan for Northland (2019), Section C.6.1.3, Table 9.

According to Northland Regional Council Hazard maps the stream is prone to flooding in 10-year, 50 year and 100-year flood events. The proposed wastewater fields and reserve are to be set outside of and away from potential flooding.

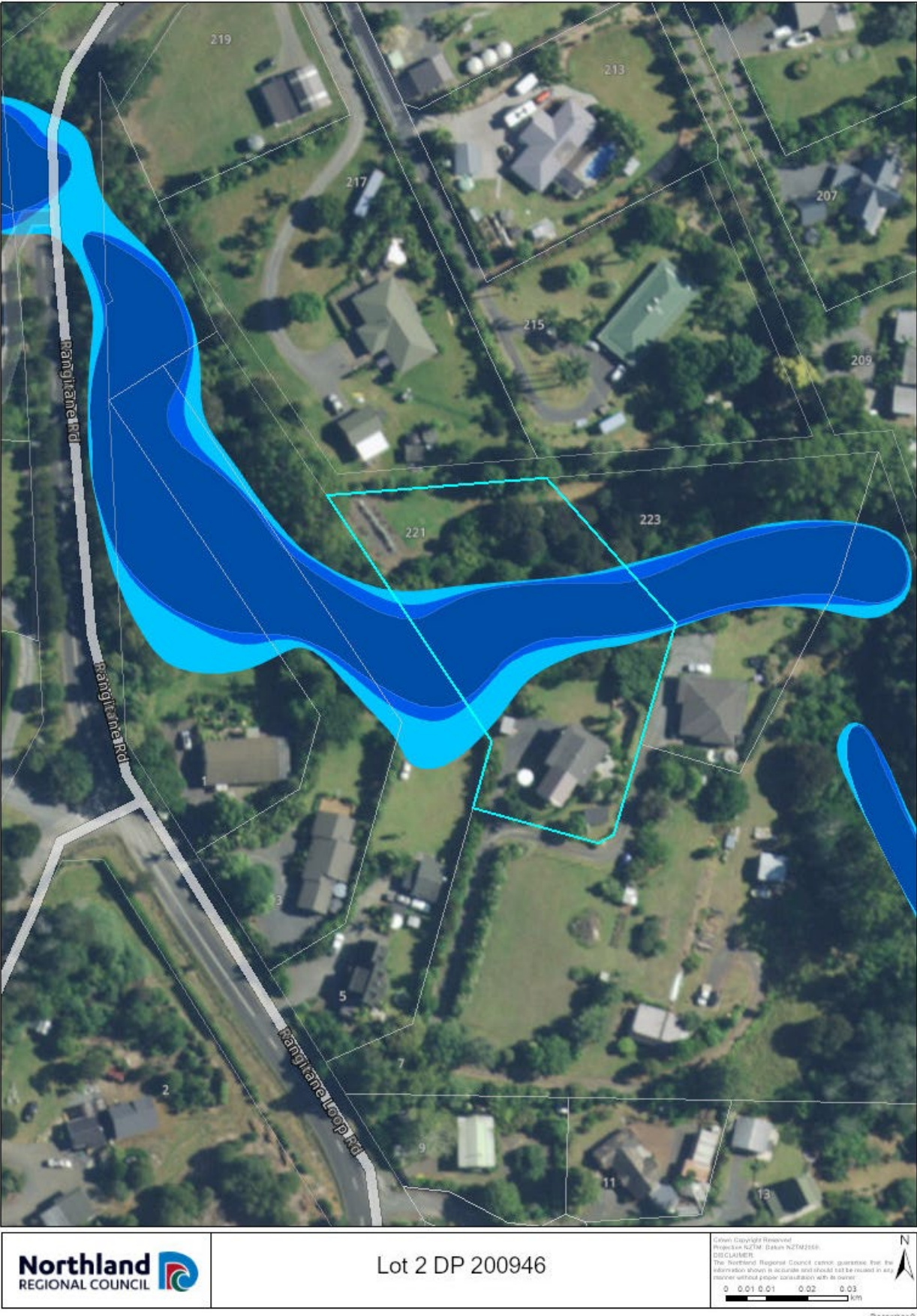
The wastewater disposal fields and reserve are to be set back a minimum 5m from any existing or future intermittent stormwater flow path such as an overland flow path, drain or stormwater spreader as per the Regional Plan for Northland (2019), Section C.6.1.3. A 5m minimum setback is required from an overland flow path which directs stormwater intermittently to the stream. The Site Plan, Section 8 shows the location of the intermittent flow path and the setback from it.

A 1.5m setback of the dripper line from boundaries and buildings is required as per TP58, (2004), Table 5.2. A 3m setback of the system is recommended. If the proposed wastewater field is located near a property boundary. The owner and installer are to identify the property boundary before installation to ensure a setback distance of 1.5m for dripper lines and 3m for the system is achieved. Refer to TP58, (2004), Table 5.2, The Regional Plan for Northland, (2019), Section C.6.1.3 and the Far North District Plan, Section 12.7.6.1.2, 12.7.6.1.4(b) for all wastewater setback requirements. The Site Plan, Section 8 shows the location of the proposed fields, existing fields and reserve along with setback requirements specific to the site.



Photograph 1: Showing an area proposed for wastewater amongst native vegetation.

2.2 Northland Regional Council Map



2.3 Groundwater

The Regional Plan for Northland (2019), Section C.6.1.3, Table 9 requires a 600mm separation distance of secondary treated wastewater from groundwater. TP58 (2004), Table 5.2 recommends a more conservative separation distance of 900mm in category 5 soils.

Groundwater was not intercepted during the 1200mm borehole taken during Summer, 8th December 2025.

No freshwater bores were noted on NRC Water Resources map in the near vicinity of the proposed wastewater disposal field meeting the 20m setback from a freshwater bore required by the Regional Plan for Northland (2019), Section C.6.1.3, Table 9. The owner is not aware of any freshwater bores within 20m of the proposed field.

2.4 Soil Profile

Geological Map Reference Number: NZMS 290 Sheet P 04/05 describes the soils over the property as well to moderately well drained Waiotu friable clay (YO).

The borehole log showed soils to be category 5, silty clay with moderate to slow draining characteristics. Refer to the Borehole Log, Section 7 and Photograph 2 showing soil layers.



Photograph 2: Borehole showing 100mm of category 4, slightly moist, dark brown topsoil followed by category 5, slightly moist, orangey brown, silty clay to a depth of 1200mm.

3.0 On-site Effluent Disposal Design

3.1 System Requirements

The existing Super Treat System will easily cater for potential increased wastewater volumes produced by an extra occupant in the dwelling.

Effluent will be disposed of via a robust secondary treatment system which complies with the New Zealand Building Code. The system is to have a high output quality of: BOD5 equal to or less than 20g/m³ and TSS equal or less than 30g/m³, in line with NZS1546.3:2008 and the New Zealand Building Code. The system is to have emergency storage and be fitted with an alarm to protect against system failure.

The owner is to obtain a maintenance agreement from the manufacturer on purchase of the system. Aeration treatment systems should have an annual maintenance agreement with the supplier as stated in the Far North District Council bylaw 2805.2. This ensures the system operates efficiently and is serviced regularly.

3.2 Proposed Effluent Disposal Field

Wastewater calculations as follows:

Potential occupancy of the dwelling with additional bedroom x litres per person per day / loading rate = area of wastewater field

$$5 \times 180 \text{ litres} / 3 = 300\text{m}^2$$

~240m² of line has been installed. Therefore, 60m² extra is required. 45m² of existing line is to be removed and new line installed as the existing line is close to the proposed addition.

The existing dwelling is 2-bedrooms, an additional bedroom is proposed. A 3-bedroom dwelling has an occupancy of 5 people. Occupancy is taken from TP58 (2004), Table 6.1, p.51. 180 litres of wastewater produced per person per day with tank water is allocated, in line with TP58 (2004), Table 6.2, p.52. A loading rate of 3 is assigned due to category 5 soils with moderate to slow draining characteristics on a moderate slope, in line with TP58 (2004), Table 9.2, p.150.

The proposed effluent field shall consist of approximately 60m length of surface laid dripper line spaced at 1m in a 60m² area. And 45m² of line to cater for line removed near the addition. Dripper lines are to be surface laid, on level ground, through existing vegetation. The irrigation line is to be covered by at least 50mm of mulch, bark or leaf litter as per the Regional Plan for Northland, (2019), Section C.6.1.3.

The Site Plan, Section 8 shows the location of the existing and proposed fields as well as the proposed location of the reserve. Setback requirements from boundaries, buildings and surface water are shown.

The slope is less than 10 degrees therefore rules regarding slopes greater than 10 degrees (Regional Plan for Northland (2019), Section C.6.1.3, notes 4 and 6) do not apply.

The wastewater disposal field should not be driven on or built over. These activities can result in damage to and failure of the effluent field.

Installation and maintenance notes can be in Section 9 and 10.

3.3 Reserve Area

The site has adequate area to support a 50% reserve wastewater disposal field, greater than the 30% minimum required by the Northland Regional Plan (2019). The purpose of the reserve is to provide additional area for wastewater disposal, for example in the event of failure of the original field or future expansion of property. The reserve disposal field must be protected from any development that would prevent its use in the future.

3.4 Stormwater Management

Excess stormwater, following heavy rain events, will follow the topography and flow to the south towards the stream. The field is to be setback at least 15m from the stream to avoid stormwater running into it. A loading rate of 3 rather than 4 for category 5 soils increases the area of the proposed field to disperse wastewater over a wider area improving absorption.

A cut off drain is not required due to minimal upslope catchment.

4.0 Council Requirements for new Building Consents

4.1 Smoke Alarms

Smoke alarms shall be installed in accordance with the New Zealand Building Code. This is a requirement by the Far North District Council for all new Building Consents. Interconnected smoke alarms as per NZS 4514:2021 are required as per NZ Building Code - Smoke Alarm Requirements | Cavus NZ, NZ-Building-Code.pdf (cavus.co.nz). Refer to Section 11 and the Cavus website for further details.

4.2 Earthworks

The proposed works will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EW-S5 Erosion and Sediment Control – Auckland Council Guideline Document GD005 GD05 Erosion and Sediment Control. Pdf (aucklanddesignmanual.co.nz).

