

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

If yes, who have you spoken with?

2. Type of consent being applied for

(more than one circle can be ticked):

Land Use

Discharge

Fast Track Land Use*

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

Subdivision

Extension of time (s.125)

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

Other (please specify)

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

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

Yes No

4. Consultation

Have you consulted with Iwi/Hapū? Yes No

If yes, which groups have you consulted with?

Who else have you consulted with?

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:

Anne Thompson

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.

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6. Address for correspondence

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

Name/s:

Nina Pivac C/- Logiplan Limited

Email:

Phone number:

Postal address:

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

Postcode

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

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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:

Howard Cook and Anne Thompson

Property address/
location:

Postcode

8. Application site details

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

Name/s:

Howard Cook and Anne Thompson

Site address/
location:

967 Kaimaumau Road

Postcode

Legal description:

Kaimaumau C1 Block

Val Number:

Certificate of title:

NA75C/238

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

Site visit requirements:

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

Is there a dog on the property? Yes No

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

Please contact applicant to arrange site visit.

9. Description of the proposal

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

To construct a 300m² shed in General Coastal Zone and Outstanding Landscape breaching rules relating to visual amenity. A discharge consent is also required.

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)

Anne Thompson

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)

Anne Louise Thomson

Signature:

(signature of bill payer)

Date 22-May-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.fnfdc.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)

Anne Louise Thompson

Nina Pivac

Signature

Date 22-May-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 **Howard Cook and 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.



**LANDUSE RESOURCE CONSENT APPLICATION
TO CONSTRUCT A STORAGE SHED**

967 KAIMAUMAU ROAD
KAIMAUMAU C1 BLK AND SEC 28 BLK I RANGAUNU SD

ASSESSMENT OF ENVIRONMENTAL EFFECTS

PREPARED FOR:
ANNE THOMPSON
Rev A
22 May 2026

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- Appendix A – Site, Floor and Elevation Plans
- Appendix B – Certificate of Title
- Appendix C – Approved Form 4 Letter
- Appendix D – TP58 Report

1.0 THE APPLICANT AND PROPERTY DETAILS

To:	Far North District Council
Site address:	967 Kaimaumau Road, Kaimaumau
Applicant's name:	Anne Thompson
Address for service:	Logiplan Limited Attn: Nina Pivac 50-64 Commerce Street Kaitaia 0410
Legal description:	Kaimaumau C1 Blk and Sec 28 Blk I Rangaunu SD
Site area:	2.8307ha
Site owner/s:	Howard Cook and Anne Thompson
Operative District Plan:	Far North District Plan
Operative zoning:	General Coastal Zone
Overlays/resource areas:	Outstanding Landscape
Proposed zoning/overlays:	Rural Production Zone Coastal Environment Overlay Coastal Flood Zones 1, 2, and 3 (50, 100 and 100+ Year Scenarios)
Brief description of proposal:	To construct a 300m ² shed and install an associated onsite wastewater system in the General Coastal Zone and Outstanding Landscape, requiring resource consent under the following rules: 10.6.5.1.1 Visual Amenity 12.1.6.1.5 Buildings within Outstanding Landscapes A discharge consent is also required under Rule C.6.1.3 of the Proposed Regional Plan for Northland (PDP). This application has been prepared in response to a Form 4 letter issued by Council in relation to EBC-2026-189/0 (see Appendix C).
Summary of reasons for consent:	Overall, resource consent is required as a Discretionary Activity under the Far North District Plan.

AUTHOR



Nina Pivac

Director | BAppSC | PGDipPlan | Assoc. NZPI

Date: 22 May 2026

2.0 PROPOSAL

The applicant, Anne Thompson, seeks landuse resource consent to construct a 300m² shed and install an associated onsite wastewater disposal system in the General Coastal Zone and Outstanding Landscape. The proposed shed will be used for storage purposes, and the existing cabins on site will be removed upon the construction of the shed.

Under the Operative District Plan (ODP), resource consent is required under the following rules:

- 10.6.5.1.1 Visual Amenity
- 12.1.6.1.5 Buildings within Outstanding Landscapes

A discharge consent is also required under Rule C.6.1.3 of the Proposed Regional Plan for Northland (PRP) due to the proposed onsite wastewater disposal system being within the 5% AEP as outlined in *Table 9: Exclusion areas and setback distances for on-site domestic wastewater systems* of the PRP.

It should be noted that this application has been prepared in response to a Form 4 letter issued by Council in relation to EBC-2026-189/0 (see **Appendix C**).

Overall, the application has been assessed as a **Discretionary Activity** under the ODP.

The following Assessment of Environmental Effects (AEE) has been prepared in accordance with the requirements of Section 88 of and Schedule 4 of the Resource Management Act 1991 (the Act) and is intended to provide the information necessary for a full understanding of the activity for which consent is sought and any actual or potential effects the proposal may have on the environment.

3.0 SITE CONTEXT

The subject site is located at 967 Kaimaumau Road and is legally described as Kaimaumau C1 Blk and Sec 28 Blk I Rangauunu SD. A copy of the relevant Certificate of Title (CT) is attached as **Appendix B**.