4.3 Hazardous Activities and Industries List (HAIL)

A Preliminary Site Investigation report is not available for Lot 2 DP 200946.

5.0 Summary

The existing aeration treatment system will cater for a potential increase in wastewater volumes due to an additional bedroom. A new field consisting of 60m² of surface laid dripper lines through existing vegetation with 50mm of mulch is proposed to cater for the bedroom. 45m of existing line close to the addition is to be removed and a new 45m² field installed to the north of the stream. This field is also amongst vegetation and is to be mulched. A 50% reserve field is available. Setback distances from surface water, intermittent stormwater flow paths and groundwater have been achieved.

6.0 TP58 3rd Edition, Appendix E

PART A: Owners Details

1. **Applicant Details:**

Applicant Name:	Sebastian Crawford and Francesca Ancillotti
Company Name:	
Property Owner Name:	Sebastian Crawford and Francesca Ancillotti
Nature of Applicant	Owners

2. **Consultant / Site Evaluator Details:**

Consultant/Agent Name	O'Brien Design Consulting Ltd	
Site Evaluator Name	Martin O'Brien	
Postal Address	O'Brien Design Consulting Ltd	
	153B Kerikeri Inlet Road	
	Kerikeri	
Contact Details	Phone	09 407 5208
	Mobile	027 4075208
Name of Contact Person	Martin O'Brien	
E-mail Address	martin@obrienconsulting.co.nz	
Website	www.obriendesignconsulting.co.nz	

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

No

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

None

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

Physical Address of Property	7B Rangitane Loop Road		
	Kerikeri		
Territorial Local Authority	Far North District Council		
Regional Council	Northland Regional Council		
Legal Status of Activity	Permitted: v	Controlled:	Discretionary:
Relevant Regional Rule(s) (Note 1)			
Total Property Area (m ²)	4,286m ²		

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

Lot No.	Lot 2	DP No.	DP 200946	CT No.	NA129B/354
Other:					

Please ensure copy of Certificate of Title is attached

PART C: Site Assessment - Surface Evaluation

Has a relevant property history study been conducted?

Please Tick	No	v	Yes	
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If yes, please specify the findings of the history study, and if not please specify why this was not considered necessary.

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

Please tick	No	✓	Yes	
If No, state why?				
The slope in the area of the proposed wastewater disposal field is moderate at <10° and showed no signs of slippage or instability.				
If Yes, please give details of report (and if possible, please attach report): fill out if you said yes				
Author:				
Company/Agency:				
Date of Report:				
Brief Description of Report Findings: -				

2. Site Characteristics:

Provide descriptive details below:
<u>Performance of Adjacent Systems:</u>
Unconfirmed.
<u>Estimated Rainfall and Seasonal Variation:</u>
Information available from N.I.W.A MET RESEARCH
<i>Northland = 112.6mm average per month during 1981-2010</i>
<u>Vegetation / Tree Cover:</u>
Native vegetation.
<u>Slope Shape: (Please provide diagrams)</u>
Waning divergent.
<u>Slope Angle:</u>
<10°
<u>Surface Water Drainage Characteristics:</u>
Refer to Section 3.4
<u>Flooding Potential: YES/NO</u>
Yes. Refer to Section 2.1. Lines and reserve to be set outside of and well away from potential flooding from stream.
<u>Surface Water Separation:</u>
Refer to Section 2.1 and the Site Plan, Section 8.

3. **Site Geology**

Waiotu friable clay (YO).

Geological Map Reference Number	NZMS 290 Sheet P 04/05
---------------------------------	------------------------

4. **What Aspect(s) does the proposed disposal system face?**

North		West	
Northwest		Southwest	
Northeast		Southeast	√
East		South	

5. **Site clearances**

Separation Distance from	Treatment Plant Separation Distance (m)	Disposal Field Separation Distance (m)
Boundaries	1.5m minimum	1.5m minimum
Stormwater flow paths e.g. drains	5m minimum	5m minimum
Surface water	15m minimum	15m minimum
Groundwater	-	0.9m minimum
Stands of trees/shrubs	Outside tree canopy	Within or outside tree canopy
Wells & potable water bores	20m minimum	20m minimum
Lakes, rivers, wetland & the coastline	30m minimum	30m minimum
Buildings	3m minimum	1.5m minimum
Flood area	Ensure sealed unit no setback	Outside the 100yr ARI flood event
Other:		

PART D: Site Assessment - Subsoil Investigation

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

Borehole	Hand Augured	1200mm deep	No of Boreholes	1
Other:	USDA feel method to determine soil texture and soil			

Soil Report attached?

Please Tick	Yes	√	No	
-------------	-----	---	----	--

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

Please Tick	Yes		No	√
-------------	-----	--	----	---

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

3. Percolation Testing (mandatory and site specific for trenches in soil type 4 to 7)

Not required				
Test Report Attached?	Yes		No	✓

4. Are surface water interception/diversion drains required?

Please tick	Yes		No	✓
A cut off drain is not required due to minimal upslope catchment.				

4a. Are subsurface drains required?

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

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

Winter	>1200 mm	Measured		Estimated	✓
Spring	>1200 mm	Measured		Estimated	✓
Summer	>1200 mm	Measured	✓	Estimated	
Autumn	>1200 mm	Measured		Estimated	✓

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

Please Tick	Yes		No	✓

7. Based on results of subsoil investigation above, please indicate the disposal field soil category

Is Topsoil Present?	Yes	If so, Topsoil Depth?	100mm
Soil Category	Description	Drainage	Tick One
1	Gravel, coarse sand	Rapid draining	
2	Coarse to medium sand	Free draining	
3	Medium-fine & loamy sand	Good drainage	
4	Sandy loam, loam & silt loam	Moderate drainage	
5	Sandy clay-loam, clay loam & silty clay-loam	Moderate to slow drainage	✓
6	Sandy clay, non-swelling clay & silty clay	Slow draining	
7	Swelling clay, grey clay, hardpan	Poorly or non-draining	

Reasons for placing in stated category

The borehole log showed 100mm of category 4, slightly moist, dark brown topsoil followed by category 5, slightly moist, orangey brown, silty clay to a depth of 1200mm.

PART E: Discharge Details

1. Water supply source for the property:

Rainwater (roof collection)	√
Bore/well	
Public supply	

2. Calculate the maximum daily volume of wastewater to be discharged, unless accurate water meter readings are available (Refer TP58 Table 6.1 and 6.2)

Number of Bedrooms	3	(Minor dwelling)
Design Occupancy	5	(Potential number of people)
Per capita Wastewater Production	180	(Litres per person per day)
Total Daily Wastewater Production	900	(Litres per day)
The volumes calculated above include the 1-bedroom addition. The extra wastewater produced by 1 extra person is 180 litres per day.		

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

a) Full Water Conservation Devices?	Yes		No	√	(Please tick)
b) Water Recycling - what %?	0%				(Please tick)

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

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

Please tick	Yes		No	√
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Note if answer to the above is yes, an N.R.C wastewater discharge permit may be required

PART G: Secondary and Tertiary Treatment

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

Secondary Treatment		Refer to Section 3.1
Home aeration plant	√	
Tertiary Treatment		
Ultraviolet disinfection		
Other		Specify The system is existing.

PART H: Land Disposal Method

1. Please indicate the proposed loading method:

Gravity	
Dosing Siphon	
Pump	√

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

Please tick	Yes	√	No	
If not to be installed, explain why:				

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

Total Design Head	32	(m)
Pump Chamber Volume	150	(Litres)
Emergency Storage Volume	1000	(Litres)

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

Surface Dripper Irrigation	√	As Per Attached Plan
Sub-surface Dripper Irrigation		
Mound with Dripper Irrigation		

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

Loading Rate	3	(Litres/m ² /day)
Disposal Area	Design (m ²)	60
	Reserve (m ²)	150

For driplines spaced at 1m
For driplines spaced at 1m

Explanation (Refer TP58 Sections 9 and 10)

Loading rate of 3 due to category 5 soils with moderate to slow draining characteristics in line with TP58 (2004), Table 9.2, p.150.
The existing area of dripper line is ~240m ² . 60m ² is proposed. This gives 300m ² total. A 50% reserve area of the total area (150m ²) is available. 45m ² of field will replace 45m ² of existing too close to the addition.

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

Reserve Disposal Area (m ²)	150	For dripper lines spaced at 1m
Percentage of Disposal Area (%)	50%	

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

Description and Dimensions of Disposal Field:

Refer to Proposed Wastewater Disposal Field, Section 3.2 and the Site Plan, Section 8.				
Plan Attached?	Yes	√	No	(Please tick)

PART I: Maintenance & Management

(Refer TP58 Section 12.2)

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

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

The owner is to obtain a maintenance agreement from the manufacturer on purchase of the system. Aeration treatment systems should have an annual maintenance agreement with the supplier as stated in Far North District Council bylaw 2805.2. This ensures the system operates efficiently and is serviced regularly.
<i>Client to enter into agreement with chosen system supplier as per FNDC bylaw</i>

PART J: Assessment of Environmental Effects

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

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

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


PART K: Is Your Application Complete?

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

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

2. Declaration

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



Name: Martin O'Brien	Signature	
Position: Director	Date	12 th December 2025


Note:







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

Building consent must be approved before work commences.