Figure 2: Map showing subject site (Premise)

Under the ODP, the site is zoned General Coastal and is located within an Outstanding Natural Landscape. The site is also partially located within the NRC Coastal Environment. The site also known to contain wetlands as per NRC Maps. This is discussed in further detail below.

Under the PDP, the site is zoned Rural Production and is subject to the Coastal Environment, and Coastal Flood Zone Overlay (Zones 1, 2 and 3).

The subject site is located on the outskirts of the Kaimaumau Village. The immediate surrounding environment is characterised by rural-lifestyle development and Maori Land.

Access to the subject site is currently gained via an existing vehicle crossing off Kaimaumau Road which is considered to be formed to an adequate standard.

The site contains existing cabins which will be removed from the site upon the construction of the proposed shed.

4.0 FAR NORTH DISTRICT PLAN ASSESSMENT

Table 2 – Assessment of General Coastal Zone and District-Wide provisions

General Coastal Zone	Permitted Standards	Compliance
Rule 10.6.5.1.1 Visual Amenity	<p>(a) any new building(s) not for human habitation provided that the gross floor area of any new building permitted under this rule, does not exceed 50m² or for human habitation provided that the gross floor area does not exceed 25m²; and</p> <p>(b) the exterior is coloured within the BS5252 standard colour palette range with a reflectance value of 30% or less or are constructed of natural materials which fall within this range; or</p> <p>(c) any alteration/addition to an existing building which does not exceed 50m², provided that any alteration/ addition does not exceed the height of the existing building and that any alteration/addition is to a building that existed at 28 April 2000; or</p> <p>(d) renovation or maintenance of any building.</p>	<p>The proposed shed will be used for storage purposes (not for human-habitation) and exceeds the 50m² GFA threshold.</p> <p>The proposal is able to comply with all other relevant clauses.</p> <p>Restricted Discretionary Activity</p>
Rule 10.6.5.1.2 Residential Intensity	<p>Residential development shall be limited to one unit per 20ha of land. In all cases the land shall be developed in such a way that each unit shall have at least 3,000m² for its exclusive use surrounding the unit plus a minimum of 19.7ha elsewhere on the property.</p>	<p>The proposed development involves the removal of existing cabins onsite, and the construction of a shed for storage. The site will not contain any dwellings.</p> <p>Permitted</p>

General Coastal Zone	Permitted Standards	Compliance
Rule 10.6.5.1.3 Scale of Activities	n/a	n/a
Rule 10.6.5.1.4 Building Height	The maximum height of any building shall be 8m.	The maximum building height will be less than 8m. Permitted
Rule 10.6.5.1.5 Sunlight	2m + 45 degree recession plane	No part of the proposed buiding will encroach the recession plane.
Rule 10.6.5.1.6 Stormwater Management	Maximum 10% of total site area	Total impermeable surfaces equate to approximately 3.6% which falls well within the permitted threshold. Permitted
Rule 10.6.5.1.7 Setback from Boundaries	10m from all site boundaries	As per the site plan, the minimum setback distance is 10m. Permitted
Rule 10.6.5.1.8 Transportation	Refer to Chapter 15 – Transportation for Traffic, Parking and Access	Access has been formed to an adequate standard. The proposed shed is for storage with a TIF of 10 one-way daily traffic movements. Permitted
Rule 12.1.6.1.5 Buildings within Outstanding Landscapes	(a) where the zoning of the building platform is General Coastal any new building(s) not for human habitation provided that the gross floor area of any new building or buildings permitted under this rule, does not exceed 25m ² ; and; (b) where that building will be visible from a viewing point on a public road, public reserve, coastal marine area or the foreshore that is within 500m of that building, the exterior is coloured within the BS5252 standard colour palette range with a reflectance value of 30% or less or is constructed of natural materials which fall within this range; or (c) any alteration/addition to an existing building where: i. the alteration/addition does not exceed 25m ² in area or does not exceed 20%of the gross floor area of the existing building which is being altered or added to, whichever is the lesser; and ii. the alteration/addition does not exceed the height of the existing building. (d) where the building site is not in the General Coastal Zone construction of one residential dwelling per site, provided that the building is not visible from a public	The GFA of the proposed shed exceeds 25m ² . Restricted Discretionary Activity

General Coastal Zone	Permitted Standards	Compliance
	viewing point on a public road, public reserve, or the foreshore that is within 2km of the site; (e) where the building site is not in the General Coastal Zone any new building, including relocated buildings, with a gross floor area of less than 25m ² .	

Overall, the proposal requires resource consent as a **Restricted Discretionary Activity** under the Far North District Plan.

5.0 PROPOSED NORTHLAND REGIONAL PLAN (PRP) ASSESSMENT

A discharge consent is also required under Rule C.6.1.3 of the Proposed Regional Plan for Northland (PRP) due to the proposed onsite wastewater disposal system being within the 5% AEP as outlined in *Table 9: Exclusion areas and setback distances for on-site domestic wastewater systems* of the PRP.

It is understood that under s33 of the Resource Management Act 1991 (the Act), NRC have transferred power to FNDC to process domestic wastewater discharges permits of up to 3m³ per day. As concluded in the attached TP58 Report (**Appendix D**), total daily discharge will not exceed this threshold.

It should be noted that the TP58 Report includes allowance for a future three-bedroom dwelling and calculations are over-conservative (for the purpose of future-proofing). While the applicant would like to install the onsite effluent disposal system in accordance with the TP58 report, no dwelling will be constructed as part of this application i.e. the shed will be constructed first, and the dwelling later if the applicant decides to go ahead with it.

Overall, the proposal requires resource consent as a **Discretionary Activity** under the Far North District Plan.

5.0 NES CONTAMINATED SOILS (NESCS)

All applications that involve subdivision, or an activity that changes the use of a piece of land, or earthworks are subject to the provisions of the NES Contaminated Soils. The regulation sets out the requirements for considering the potential for soil contamination, based on the HAIL (Hazardous Activities and Industries List) and the risk that this may pose to human health as a result of the proposed land use.

Based on a search of Council records, historic aerial images, and the documentation provided in support of this application, there is no evidence to suggest that a HAIL activity is, has been, or is more than likely to not have been undertaken on any part of the site. Therefore, the NES Contaminated Soils is not applicable in this instance.

6.0 NES FRESHWATER (NESFW)

As per NRC Maps, the subject site is known to contain wetlands. See **Figure 2** below. The proposal will therefore trigger the NESFW due to the proposed shed being located within 100m of a known wetland. This will be addressed via a separate application with Northland Regional Council (NRC), and the NRC reference will be provided to FNDC once received.



Figure 2: Map showing extent of known wetland (NRC Maps)

7.0 NPS INDIGENOUS BIODIVERSITY (NPS-IB)

As discussed earlier in the report, the subject site does not contain any significant areas of indigenous vegetation or habitats of indigenous fauna, other than the wetland noted above.

8.0 NPS HIGHLY PRODUCTIVE LAND (NPSHPL)

As shown on Far North LUC Maps, the site does not contain any highly versatile soils. The NPSHPL is therefore not applicable in this instance.

9.0 NOTIFICATION

Public Notification

Section 95A specifies the steps the council is to follow to determine whether an application is to be publicly notified. These are addressed in statutory order below.

Step 1: Mandatory public notification is required in certain circumstances

Under Section 95A(3) an application must be publicly notified if:

- a) *the applicant has requested that the application be publicly notified;*
- b) *public notification is required under Section 95C.*

The applicant is not requesting public notification under clause (a). Clause (b) provisions relate to where an applicant does not provide further information formally requested under Section 92, which is not applicable in this case.

Public notification is not required and therefore Step 2 must be considered.

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

Under Section 95A (4) an application must not be publicly notified if:

- 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. *a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity;*

None of the above criteria apply, therefore public notification is not precluded in this instance. Step 3 must be considered.

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

Under Section Under Section 95A(7), public notification is required if:

- 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.*

Clause (a) does not apply in this situation.

An assessment of environmental effects in accordance with s95D has been undertaken in Section 8.0 below which concludes that any adverse effect arising as a result of the proposed development will be less than minor. Public notification is therefore not required in this instance.

Step 4: Public notification in special circumstances

Section 95A(9) sets out that the council is required to determine whether special circumstances exist that warrant it being publicly notified.

Special circumstances are those that are:

- *exceptional or unusual, but something less than extraordinary; or*
- *outside of the common run of applications of this nature; or*

- *circumstances which make notification desirable, notwithstanding the conclusion that the adverse effects will be no more than minor.*

There are no special circumstances that apply to the subject site.

Public Notification Conclusion

Based on the above, it is considered that this application can be processed without public notification.

Limited Notification

Under Section 95B, if an application is not publicly notified, the Council must decide if there are any 'affected persons' and undertake limited notification to those persons. Under Section 95E(1) a person is considered 'affected' if the adverse effects of the activity on that person are 'minor or more than minor'. If the application is not publicly notified, the consent authority must follow the following steps to determine whether to give limited notification of an application.

Step 1: Certain affected protected customary rights groups must be notified

Step 1 requires limited notification where there are any affected protected customary rights groups or customary marine title groups, or affected persons under a statutory acknowledgement affecting the land.

The above does not apply to this land.

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

Step 2 describes that limited notification is precluded where all applicable rules and NES preclude limited notification; or the application is for a controlled activity (other than the subdivision of land) or a prescribed activity under section 360H(1)(a)(ii).

None of the above apply in this instance.

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

In the case of a boundary activity, Council shall determine in accordance with section 95E whether an owner of an allotment with an infringed boundary is an affected person.

In the case of any other activity, Council shall determine whether a person is an affected person in accordance with section 95E.

If yes to any of the above, Council shall notify each affected person identified under subsections (7) and (8) of the application.

As per the assessment of effects, it is considered that any adverse effects will be less than minor. To this end, no written approvals have been sought.

Step 4: Further notification in special circumstances

In addition to the findings of the previous steps, the council is also required to determine whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined as eligible for limited notification.

As previously discussed, special circumstances are not considered to apply to this proposal.

Limited Notification Conclusion

Having undertaken the s95B limited notification tests, it is considered that this application can be processed without limited notification.

10.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

In accordance with Section 88(2)(b) of the Act and Clause 1(d) of Schedule 4, this assessment of environmental effects of the proposed activity has been prepared in such detail as corresponds with the scale and significance of the effects it may have on the environment.