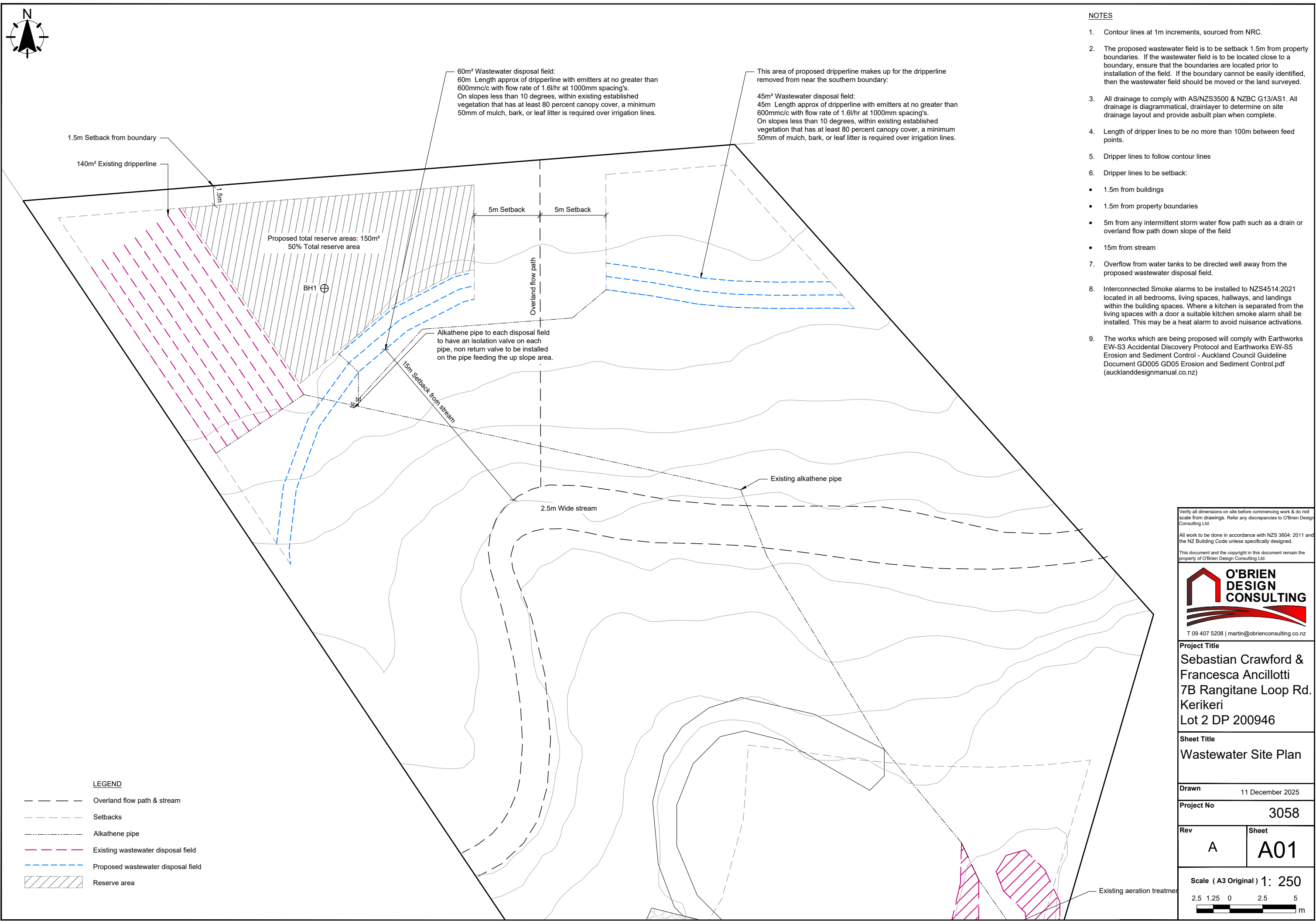
7.0 Borehole Log

		BOREHOLE LOG 1			
Client	S Crawford & F Ancillotti		Job No.	3058	
Project	Installation of onsite wastewater		Date Drilled	8/12/2025	
Site Address	7B Rangitane Loop Rd, Kerikeri		Drilled By	Martin O'Brien	
Legal Description	Lot 2 DP 200946		Drill Method	50mm hand auger	

Depth mm	GWL	Soil Map Reference	Graphic Log	Field Description	Soil Category
100	Groundwater not intercepted	Waioitu friable clay (YO)		Slightly moist dark brown topsoil	4
200					
300					
400					
500					
600					
700					
800					
900					
1000					
1100					
1200					
1300				EOB	
1400					
1500					
1600					
1700					
1800					
1900					
2000					
2100					

Graphic Log Legend					
					
Fill	Topsoil	Gravel	Sand	Clay	Silt

The subsurface data described above has been determined at this specific borehole location and will not identify any variations away from this location. The data is for the determination of soil type for wastewater disposal applications only and is not to be used for geotechnical purposes.



- NOTES**
1. Contour lines at 1m increments, sourced from NRC.
 2. The proposed wastewater field is to be setback 1.5m from property boundaries. If the wastewater field is to be located close to a boundary, ensure that the boundaries are located prior to installation of the field. If the boundary cannot be easily identified, then the wastewater field should be moved or the land surveyed.
 3. All drainage to comply with AS/NZS3500 & NZBC G13/AS1. All drainage is diagrammatical, drainlayer to determine on site drainage layout and provide asbuilt plan when complete.
 4. Length of dripper lines to be no more than 100m between feed points.
 5. Dripper lines to follow contour lines
 6. Dripper lines to be setback:
 - 1.5m from buildings
 - 1.5m from property boundaries
 - 5m from any intermittent storm water flow path such as a drain or overland flow path down slope of the field
 - 15m from stream
 7. Overflow from water tanks to be directed well away from the proposed wastewater disposal field.
 8. Interconnected Smoke alarms to be installed to NZS4514:2021 located in all bedrooms, living spaces, hallways, and landings within the building spaces. Where a kitchen is separated from the living spaces with a door a suitable kitchen smoke alarm shall be installed. This may be a heat alarm to avoid nuisance activations.
 9. The works which are being proposed will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EW-S5 Erosion and Sediment Control - Auckland Council Guideline Document GD005 GD05 Erosion and Sediment Control.pdf (aucklanddesignmanual.co.nz)

Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.

All work to be done in accordance with NZS 3604: 2011 and the NZ Building Code unless specifically designed.

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O'BRIEN DESIGN CONSULTING

T 09 407 5208 | martin@obrienconsulting.co.nz

Project Title
Sebastian Crawford & Francesca Ancillotti
7B Rangitane Loop Rd.
Kerikeri
Lot 2 DP 200946

Sheet Title
Wastewater Site Plan

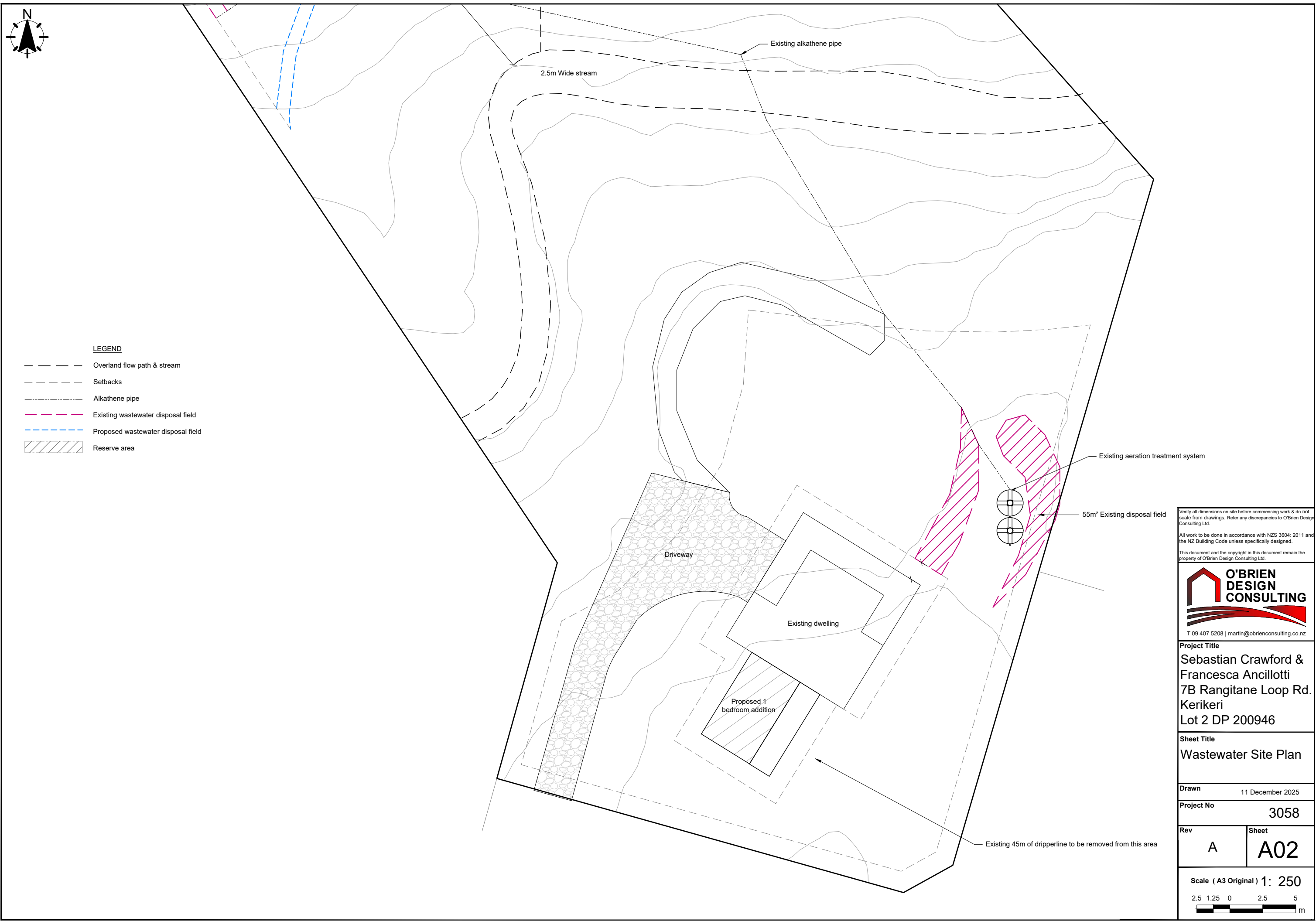
Drawn 11 December 2025

Project No 3058

Rev A **Sheet** A01

Scale (A3 Original) 1: 250

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Project Title
Sebastian Crawford &
Francesca Ancillotti
7B Rangitane Loop Rd.
Kerikeri
Lot 2 DP 200946