Visual Amenity

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

Assessment Criteria	Comments
(i) the location of the building	The proposed shed is located behind a row of trees which are situated at least 100m from Kaimaumu Road and the Coastal Marine Area (CMA). There is also additional vegetation located along the road boundary, providing effective screening of the shed when viewed from the CMA. The shed is also located in an open area where no vegetation clearance will be required, and all minimum setback distances will be met.
(ii) the size, bulk, and height of the building in relation to ridgelines and natural features;	The proposed is not located on any ridgeline. It is noted that NRC maps indicate that the subject site contains a known wetland. However, the proposed shed will be located at least 25m from the wetland.
(iii) the colour and reflectivity of the building;	The exterior cladding will be coloured in Lichen which is within the Coloursteel BS5252 standard colour palette range, with an LRV of 28%. This falls within the permitted threshold for the relevant visual amenity rules.
(iv) the extent to which planting can mitigate visual effects;	As noted above, the subject site contains existing well-established vegetation which will provide effective screening of the shed. Adjacent sites also contain well-established vegetation which will provide effective screening between adjacent properties. On this basis, it is considered that no additional planting is necessary.
(v) any earthworks and/or vegetation clearance associated with the building;	No vegetation clearance is required as part of this proposal. Minimal earthworks will be required to create a suitable building platform.

Assessment Criteria	Comments
	However, total earthworks volumes will fall well within the 300m ³ permitted threshold.
(vi) the location and design of associated vehicle access, manoeuvring and parking areas;	The site is accessed via an existing vehicle crossing and internal accessway. Access arrangement will remain unchanged.
(vii) the extent to which the building and any associated overhead utility lines will be visually obtrusive;	Not applicable.
(viii) the cumulative visual effects of all the buildings on the site;	Based on a site area of over 2.8ha, the proposed building coverage equates to 1.05% which is considered minimal in the context of the immediate environment.
(ix) the degree to which the landscape will retain the qualities that give it its naturalness, visual and amenity values;	As above. Based on a site area of over 2.8ha, the proposed building coverage equates to 1.05% which is considered minimal in the context of the immediate environment. Given the proposed shed will not be visible from any public vantage point, it is considered that any adverse effect on visual and amenity values will be negligible.
(x) the extent to which private open space can be provided for future uses	The site has a land area of over 2.8ha, leaving ample open space 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;	The proposed shed is located behind a row of trees which are situated at least 100m from Kaimaumu Road and the Coastal Marine Area (CMA). There is also additional vegetation located along the road boundary, providing effective screening of the shed when viewed from the CMA. The shed is also located in an open area where no vegetation clearance will be required, and all minimum setback distances will be met. The proposal will therefore avoid visual dominance on landscapes, adjacent sites and surrounding environment.
(xii) the extent to which non-compliance affects the privacy, outlook and enjoyment of private open spaces on adjacent sites.	As noted above, the subject site contains existing vegetation which will be retained and continue to provide effective screening from public vantage points and neighbouring properties. Adjacent sites also contain extensive vegetation which will remain unaffected by the proposal..

Buildings within Outstanding Landscapes

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

Assessment Criteria	Comments
(i) the location of the building;	The proposed shed is located behind a row of trees which are situated at least 100m from Kaimaumu Road and the Coastal Marine Area (CMA). There is also additional vegetation located along the road boundary, providing effective screening of the shed when viewed from the CMA. The shed is also located in an open area where no vegetation clearance will be required, and all minimum setback distances will be met.
(ii) the size, bulk, and height of the building in relation to ridgelines; areas of indigenous vegetation and habitats of indigenous fauna, existing trees and other natural features; and	The proposed is not located on any ridgeline. It is noted that NRC maps indicate that the subject site contains a known wetland. However, the proposed shed will be located at least 25m from the wetland. In terms of bulk, based on a site area of over 2.8ha, the proposed building coverage equates to 1.05% which is considered minimal in the context of the immediate environment.
(iii) the degree to which the landscape will retain the qualities that make it outstanding, including naturalness, and visual and amenity values; and	The proposed shed is located behind a row of trees which are situated at least 100m from Kaimaumu Road and the Coastal Marine Area (CMA). There is also additional vegetation located along the road boundary, providing effective screening of the shed when viewed from the CMA. The shed is also located in an open area where no vegetation clearance will be required, and all minimum setback distances will be met. On this basis, it is considered that the landscape will retain the qualities that make it outstanding.
(iv) the design of the building; and	The exterior cladding will be coloured in Lichen which is within the Coloursteel BS5252 standard colour palette range, with an LRV of 28%. This falls within the permitted threshold for the relevant visual amenity rules. The shed has been designed to be consistent with existing development patterns in the surrounding environment, which is largely characterised by rural-lifestyle development.