Sheet Title
Wastewater Site Plan

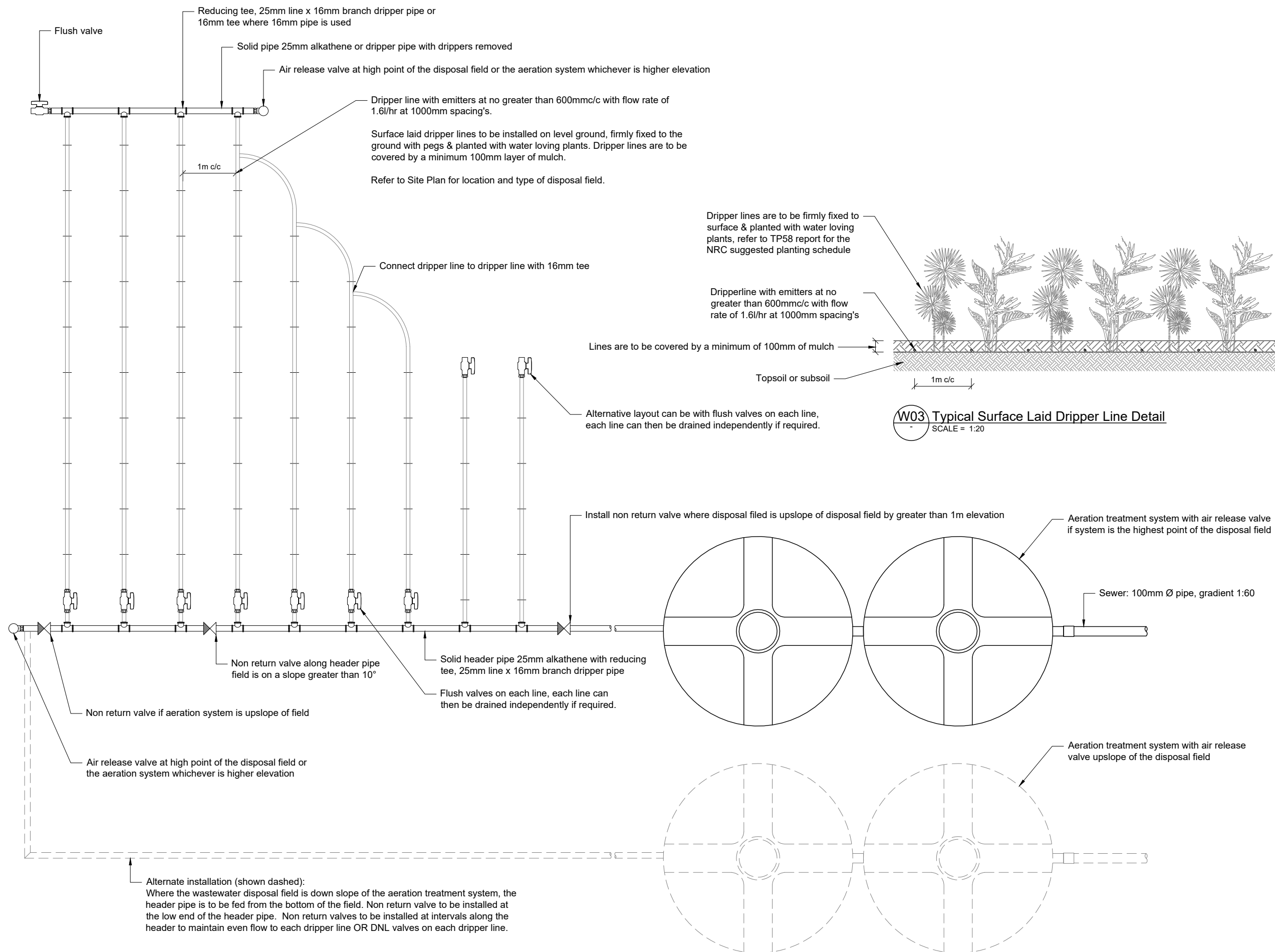
Drawn 11 December 2025

Project No 3058

Rev A	Sheet A02
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Scale (A3 Original) 1: 250

2.5 1.25 0 2.5 5 m



NOTES

1. All drainage is diagrammatical, do not scale from drawing.
2. Length of dripper lines to be no more than 100m between feed points.
3. Driller lines to follow contour lines.
4. Driller lines to be laid on even ground, laying dripper lines on gully's or humps in the ground can cause ponding.
5. Air release valve to be at the high point in the disposal field or at the system if that is a higher elevation, locations shown on detail are indicative.
6. The works which are being proposed will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EW-S5 Erosion and Sediment Control - Auckland Council Guideline Document GD005 GD05 Erosion and Sediment Control.pdf (aucklanddesignmanual.co.nz)

Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.

All work to be done in accordance with NZS 3604: 2011 and the NZ Building Code unless specifically designed.

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Project Title
Sebastian Crawford & Francesca Ancillotti
7B Rangitane Loop Rd.
Kerikeri
Lot 2 DP 200946

Sheet Title
Wastewater Detail

Drawn 11 December 2025

Project No 3058

Rev	Sheet
A	A03

Scale (A3 Original) 1: 20
0.2 0.1 0 0.2 0.4 m

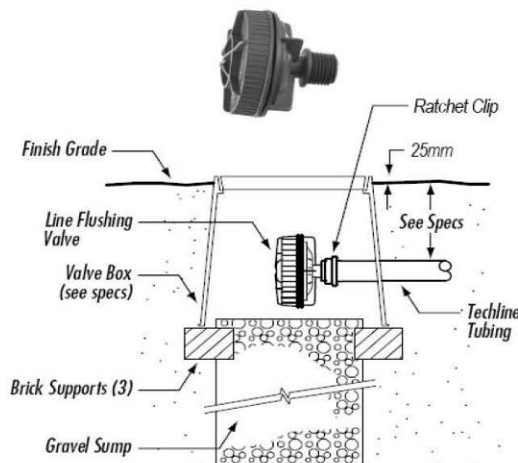
9.0 On Site Wastewater Installation Guide for the Installer

TECHLINE AS™ DESIGN GUIDE

LINE FLUSHING VALVES:

Line Flushing Valves are used to provide a cleansing action in the dripperline each time the zone is turned on.

- When a zone is turned on, the flush valve begins dumping water into a sump (valve box).
- The dumping of water (*additional flow*) allows the velocity of water inside the dripperline to increase momentarily helping to clean the inside walls of the tubing and drip inlet filters.
- This action moves sediment out of the zone and into the sump.

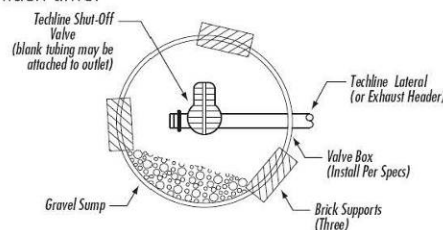


AUTOMATIC LINE FLUSHING VALVE:

- Place one Automatic Line Flushing Valve at the furthest point in the drip system.
- For GRID layouts this will typically be in the collecting manifold. On flat sites the Automatic Line Flushing Valve can be installed in the middle of the collecting manifold however in sloping sites the flushing manifolds should be installed at the lowest end.
- For LITE layouts the Automatic Line Flushing Valve will be installed at the midpoint of the tubing layout.
- Use one Automatic Line Flushing Valve for each 45L/M of zone flow.
- All Automatic Line Flushing Valves should be installed in a valve box with a gravel sump adequate to drain approximately 4 litres of water.
- Automatic Line Flushing Valve requires a minimum pressure of 70kPa (7m) to shut off completely.

MANUAL FLUSHING VALVE:

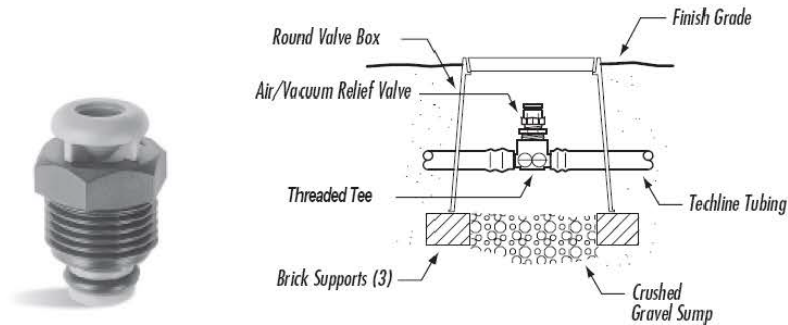
- Allows for manual flushing of lines during system start-up and during season.
- Manual Flushing Valves should be located at each end of the collecting manifold in a GRID system.
- Manual Flushing Valve should be located at the midpoint of a LITE layout.
- Allow 1 second per metre of dripperline & poly pipe in the zone for as a general guide for an adequate flush time.



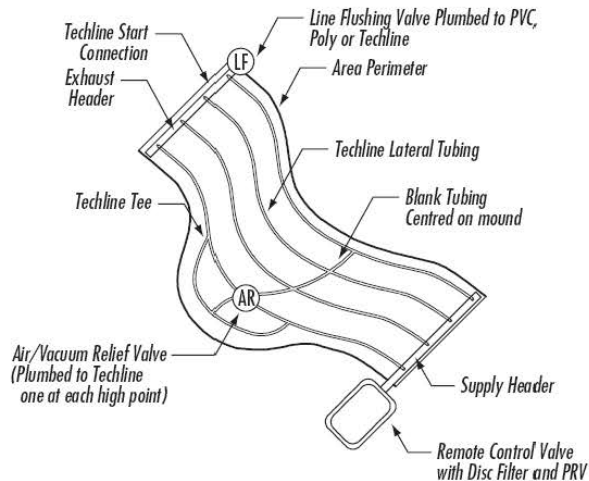
TECHLINE ASTM DESIGN GUIDE

AIR/VACUUM RELIEF VALVES:

Air/Vacuum relief valve freely allows air into a zone after shut down. It also ensures a vacuum within non Anti Siphon dripperline system doesn't suck debris or dirt back in to the dripperline. It also provides a means of releasing air from the dripperline when the zone is turned on, eliminating air pockets and speeding up the dripperline operation.



- Install Air/Vacuum Relief Valve at the highest point in the drip system.
- Install one Air/Vacuum Relief Valve for every 40L/M of zone flow.
- Ensure that all of the rows of Dripperline can take advantage of the Air/Vacuum Relief Valve; install it/them along a lateral that runs perpendicular to the dripperline laterals. This may be a collecting manifold, or a special lateral connecting all rows of dripperline, such as going over a mound.



- All Air/Vacuum Relief Valves should be installed in a valve box with a gravel sump. This will ensure that the only clean air will enter the drip system.



Note: Larger Air Release valves are available for large projects.

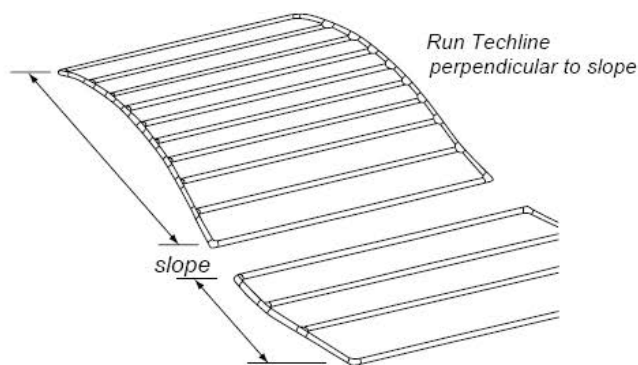
TECHLINE AS™ DESIGN GUIDE

SLOPES AND MOUNDS:

Techline AS™ has a self regulating dripper with an anti-siphon device built into it which will ensure that it will perform reliably on sites with slopes or mounds. When the drip system's shuts down however remaining water inside Techline AS™ will drain out which can cause an accumulation of water at the lower reaches of the drip system. This can be further compounded by the natural movement of water down the slope.

When designing a Techline AS™ system for sloping ground or mounds ensure that:

- Techline AS™ is installed perpendicular to (across) slopes. This helps eliminate water drainage at the lower ends of the drip laterals.
- On large slopes split the slope into two zones; run the top 2/3 on one zone and run the bottom 1/3 on a separate zone. This will allow greater irrigation control and will allow two areas with different water requirements to operate more efficiently.



- Install Dripperline Non Leakage (DNL) device which will hold back water inside the dripperline laterals and manifolds.



NOTE: Netafim UniRam CNL™ is a commercial dripperline that has a "non-leakage device" built into its drippers and prevents water draining out of them when the system is shut-off. It will hold back 1.4m of water within the drip system. This dripperline should be considered for projects where water drainage is undesirable.

10.0 On Site Wastewater Maintenance for the Owner

10.1 Why regular maintenance

Septic tanks and on-site wastewater treatment systems need regular maintenance to work properly. The impact on the environment is minimal if your system is well-maintained.

Owners are legally responsible for maintaining their on-site wastewater treatment system.

There are health risks for you, your family and your community from poorly maintained wastewater treatment systems. Poor maintenance of treatment systems can cause sewage effluent to rise to the surface or effluent to enter the groundwater system. People and animals can fall sick by coming into contact with raw sewage or by drinking contaminated groundwater. The life of your system depends on how much effluent is discharged each day and other factors such as rainfall and general clogging of pores in the ground. The greatest impact is how you maintain your system and what you put down it.

Components of your system

Your onsite wastewater system comprises of two main parts:

- Wastewater treatment unit – generally a septic tank or aerated treatment system.
- A land application system – generally trenches, or low-pressure surface or subsurface irrigation drip lines.

Both parts of the system need to be maintained to ensure that no health effects occur.

Do:

- Use biodegradable, low phosphate household cleaners and laundry powders or liquid.
- Use body washes and shower gels, instead of soap, (or non-petroleum based products).
- Use the water and suds saver cycles on your dishwasher and washing machine (if fitted) and put a water saver device on your shower.
- Fix any leaking pipes and toilet systems.
- Clean septic tank outlets and filter when required (usually every 6 months).
- Follow the service and maintenance requirements of your system.
- Scrape all dishes to remove food material before washing.
- Keep all possible solids out of the system.
- Inspect tank annually for sludge and scum levels.
- The tank should be pumped out approximately every 3–5 years. Have tank pumped out when:
 - the top of the floating scum is 75mm or less from the bottom of the outlet
 - sludge has built up to within 250mm of the bottom of the outlet

Don't:

- Use soap-based washing powders that do not biodegrade.
- Install a waste master disposal in your sink.
- Dispose of eggshells, coffee grounds or tea bags. Compost food scraps or put in rubbish.
- Dispose of strong bleaches, chlorine compounds, antiseptics or disinfectants, medicines or disposable nappies, sanitary napkins/pads or condoms into drains.
- Allow fat to be poured down the sink.
- Put petrol, oil, flammable/explosive substances, trade waste or chemicals down the drain.
- Empty a spa or swimming pool into the system.

Signs of trouble

The system is not working correctly if:

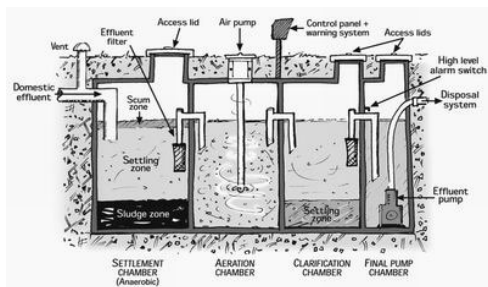
- There is a foul smell around tank or land application area.
- The tank, gully trap or tank mushroom is overflowing.
- The ground around the tank is soggy.
- Sinks/basins/toilets are emptying slowly or making gurgling noises when emptying.
- The grass is unusually dark green over the land application area.

10.2 Northland Regional Council Public Information

Aerated Wastewater Treatment Systems

The term 'Aerated Wastewater Treatment Systems (AWTS)' covers a range of types of onsite treatment systems that provide additional treatment to septic tank effluent. Their mechanical pumps require regular maintenance and a continuous power supply.

In general, an AWTS has three parts which may be housed in a single unit or split into more than one unit (see diagram below). This is a generalised diagram of an AWTS. Designs may differ with different brands.



The three main processes that take place in an AWTS are:

Settlement and anaerobic treatment

This takes place in a chamber or tank, and the process is identical to what happens in a septic tank. Solids within the effluent settle and are broken down by anaerobic bacteria (bacteria that live without oxygen).

Aerated treatment

The effluent then enters a second chamber where aerobic bacteria (bacteria that require oxygen to live) break down the solids further and reduce the number of harmful bugs within the effluent. This normally happens by either passing the effluent over, or through, a material that contains aerobic bacteria or by pumping air directly into the effluent. In some AWTS, a combination of both methods may be used.

Final settlement (clarification)

After the aeration treatment, the effluent is allowed to settle before being pumped to a disposal system. An AWTS removes a greater amount of solids from the effluent than a septic tank does and therefore problems within the disposal system caused by clogging are less likely. The additional treatment within the aerobic chamber should result in effluent that has fewer harmful bugs and nutrients, so it is less likely to be harmful to the environment. The installation of an AWTS is particularly useful in areas where there is a high groundwater table that needs protection or where there are poorly draining soils.

Effluent disposal

Effluent from an AWTS is commonly disposed of through dripper irrigation lines, which are flexible pipes with small pressure-compensating drippers installed along their length. The drippers should be self-flushing, which helps prevent them becoming clogged, and there should also be "flushing valves" at the end of each line for maintenance purposes.

Dripper lines are to be surface laid on level ground and planted with water loving plants. Lines are to be mulched with a minimum of 100mm of mulch.

It is recommended that the wastewater disposal area be clearly marked or fenced to minimise the risk to human health and reduce the possibility of damage to the system. The disposal field should not be used to graze animals, be driven on or built over. These activities can result in damage to and failure of the disposal field.

Surface water cut-off drains

If your disposal system is located on a slope, a surface water cut-off drain will usually be installed above the effluent disposal system to prevent stormwater runoff from the slope entering the disposal area. All surface water cut-off drains need to be maintained to make sure they work properly. This may include removing excess grass or plant growth from the drains and making sure there are no other obstructions to prevent the free flow of water.

Prior to winter, it is a good idea to give all surface water cut-off drains a quick visual check and to carry out any required maintenance as soon as possible. If a surface water cut-off drain is not working properly, the excess stormwater entering the disposal area will cause failure of the disposal system and result in effluent flowing down the slope.

10.3 Recommended Plants

Water loving native plants are recommended for the wastewater disposal field. The list below is taken from the Northland Regional Council website <https://www.nrc.govt.nz/Resource-Library-Summary/Publications/Waste/Septic-tanks-and-sewerage-systems/Suitable-plants-for-effluent-disposal-areas/>.

Your local garden centre will be able to recommend additional plants. Let them know that the plants are for a wastewater field, the soil type (e.g., heavy, slow draining clay) and amount of topsoil present.

Native shrubs, trees and ground covers

Kiokio (fern)
Blechnum novaezelandiae

Putaputaweta
Carpodetus serratus

Sand coprosma (ground cover)
Coprosma acerosa

Mingimingi
C. propinqua

Taupata
C.repens

Cabbage tree (fast)
Cordyline australis

Karaka (large tree)
Corynocarpus laevigatus

Tree fuchsia
Fuchsia excorticata

Koromiko, hebe
Hebe stricta

Houhere, lacebark (fast)
Hoheria populnea

Pukatea (large tree)
Laurelia novae-zelandiae

Manuka
Leptospermum scoparium

Kawakawa
Macropiper excelsum

Puriri (large tree)
Vitex lucens

Grass-like plants

Oioi, jointed rush
Apodasmia similis

Rengarenga, rock lily
Arthropodium cirratum

Rautahi, tussock sedge
Carex geminata

Purei, pukio, tussock sedge
Carex secta

Toetoe *
Cotaderia fulvida

Umbrella sedge
Cyperus ustulatus

Turutu, NZ blueberry
Dianella nigra

Pepepe, toetoe tuhara
Machaerina sinclarii

Harakeke, flax (fast)
Phormium tenax

* Do not use invasive exotic pampas grasses



11.0 NZ Building Code, Smoke Alarm Requirements

From November 2023 the Building Code Acceptable Solutions for Protection from Fire (C/AS1 and C/AS2) will be amended to make interconnected smoke alarms the minimum fire safety system for new built homes and substantial renovations, citing NZS 4514:2021 – *Interconnected smoke alarms for Houses*. The standard allows for wirelessly or hard-wired interconnection, using either 10-year long-life battery-powered or 240v mains powered alarms. The changes will have a 12-month transition period ending in November 2024.

Below are the key points of the changes to the acceptable solutions. Details can be found in the Standards New Zealand – NZS 4514:2021 interconnected smoke alarms for houses document, chrome extension://efaidnbmnnnibpcajpcglclefindmkaj/<https://www.cavius.co.nz/wp-content/uploads/2023/07/NZ-Building-Code.pdf>.