(v) the location and design of associated vehicle access, manoeuvring and parking areas; and	The site is accessed via an existing vehicle crossing and internal accessway. Access arrangement will remain unchanged.
(vi) the extent to which planting can mitigate visual effects; and	As noted above, the subject site contains existing well-established vegetation which will provide effective screening of the shed. Adjacent sites also contain well-established vegetation which will provide effective screening between adjacent properties. On this basis, it is considered that no additional planting is necessary.
(vii) the means by which permanent screening of the building from public viewing points on a public road, public reserve, or the foreshore may be achieved, and	The proposed shed is located behind a row of trees which are situated at least 100m from Kaimaumu Road and the Coastal Marine Area (CMA). There is also additional vegetation located along the road boundary, providing effective screening of the shed when viewed from the CMA. The shed is also located in an open area where no vegetation clearance will be required, and all minimum setback distances will be met. All existing vegetation will remain unaffected by the proposal.
(viii) the cumulative visual effects of all buildings on the site.	Based on a site area of over 2.8ha, the proposed building coverage equates to 1.05% which is considered minimal in the context of the immediate environment.

Onsite Effluent Disposal

The TP58 Report (**Appendix D**) includes an assessment of environmental effects. In relation to surface and ground water, the assessment outlines that wastewater will be treated to a high standard prior to discharge, and that discharge via a proposed irrigation system with a very conservative application rate to reduce the likelihood of any breakout or runoff or any risk of surface water or groundwater contamination.

The risks to water quality have been assessed as being minor to nil.

The proposed wastewater system has been designed following investigation of site and soil conditions and has been selected as the best practicable option, given the site constraints, to avoid adverse effects on water quality.

Overall, and subject to the implementation of the recommendations contained within the TP58 Report, it is considered that the proposed onsite effluent disposal system will not give rise to adverse effects that are more than minor.

Conclusion

Based on the above, it is considered that any adverse effects as a result of the proposal will be less than minor.

11.0 SECTION 104 ASSESSMENT

Assessment of Effects

Section 104(1)(a) requires consideration of any actual and potential effects on the environment of allowing the activity. This has been carried out in the assessment above. The conclusion reached overall is that the adverse effects of granting consent to the proposal are less than minor. Some positive effects will arise from the development, including:

- The efficient use of land within the subject site;
- The proposed development will also provide for the economical well-being of the Far North District through providing employment opportunities throughout the construction phase.

Therefore, the effects are considered acceptable in the receiving environment.

National and Regional Planning Documents

Other than those discussed earlier, there are no other national or regional planning documents directly relevant to this application.

Operative Far North District Plan – Objectives and Policies

The relevant objectives and policies of the District Plan can be found in the General Coastal Zone and Natural and Physical Resources Chapters.

GENERAL COASTAL ZONE	
Objective/Policy	Comment
10.6.3.1 To provide for appropriate subdivision, use and development consistent with the need to preserve its natural character.	No vegetation will be removed as part of this application, nor will any significant habitats for indigenous fauna. All reasonable steps have been taken to avoid any adverse effect on the natural character of the coastal environment and outstanding landscape.
10.6.3.2 To preserve the natural character of the coastal environment and protect it from inappropriate subdivision, use and development.	No vegetation will be removed as part of this application, nor will any significant habitats for indigenous fauna. All reasonable steps have been taken to avoid any adverse effect on the natural character of the coastal environment and outstanding landscape.
10.6.3.3 To manage the use of natural and physical resources (excluding minerals) in the general coastal area to meet the reasonably foreseeable needs of future generations.	As mentioned in the AEE, the proposed shed will be located at least 100m from the CMA.

<p>10.6.4.1 That a wide range of activities be permitted in the General Coastal Zone, where their effects are compatible with the preservation of the natural character of the coastal environment.</p>	<p>With a site area of over 2.8ha, it is considered that the subject site is large enough to accommodate the proposed development in a manner that does not adversely affect the natural character of the coastal environment.</p>
<p>10.6.4.2 That the visual and landscape qualities of the coastal environment in be protected from inappropriate subdivision, use and development.</p>	<p>As per the assessment of visual amenity effects, visual and landscape qualities will be retained owing to existing vegetation on site and the natural topography.</p>
<p>10.6.4.3 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:</p> <p>(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;</p> <p>(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;</p> <p>(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;</p> <p>(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)”;</p> <p>(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;</p> <p>(f) protecting historic heritage through the siting of buildings and development and design of subdivisions.</p>	<p>Refer to the assessment of Coastal Environment objectives and policies.</p>
<p>10.6.4.4 That controls be imposed to ensure that the potentially adverse effects of activities</p>	<p>It is anticipated that there will be a number of consent conditions imposed to ensure any</p>

are avoided, remedied or mitigated as far as practicable.	potential adverse effects of the development are managed appropriately.
10.6.4.5 Maori are significant land owners in the General Coastal Zone and therefore activities in the zone should recognise and provide for the relationship of Maori and their culture and traditions, with their ancestral lands, water, sites, waahi tapu and other taonga and shall take into account the principles of the Treaty of Waitangi.	The subject site is owned by an individual who has ancestral ties to the land.
10.6.4.6 The design, form, location and siting of earthworks shall have regard to the natural character of the landscape including terrain, landforms and indigenous vegetation and shall avoid, remedy or mitigate adverse effects on those features.	Minimal earthworks are required for the development and will only be in association with building platform.