KEY POINTS:

- Equipment required must be either 10 year long-life battery-operated (non-removable/sealed) or 240v mains powered, interconnected smoke alarms.
- All smoke alarms must meet compliance standards such as BS EN 14604, AS3786, UL 217, CAN/ULC S531 or ISO 12239.
- Where more than one smoke alarm is needed to meet the requirements of this standard, these alarms shall be interconnected so that when one activates, all smoke alarm devices in the household unit will sound. The interconnection between alarms may be wired or wireless.
- Smoke alarms shall be located in all bedrooms, living spaces, hallways and landings within the building.
- In a multi-level household, there shall be at least one smoke alarm on each level.
- All smoke alarms must have a hush and test button.
- Smoke alarms shall be located on or near the ceiling.
- Where a kitchen or scullery is separated from the living spaces and hallways by doors that can be closed, an alarm specified by its manufacturer as suitable for a kitchen shall be located in the kitchen. This may be a heat alarm to avoid nuisance activations.

The information above is designed as a guide only. There is more information contained in the NZS 4514:2021 interconnected smoke alarms for houses standard.

12.0 Limitations

1. It is imperative that this report be read in full before installation commences. O'Brien Design Consulting Ltd. is to be contacted if there are any variations in subsoil or site conditions from those described in this report. Site conditions may change from the date of the site visit.
2. O'Brien Design Consulting Ltd. is to be contacted if for any reason installation of the onsite wastewater system cannot be achieved to the design set out in this document. In this event O'Brien Design Consulting Ltd. reserves the right to revise this document. Should at any time the design be altered, O'Brien Design Consulting Ltd. are to be contacted for written approval before installation commences.
3. Our responsibility for this report is limited to the property owner named in Part A of this document. We disclaim all responsibility and will accept no liability to any other person unless that party has obtained the written consent of O'Brien Design Consulting Ltd. O'Brien Design Consulting Ltd reserves the right to qualify or amend any opinion expressed in this report in dealing with any other party. It is not to be relied upon for any other purpose without reference to O'Brien Design Consulting Ltd.
4. Any alteration to the site plan or design will result in noncompliance.
5. The wastewater disposal field is designed according to the number of bedrooms, potential occupancy and wastewater volumes produced, as outlined in this report. Any increase in the number of bedrooms, potential occupancy or wastewater volumes produced may result in failure of the field. O'Brien Design consulting take no liability for wastewater volumes produced exceeding that stated in Part E, number 2.
6. Recommendations and opinions in this report are based on data obtained from the investigations and site observations. The nature and continuity of subsoil conditions and groundwater at locations other than the investigation bores and test areas are inferred and it should be appreciated that actual conditions could vary over the site.
7. This report does not investigate or give recommendations on ground bearing capacity for foundations or slope stability. A geotechnical report may be required. This is the responsibility of the homeowner.
8. Following payment to the FNDC your Building Consent documentation will be emailed to you. It is the responsibility of the homeowner/builder to engage a registered drainlayer to install the system and field. The homeowner/builder is responsible for ensuring a printed copy of the issued Building Consent documentation is onsite at every inspection. Plans must be printed in colour and be at least A3 size. The installation is to be inspected by a FNDC inspector or similar suitably qualified person.
9. Following completion of the project it is the homeowner's responsibility to apply for Code of Compliance. The system manufacturer and drainlayer should assist you in applying for Code of Compliance. You will need to fill out a Code of Compliance Form as provided in the following link: <https://www.fndc.govt.nz/Our-Services/Building-Consents/Building-forms-and-guides/Code-Compliance-Certificate-Form-6>. You will also need an As Build diagram from the drainlayer showing installation and a commissioning statement and electrical certificate from the manufacturer.
10. The homeowner is responsible for the everyday upkeep of the system and field. Information is provided in the NRC Public Information section of this report. Further information is to be supplied by the manufacturer.
11. It is the responsibility of the owner to provide the Far North District Council with a maintenance agreement for the installed system. The maintenance of onsite wastewater systems should be sustained to reduce the risk of system failure.
12. Any questions arising from the above or during installation, please call O'Brien Design Consulting Ltd.

13.0 Producer Statement



DESIGN: ON-SITE EFFLUENT DISPOSAL SYSTEMS (TP58)

ISSUED BY: Martin O'Brien.....(approved qualified design professional)

TO: Sebastian Crawford and Francesca Ancillotti.....(owners)

TO BE SUPPLIED TO: Far North District Council

PROPERTY LOCATION: 7B Rangitane Loop Road, Kerikeri, Lot 2 DP 200946

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

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

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

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

Construction monitoring required: ☐

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

A handwritten signature in black ink, appearing to read 'M O'Brien', is written over a dotted line.

.....(Signature of approved design professional)

Licence Building Practitioner - Design 2, MA, BA with Hons (Professional qualifications)

BP103567.....(Licence Number or professional Registration number)

Address: 153B Kerikeri Inlet Road, Kerikeri

Phone Number: 09 407 5208, 027 407 5208

Date: 12th December 2025

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

New Zealand Coastal Policy Statement Objectives and Policies

An assessment of the relevant objectives and policies are commented on below:

Objective 1	<p><i>To safeguard the integrity, form, functioning and resilience of the coastal environment and sustain its ecosystems, including marine and intertidal areas, estuaries, dunes and land, by:</i></p> <ul style="list-style-type: none"> • <i>maintaining or enhancing natural biological and physical processes in the coastal environment and recognizing their dynamic, complex and interdependent nature;</i> • <i>protecting representative or significant natural ecosystems and sites of biological importance and maintaining the diversity of New Zealand's indigenous coastal flora and fauna; and</i> • <i>maintaining coastal water quality, and enhancing it where it has deteriorated from what would otherwise be its natural condition, with significant adverse effects on ecology and habitat, because of discharges associated with human activity.</i>
Policy 1	<ol style="list-style-type: none"> 1. <i>Recognise that the extent and characteristics of the coastal environment vary from region to region and locality to locality; and the issues that arise may have different effects in different localities.</i> 2. <i>Recognise that the coastal environment includes:</i> <ol style="list-style-type: none"> a. <i>the coastal marine area;</i> b. <i>islands within the coastal marine area;</i> c. <i>areas where coastal processes, influences or qualities are significant, including coastal lakes, lagoons, tidal estuaries, saltmarshes, coastal wetlands, and the margins of these;</i> d. <i>areas at risk from coastal hazards;</i> e. <i>coastal vegetation and the habitat of indigenous coastal species including migratory birds;</i> f. <i>elements and features that contribute to the natural character, landscape, visual qualities or amenity values;</i> g. <i>items of cultural and historic heritage in the coastal marine area or on the coast;</i> h. <i>inter-related coastal marine and terrestrial systems, including the intertidal zone; and</i> i. <i>physical resources and built facilities, including infrastructure, that have modified the coastal environment.</i>

The proposed extension is not contrary to the NZCPS objectives and policies that seek to safeguard the integrity, form, functioning and resilience of the coastal environment and sustain its ecosystems.

Objective 2	<p><i>To preserve the natural character of the coastal environment and protect natural features and landscape values through:</i></p> <ul style="list-style-type: none"> • <i>recognizing the characteristics and qualities that contribute to natural character, natural features and landscape values and their location and distribution;</i> • <i>identifying those areas where various forms of subdivision, use and development would be inappropriate and protecting them from such activities; and</i> • <i>encouraging restoration of the coastal environment.</i>
Policy 13	<p><i>Preservation of natural character</i></p> <ol style="list-style-type: none"> 1. <i>To preserve the natural character of the coastal environment and to protect it from inappropriate subdivision, use, and development:</i> <ol style="list-style-type: none"> a. <i>avoid adverse effects of activities on natural character in areas of the coastal environment with outstanding natural character; and</i> b. <i>avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on natural character in all other areas of the coastal environment; including by:</i> c. <i>assessing the natural character of the coastal environment of the region or district, by mapping or otherwise identifying at least areas of high natural character; and</i> d. <i>ensuring that regional policy statements, and plans, identify areas where preserving natural character requires objectives, policies and rules, and include those provisions.</i> 2. <i>Recognise that natural character is not the same as natural features and landscapes or amenity values and may include matters such as:</i> <ol style="list-style-type: none"> a. <i>natural elements, processes and patterns;</i> b. <i>biophysical, ecological, geological and geomorphological aspects;</i> c. <i>natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs and surf breaks;</i> d. <i>the natural movement of water and sediment;</i> e. <i>the natural darkness of the night sky;</i>

	<ul style="list-style-type: none"> <i>f. places or areas that are wild or scenic;</i> <i>g. a range of natural character from pristine to modified; and</i> <i>h. experiential attributes, including the sounds and smell of the sea; and their context or setting.</i>
Policy 14	<p><i>Restoration of natural character</i></p> <p><i>Promote restoration or rehabilitation of the natural character of the coastal environment, including by:</i></p> <ul style="list-style-type: none"> <i>a. identifying areas and opportunities for restoration or rehabilitation;</i> <i>b. providing policies, rules and other methods directed at restoration or rehabilitation in regional policy statements, and plans;</i> <i>c. where practicable, imposing or reviewing restoration or rehabilitation conditions on resource consents and designations, including for the continuation of activities; and recognising that where degraded areas of the coastal environment require restoration or rehabilitation, possible approaches include:</i> <ul style="list-style-type: none"> <i>i. restoring indigenous habitats and ecosystems, using local genetic stock where practicable; or</i> <i>ii. encouraging natural regeneration of indigenous species, recognising the need for effective weed and animal pest management; or</i> <i>iii. creating or enhancing habitat for indigenous species; or</i> <i>iv. rehabilitating dunes and other natural coastal features or processes, including saline wetlands and intertidal saltmarsh; or</i> <i>v. restoring and protecting riparian and intertidal margins; or</i> <i>vi. reducing or eliminating discharges of contaminants; or</i> <i>vii. removing redundant structures and materials that have been assessed to have minimal heritage or amenity values and when the removal is authorised by required permits, including an archaeological authority under the Historic Places Act 1993; or</i> <i>viii. restoring cultural landscape features; or</i> <i>ix. redesign of structures that interfere with ecosystem processes; or</i> <i>x. decommissioning or restoring historic landfill and other contaminated sites which are, or have the potential to, leach material into the coastal marine area.</i>



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The application site is an existing modified coastal environment that contains existing buildings and driveway areas. The natural character values of the existing site are low to high, with no areas of HNC. NZCPS objective 2 seeks to preserve the natural character of the coastal environment and protect it from inappropriate development.