LANDSCAPES AND NATURAL FEATURES	
Objective/Policy	Comment
12.1.3.1 To protect outstanding landscapes and natural features from inappropriate, subdivision use and development.	As previously discussed, the proposed development will take place in an area that has been highly modified by built development. The proposed building locations are situated outside of any duneland and shrubland. No indigenous vegetation clearance is required. As indicated in the TP58 Report, stormwater and wastewater disposal arrangements have been designed so as to avoid any adverse effects on the CMA.
12.1.3.2 To protect the scientific and amenity values of outstanding natural features.	As above.
12.1.3.3 To recognise and provide for the distinctiveness, natural diversity and complexity of landscapes as far as practicable including the complexity found locally within landscapes and the diversity of landscapes across the District.	As above.
12.1.3.4 To avoid adverse effects and to encourage positive effects resulting from land use, subdivision or development in outstanding landscapes and natural features and Maori cultural values associated with landscapes.	As previously discussed, the proposed development will be undertaken in an area which has a long history of modification. No vegetation clearance is required and all dune lands will be avoided. The assessment of effects also concludes that only positive cultural and spiritual effects will result from the proposal.
12.1.4.1 That both positive and adverse effects of development on outstanding natural features and landscapes be taken into account	As above.

when assessing applications for resource consent.	
12.1.4.2 That activities avoid, remedy or mitigate significant adverse effects on both the natural and the cultural values and elements which make up the distinctive character of outstanding natural features and landscapes.	As above.
12.1.4.3 That the cumulative effect of changes to the character of Outstanding Landscapes be taken into account in assessing applications for resource consent.	Whilst the proposal will result in additional buildings on site, the buildings will be located in an area that has been subject to extensive human modification over a number of years. The buildings will form the final stages of the KWC, and be used in conjunction with the Whare Wānanga and Whare Whakairo buildings which have been out of use for a number of years. All indigenous vegetation will remain unchanged.
12.1.4.4 That the visibility of Outstanding Landscape Features, when viewed from public places, be taken into account in assessing applications for resource consent.	As per the visual amenity assessment, any adverse effect will be less than minor largely owing to finishing the buildings in natural materials and recessive colours which will be screened by the natural topography of the site and mature vegetation along the Awapoko River margin.
12.1.4.5 That the adverse visual effect of built development on outstanding landscapes and ridgelines be avoided, remedied or mitigated.	In addition to the above, the buildings will be located in a low-lying area well below the ridgeline of the dunelands located along Tokerau Beach.
12.1.4.6 That activities avoid or mitigate adverse effects on the scientific and amenity values associated with outstanding natural features.	As above.
12.1.4.7 That the diversity of outstanding landscapes at a District-wide and local level be maintained and enhanced where practicable.	As above.
12.1.4.8 That the trend is towards the enhancement rather than the deterioration of landscape values, including the encouragement of the restoration of degraded landscapes.	While not subject to this stage of development, there are long-term plans to enhance the vegetation on site through planting around the detention ponds. This planting plan has been prepared by Kevin Matthews at Bushland Trust and can be provided upon request.
12.1.4.9 That the high value of indigenous vegetation to Outstanding Landscapes be taken into account when assessing applications for resource consents.	As above.
12.1.4.10 That landscape values be protected by encouraging development that takes in account:	As above.

<p>(a) the rarity or value of the landscape and/or landscape features;</p> <p>(b) the visibility of the development;</p> <p>(c) important views as seen from public vantage points on a public road, public reserve, the foreshore and the coastal marine area;</p> <p>(d) the desirability of avoiding adverse effects on the elements that contribute to the distinctive character of the coastal landscapes, especially outstanding landscapes and natural features, ridges and headlands or those features that have significant amenity value;</p> <p>(e) the contribution of natural patterns, composition and extensive cover of indigenous vegetation to landscape values;</p> <p>(f) Maori cultural values associated with landscapes;</p> <p>(g) the importance of the activity in enabling people and communities to provide for their social, economic and cultural well-being.</p>	
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Proposed Far North District Plan – Objectives and Policies

As of Monday 4 September 2023, the further submission period on the PDP has closed. However, Council are yet to make a decision on submissions made and publicly notify this decision. Therefore, the application shall only ‘have regard to’ the relevant objectives and policies in the PDP. Relevant objectives and policies in the PDP are contained within the Rural Production Chapter and Historical and Cultural Values Chapter.

Based on the AEE, it is considered that the proposal is largely consistent with the anticipated outcome of the relevant objectives and policies, particularly the following:

- RPZOZ-O1 to RPZOZ-O4
- RPZOZ-P1 to RPZOZ-P7

Other Matters

There are no other matters considered relevant to the proposal.

12.0 PART 2 ASSESSMENT

As per current case law, an assessment of matters under Part 2 is only required where there is invalidity, incomplete coverage or uncertainty in the planning provisions. The Operative District Plans contain provisions that are relevant to the proposal, and there is no evidence to suggest the relevant provisions are invalid, incomplete or present uncertainty in making any decision. No assessment of the Part 2 provisions is therefore required.