The proposal is not considered to alter the characteristics of the surrounding environment. There will be no vegetation clearance and only minimal excavations as a result of this proposal.

Objective 3	<p><i>To take account of the principles of the Treaty of Waitangi, recognize the role of tangata whenua as kaitiaki and provide for tangata whenua involvement in management of the coastal environment by:</i></p> <ul style="list-style-type: none"> • <i>recognizing the ongoing and enduring relationship of tangata whenua over their lands, rohe and resources;</i> • <i>promoting meaningful relationships and interactions between tangata whenua and persons exercising functions and powers under the Act;</i> • <i>incorporating mātauranga Māori into sustainable management practices; and</i> • <i>recognising and protecting characteristics of the coastal environment that are of special value to tangata whenua.</i>
Policy 2	<p><i>The Treaty of Waitangi, tangata whenua and Maori</i></p> <p><i>In taking account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi), and kaitiakitanga, in relation to the coastal environment:</i></p> <ol style="list-style-type: none"> <i>recognise that tangata whenua have traditional and continuing cultural relationships with areas of the coastal environment, including places where they have lived and fished for generations;</i> <i>involve iwi authorities or hapū on behalf of tangata whenua in the preparation of regional policy statements, and plans, by undertaking effective consultation with tangata whenua; with such consultation to be early, meaningful, and as far as practicable in accordance with tikanga Māori;</i> <i>with the consent of tangata whenua and as far as practicable in accordance with tikanga Māori, incorporate mātauranga Māori¹ in regional policy statements, in plans, and in the consideration of applications for resource consents, notices of requirement for designation and private plan changes;</i> <i>provide opportunities in appropriate circumstances for Māori involvement in decision making, for example when a consent application or notice of requirement is dealing with cultural localities or</i>

	<p><i>issues of cultural significance, and Māori experts, including pūkenga², may have knowledge not otherwise available;</i></p> <p><i>e. take into account any relevant iwi resource management plan and any other relevant planning document recognised by the appropriate iwi authority or hapū and lodged with the council, to the extent that its content has a bearing on resource management issues in the region or district; and</i></p> <p><i>i. where appropriate incorporate references to, or material from, iwi resource management plans in regional policy statements and in plans; and</i></p> <p><i>ii. consider providing practical assistance to iwi or hapū who have indicated a wish to develop iwi resource management plans;</i></p> <p><i>f. provide for opportunities for tangata whenua to exercise kaitiakitanga over waters, forests, lands, and fisheries in the coastal environment through such measures as:</i></p> <p><i>i. bringing cultural understanding to monitoring of natural resources;</i></p> <p><i>ii. providing appropriate methods for the management, maintenance and protection of the taonga of tangata whenua;</i></p> <p><i>iii. having regard to regulations, rules or bylaws relating to ensuring sustainability of fisheries resources such as taiāpure, mahinga mātaitai or other non commercial Māori customary fishing;</i></p> <p><i>g. in consultation and collaboration with tangata whenua, working as far as practicable in accordance with tikanga Māori, and recognising that tangata whenua have the right to choose not to identify places or values of historic, cultural or spiritual significance or special value:</i></p> <p><i>i. recognise the importance of Māori cultural and heritage values through such methods as historic heritage, landscape and cultural impact assessments; and</i></p> <p><i>ii. provide for the identification, assessment, protection and management of areas or sites of significance or special value to Māori, including by historic analysis and archaeological survey and the development of methods such as alert layers and predictive methodologies for identifying areas of high potential for undiscovered Māori heritage, for example coastal pā or fishing villages.</i></p>
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The ODP, PDP and the PRPN do not identify the site or its immediate environs with any sites of significance to Māori or Tangata Whenua. NZAA has not mapped any archaeological sites within the allotment or adjoining allotments. Given the site has existing built development and the application

includes minor extensions to the dwelling, it is considered that the proposal does not create any cultural issues.

Objective 4	<p><i>To maintain and enhance the public open space qualities and recreation opportunities of the coastal environment by:</i></p> <ul style="list-style-type: none"> • <i>recognising that the coastal marine area is an extensive area of public space for the public to use and enjoy;</i> • <i>maintaining and enhancing public walking access to and along the coastal marine area without charge, and where there are exceptional reasons that mean this is not practicable providing alternative linking access close to the coastal marine area; and</i> • <i>recognising the potential for coastal processes, including those likely to be affected by climate change, to restrict access to the coastal environment and the need to ensure that public access is maintained even when the coastal marine area advances inland.</i>
Policy 18	<p><i>Public Open Space</i></p> <p><i>Recognise the need for public open space within and adjacent to the coastal marine area, for public use and appreciation including active and passive recreation, and provide for such public open space, including by:</i></p> <ul style="list-style-type: none"> a. <i>ensuring that the location and treatment of public open space is compatible with the natural character, natural features and landscapes, and amenity values of the coastal environment;</i> b. <i>taking account of future need for public open space within and adjacent to the coastal marine area, including in and close to cities, towns and other settlements;</i> c. <i>maintaining and enhancing walking access linkages between public open space areas in the coastal environment;</i> d. <i>considering the likely impact of coastal processes and climate change so as not to compromise the ability of future generations to have access to public open space; and</i> e. <i>recognising the important role that esplanade reserves and strips can have in contributing to meeting public open space needs.</i>

<p>Policy 19</p>	<p><i>Walking Access</i></p> <ol style="list-style-type: none"> 1. <i>Recognise the public expectation of and need for walking access to and along the coast that is practical, free of charge and safe for pedestrian use.</i> 2. <i>Maintain and enhance public walking access to, along and adjacent to the coastal marine area, including by:</i> <ol style="list-style-type: none"> a. <i>identifying how information on where the public have walking access will be made publicly available;</i> b. <i>avoiding, remedying or mitigating any loss of public walking access resulting from subdivision, use, or development; and</i> c. <i>identifying opportunities to enhance or restore public walking access, for example where:</i> <ol style="list-style-type: none"> i. <i>connections between existing public areas can be provided; or</i> ii. <i>improving access would promote outdoor recreation; or</i> iii. <i>physical access for people with disabilities is desirable; or</i> iv. <i>the long-term availability of public access is threatened by erosion or sea level rise; or</i> v. <i>access to areas or sites of historic or cultural significance is important; or</i> vi. <i>subdivision, use, or development of land adjacent to the coastal marine area has reduced public access, or has the potential to do so.</i> 3. <i>Only impose a restriction on public walking access to, along or adjacent to the coastal marine area where such a restriction is necessary:</i> <ol style="list-style-type: none"> a. <i>to protect threatened indigenous species; or</i> b. <i>to protect dunes, estuaries and other sensitive natural areas or habitats; or</i> c. <i>to protect sites and activities of cultural value to Māori; or</i> d. <i>to protect historic heritage; or</i> e. <i>to protect public health or safety; or</i> f. <i>to avoid or reduce conflict between public uses of the coastal marine area and its margins; or</i> g. <i>for temporary activities or special events; or</i>
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	<p><i>h. for defence purposes in accordance with the Defence Act 1990; or</i></p> <p><i>i. to ensure a level of security consistent with the purpose of a resource consent; or</i></p> <p><i>j. in other exceptional circumstances sufficient to justify the restriction.</i></p> <p><i>4. Before imposing any restriction under (3), consider and where practicable provide for alternative routes that are available to the public free of charge at all times.</i></p>
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The site adjoins a reserve for the purpose of access along the northern boundary. The proposal is located wholly within the site boundaries and is located within the southern portion of the site, furthest from the existing access reserve. Existing public access will not be compromised as part of this development.

Objective 5	<p><i>To ensure that coastal hazard risks taking account of climate change, are managed by:</i></p> <ul style="list-style-type: none"> • <i>locating new development away from areas prone to such risks;</i> • <i>considering responses, including managed retreat, for existing development in this situation; and</i> • <i>protecting or restoring natural defences to coastal hazards.</i>
Policy 24	<p><i>Identification of coastal hazards</i></p> <p><i>1. Identify areas in the coastal environment that are potentially affected by coastal hazards (including tsunami), giving priority to the identification of areas at high risk of being affected. Hazard risks, over at least 100 years, are to be assessed having regard to:</i></p> <ul style="list-style-type: none"> <i>a. physical drivers and processes that cause coastal change including sea level rise;</i> <i>b. short-term and long-term natural dynamic fluctuations of erosion and accretion;</i> <i>c. geomorphological character;</i> <i>d. the potential for inundation of the coastal environment, taking into account potential sources, inundation pathways and overland extent;</i> <i>e. cumulative effects of sea level rise, storm surge and wave height under storm conditions;</i> <i>f. influences that humans have had or are having on the coast;</i> <i>g. the extent and permanence of built development; and</i>

	<p><i>h. the effects of climate change on:</i></p> <ul style="list-style-type: none"> <i>i. matters (a) to (g) above;</i> <i>ii. storm frequency, intensity and surges; and</i> <i>iii. coastal sediment dynamics;</i> <p><i>taking into account national guidance and the best available information on the likely effects of climate change on the region or district.</i></p>
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The site is not shown to be susceptible to coastal hazards.

Objective 6	<p><i>To enable people and communities to provide for their social, economic, and cultural wellbeing and their health and safety, through subdivision, use, and development, recognizing that:</i></p> <ul style="list-style-type: none"> <i>• the protection of the values of the coastal environment does not preclude use and development in appropriate places and forms, and within appropriate limits;</i> <i>• some uses and developments which depend upon the use of natural and physical resources in the coastal environment are important to the social, economic and cultural wellbeing of people and communities;</i> <i>• functionally some uses and developments can only be located on the coast or in the coastal marine area;</i> <i>• the coastal environment contains renewable energy resources of significant value;</i> <i>• the protection of habitats of living marine resources contributes to the social, economic and cultural wellbeing of people and communities;</i> <i>• the potential to protect, use, and develop natural and physical resources in the coastal marine area should not be compromised by activities on land;</i> <i>• the proportion of the coastal marine area under any formal protection is small and therefore management under the Act is an important means by which the natural resources of the coastal marine area can be protected;</i> <i>• historic heritage in the coastal environment is extensive but not fully known, and vulnerable to loss or damage from inappropriate subdivision, use, and development.</i>
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The proposal will only require minimal excavations, and no indigenous vegetation clearance is proposed. The proposed extension location is located outside of any areas of HNC and is not considered to create any adverse effects on historic heritage. The extension is considered consistent with other development in the coastal environment.