13.0 OVERALL CONCLUSION

The applicant, Anne Thompson, proposes to construct a 300m² shed and install an associated onsite wastewater system in the General Coastal Zone and Outstanding Landscape, requiring resource consent under the following rules:

- 10.6.5.1.1 Visual Amenity
- 12.1.6.1.5 Buildings within Outstanding Landscapes

A discharge consent is also required under Rule C.6.1.3 of the Proposed Regional Plan for Northland (PDP).

Overall, the application has been assessed as a Discretionary activity.

Based on the assessment of effects above, it is concluded that any potential adverse effects on the existing environment and potentially affected parties would be no more than minor and can be managed in terms of appropriate conditions of consent.

It is therefore concluded that the proposal satisfies all matters the consent authority is required to assess, and that the application for resource consent can be granted on a non-notified basis.

AUTHOR

Nina Pivac

Director | BAppSC | PGDipPlan | Assoc. NZPI

Date: 22 May 2026

APPENDICES:

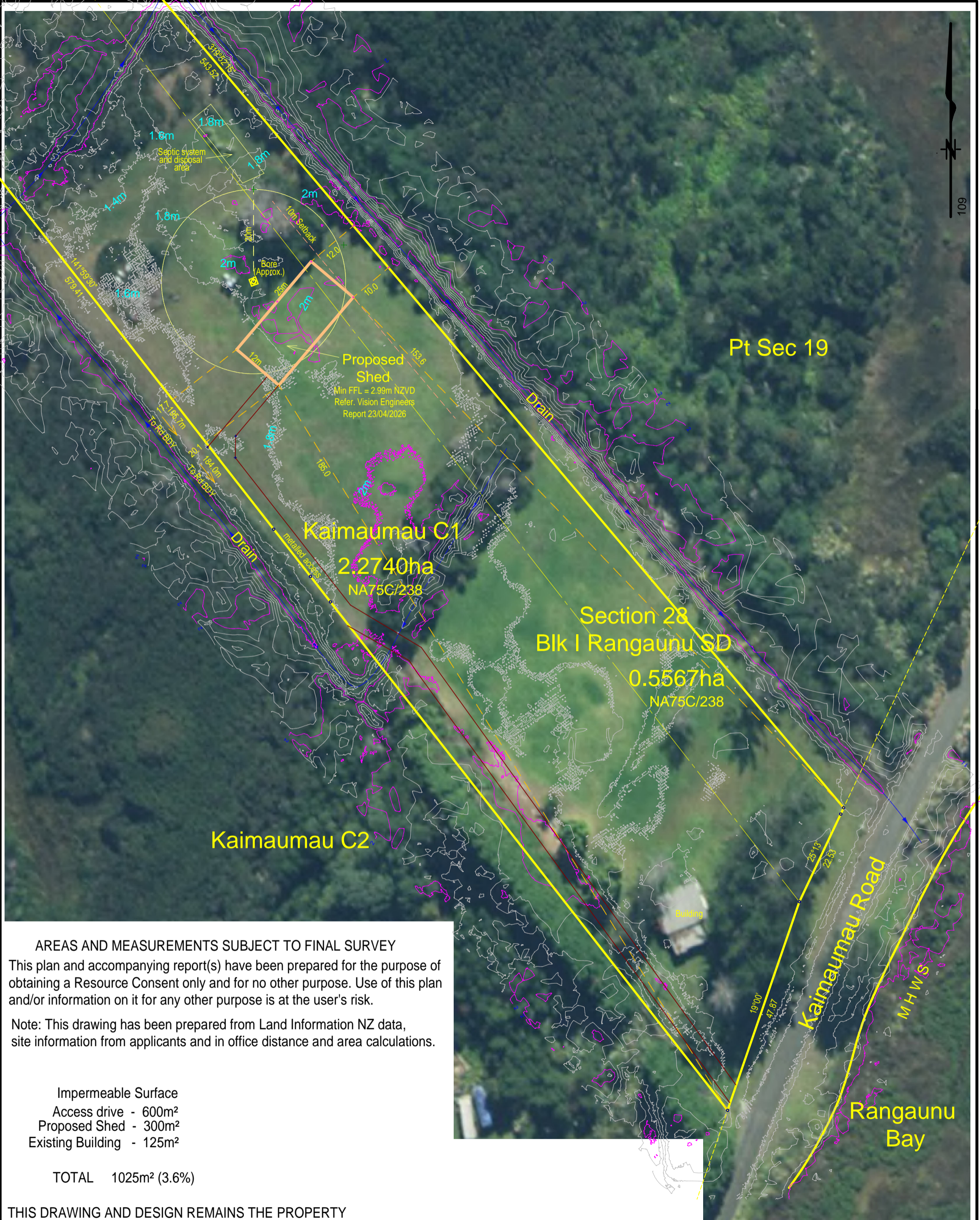
Appendix A – Site, Floor and Elevation Plans

Appendix B – Certificate of Title

Appendix C – Approved Form 4 Letter

Appendix D – TP58 Report

Appendix A – Site, Floor and Elevation Plans



AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY
 This plan and accompanying report(s) have been prepared for the purpose of obtaining a Resource Consent only and for no other purpose. Use of this plan and/or information on it for any other purpose is at the user's risk.
 Note: This drawing has been prepared from Land Information NZ data, site information from applicants and in office distance and area calculations.