Far North District Operative District Plan Objectives and Policies

Coastal Environment: Objectives

10.3.1 To manage coastal areas in a manner that avoids adverse effects from subdivision, use and development. Where it is not practicable to avoid adverse effects from subdivision use or development, but it is appropriate for the development to proceed, adverse effects of subdivision use or development should be remedied or mitigated.

10.3.2 To preserve and, where appropriate in relation to other objectives, to restore, rehabilitate protect, or enhance:

(a) the natural character of the coastline and coastal environment;

(b) areas of significant indigenous vegetation and significant habitats of indigenous fauna;

(c) outstanding landscapes and natural features;

(d) the open space and amenity values of the coastal environment;

(e) water quality and soil conservation (insofar as it is within the jurisdiction of the Council).

10.3.3 To engage effectively with Maori to ensure that their relationship with their culture and traditions and taonga is identified, recognised, and provided for.

10.3.4 To maintain and enhance public access to and along the coast whilst ensuring that such access does not adversely affect the natural and physical resources of the coastal environment, including Maori cultural values, and public health and safety.

10.3.5 To secure future public access to and along the coast, lakes and rivers (including access for Maori) through the development process and specifically in accordance with the Esplanade Priority Areas mapped in the District Plan.

10.3.6 To minimise adverse effects from activities in the coastal environment that cross the coastal marine area boundary.

10.3.7 To avoid, remedy or mitigate adverse effects on the environment through the provision of adequate land-based services for mooring areas, boat ramps and other marine facilities.

10.3.8 To ensure provision of sufficient water storage to meet the needs of coastal communities all year round.

10.3.9 To facilitate the sustainable management of natural and physical resources in an integrated way to achieve superior outcomes to more traditional forms of subdivision, use and development through management plans and integrated development.

As detailed within the attached AEE, the proposal is not considered to create adverse effects. The natural character of the coastline will not be affected given the large separation distance of the site and the CMA. The activities will not affect areas of indigenous vegetation or fauna, outstanding landscapes or natural features, open space and amenity values or water quality. The site is not known to have a cultural association and given the minor nature of the works, the relationship of Māori is not considered to be affected given the proposal will see an extension to existing built development. Public access will not be affected. The activities will not cross the CMA boundary. Water storage for the site will remain unchanged. Natural and physical resources will not be affected.



Coastal Environment: Policies

10.4.1 That the Council only allows appropriate subdivision, use and development in the coastal environment. Appropriate subdivision, use and development is that where the activity generally:

- (a) recognises and provides for those features and elements that contribute to the natural character of an area that may require preservation, restoration or enhancement; and*
- (b) is in a location and of a scale and design that minimises adverse effects on the natural character of the coastal environment; and*
- (c) has adequate services provided in a manner that minimises adverse effects on the coastal environment and does not adversely affect the safety and efficiency of the roading network; and*
- (d) avoids, as far as is practicable, adverse effects which are more than minor on heritage features, outstanding landscapes, cultural values, significant indigenous vegetation and significant habitats of indigenous fauna, amenity values of public land and waters and the natural functions and systems of the coastal environment; and*
- (e) promotes the protection, and where appropriate restoration and enhancement, of areas of significant indigenous vegetation and significant habitats of indigenous fauna; and*
- (f) recognises and provides for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga; and*
- (g) where appropriate, provides for and, where possible, enhances public access to and along the coastal marine area; and*
- (h) gives effect to the New Zealand Coastal Policy Statement and the Regional Policy Statement for Northland.*

10.4.2 That sprawling or sporadic subdivision and development in the coastal environment be avoided through the consolidation of subdivision and development as far as practicable, within or adjoining built up areas, to the extent that this is consistent with the other objectives and policies of the Plan.

10.4.3 That the ecological values of significant coastal indigenous vegetation and significant habitats are maintained in any subdivision, use or development in the coastal environment.

10.4.4 That public access to and along the coast be provided, where it is compatible with the preservation of the natural character and amenity, cultural, heritage and spiritual values of the coastal environment, and avoids adverse effects in erosion prone areas.

10.4.5 That access by tangata whenua to ancestral lands, sites of significance to Maori, maahinga mataitai, taiapure and kaimoana areas in the coastal marine area be provided for in the development and ongoing management of subdivision and land use proposals and in the development and administration of the rules of the Plan and by non-regulatory methods. Refer Chapter 2, and in particular Section 2.5, and Council's "Tangata Whenua Values and Perspectives (2004)".

10.4.6 That activities and innovative development including subdivision, which provide superior outcomes and which permanently protect, rehabilitate and/or enhance the natural character of the coastal environment, particularly through the establishment and ongoing management of indigenous coastal vegetation and habitats, will be encouraged by the Council.



10.4.7 To ensure the adverse effects of land-based activities associated with maritime facilities including mooring areas and boat ramps are avoided, remedied or mitigated through the provision of adequate services, including where appropriate:

- (a) parking;*
- (b) rubbish disposal;*
- (c) waste disposal;*
- (d) dinghy racks.*

10.4.8 That development avoids, remedies or mitigates adverse effects on the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.

10.4.9 That development avoids, where practicable, areas where natural hazards could adversely affect that development and/or could pose a risk to the health and safety of people.

10.4.10 To take into account the need for a year-round water supply, whether this involves reticulation or on-site storage, when considering applications for subdivision, use and development.

10.4.11 To promote land use practices that minimise erosion and sediment run-off, and storm water and waste water from catchments that have the potential to enter the coastal marine area.

10.4.12 That the adverse effects of development on the natural character and amenity values of the coastal environment will be minimised through:

- (a) the siting of buildings relative to the skyline, ridges, headlands and natural features;*
- b) the number of buildings and intensity of development;*
- (c) the colour and reflectivity of buildings;*
- (d) the landscaping (including planting) of the site;*
- (e) the location and design of vehicle access, manoeuvring and parking areas.*

The proposal is considered to be consistent with Policy 10.4.1 as detailed within this application. The proposal is not considered to be sprawling or sporadic development. Indigenous vegetation will not be affected. Public access will not be affected. The proposal is not considered to raise cultural concerns. The proposal does not include maritime facilities. The proposal is not considered to exacerbate natural hazards. Water storage for the site will remain unchanged. Erosion and sediment will be controlled via construction of the extension. No adverse effects on natural character and amenity are anticipated as detailed within this application.

Coastal Living Zone Objectives

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

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



The proposed extension will add on one bedroom to the existing dwelling, which is considered to be of low density. No adverse effects are anticipated. The natural character of the coastal environment is considered to be maintained given the existing built development in the surrounding environment and the minor nature of the application.

Coastal Living Zone Policies

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

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

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

(a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;

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

(c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas;

(d) through siting of buildings and development, design of subdivisions, and provision of access that recognise and provide for the relationship of Maori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Maori culture makes to the character of the District (refer Chapter 2, and in particular Section 2.5, and Council's "Tangata Whenua Values and Perspectives (2004)");

(e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests;

(f) protecting historic heritage through the siting of buildings and development and design of subdivisions.

No adverse effects are anticipated from the proposal. Amenity values are considered to be maintained. The character of the zone is considered to be maintained given the minor nature of the proposal and the existing built development in the surrounding environment.



Far North Proposed District Plan

Objectives and Policies for the Rural Lifestyle Zone

Objectives

RLZ-O1 - The Rural Lifestyle zone is used predominantly for low density residential activities and small scale farming activities that are compatible with the rural character and amenity of the zone.

RLZ-O2 - The predominant character and amenity of the Rural Lifestyle zone is characterised by:

- a. low density residential activities;*
- b. small scale farming activities with limited buildings and structures;*
- c. smaller lot sizes than anticipated in the Rural Production Zone;*
- d. a general absence of urban infrastructure.*
- e. rural roads with low traffic volumes;*
- f. areas of vegetation, natural features and open space.*

RLZ-O3 - The role, function and predominant character and amenity of the Rural Lifestyle zone is not compromised by incompatible activities.

RLZ-O4 - Land use and subdivision in the Rural Lifestyle zone does not compromise the effective and efficient operation of primary production activities in the adjacent Rural Production Zones

The proposal is considered to be of low density and will utilise an area of the site which is considered suitable for the proposed activities. The extension is minor in area and allow ample area within the site for open space. The function, character and amenity of the zone will be maintained. The site is not located near any sites utilised for primary production and as such are not considered to compromise such sites.

Policies

RLZ-P1 Enable activities that will not compromise the role, function and predominant character and amenity of the Rural Lifestyle zone, while ensuring their design, scale and intensity is appropriate to manage adverse effects in the zone, including:

- a. low density residential activities;*
- b. small scale farming activities;*
- c. home business activities;*
- d. visitor accommodation; and*
- e. small scale education facilities.*



RLZ-P2 Avoid activities that are incompatible with the role, function and predominant character and amenity of the Rural Lifestyle zone because they are:

- a. contrary to the density anticipated for the Rural Lifestyle zone;*
- b. predominately of an urban form or character;*
- c. primary production activities, such as intensive indoor primary production, that generate adverse amenity effects that are incompatible with rural lifestyle living; or*
- d. commercial, rural industry or industrial activities that are more appropriately located in a Settlement zone or an urban zone.*

RLZ-P3 Avoid where possible, or otherwise mitigate, reverse sensitivity effects from sensitive and other non-productive activities on primary production activities in the adjacent Rural Production zone.

RLZ-P4 Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

- a. consistency with the scale and character of the rural lifestyle environment;*
- b. location, scale and design of buildings or structures;*
- c. at zone interfaces:*
 - i. any setbacks, fencing, screening or landscaping required to address potential conflicts;*
 - ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;*
- d. the capacity of the site to cater for on-site infrastructure associated with the proposed activity;*
- e. the adequacy of roading infrastructure to service the proposed activity;*
- f. managing natural hazards;*
- g. any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; and*
- h. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.*

As mentioned above, the proposal is not considered to compromise the role, function or character of the zone given the activities will not change the use of the site. No reverse sensitivity effects are anticipated. The proposal is considered to be consistent with the relevant matters of RLZ-P4.