- Impermeable Surface
 - Access drive - 600m²
 - Proposed Shed - 300m²
 - Existing Building - 125m²
- TOTAL 1025m² (3.6%)**

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF WILLIAMS & KING AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF WILLIAMS & KING

Copyright
 This document and the copyright in this document remain the property of Williams & King. The contents of this document may not be reproduced in whole or in part without the prior written consent of Williams & King.

	Name	Date
Surveyed		
Designed		
Drawn	W & K	May 2026
Height Datum	NZ Vertical Datum	
Local Reference		
Contour Interval	Major 1.0m	Minor 0.2m
Address	967 Kaimaumau Rd	
Title	NA75C/238	Area 2,8307 ha.

SHEET TITLE:
SITE PLAN FOR PROPOSED SHED ON KAIMAUMAU C1 & SECTION 28 BLK I RANGAUNU SD

JOB/CLIENT:
A L Thompson & H J Cook
 Job No: 24853
 File: Site Plan 2

Williams & King
 Registered Land Surveyors, Planners & Land Development Consultants
 27 Hobson Ave
 PO Box 937, Kerikeri
 Tel: 09-407 6030
 Email: kerikeri@saps.co.nz

SCALE @ A3
 1:750

SHEET No
 1/1

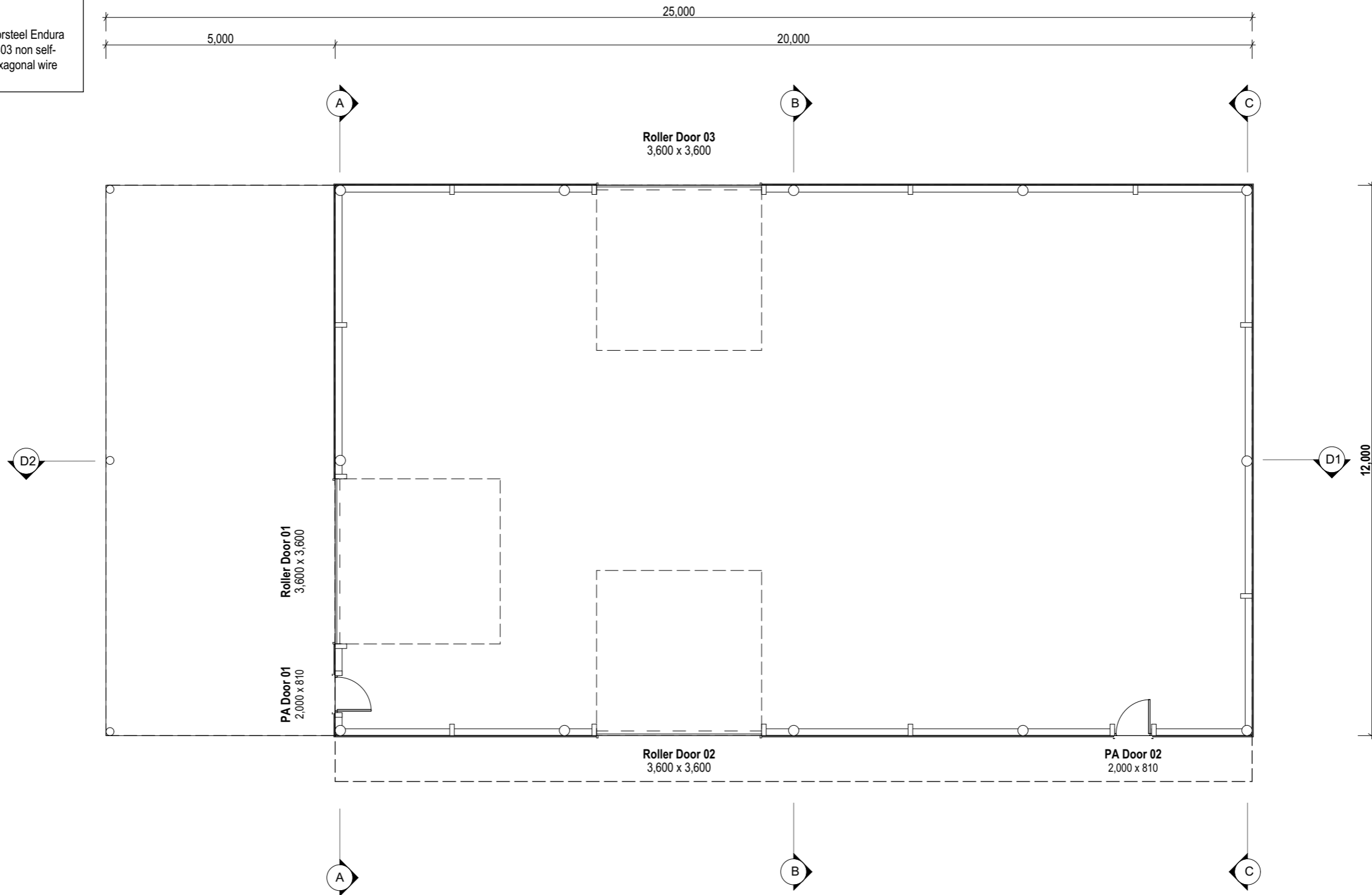
967 Kaimaumu




General Notes

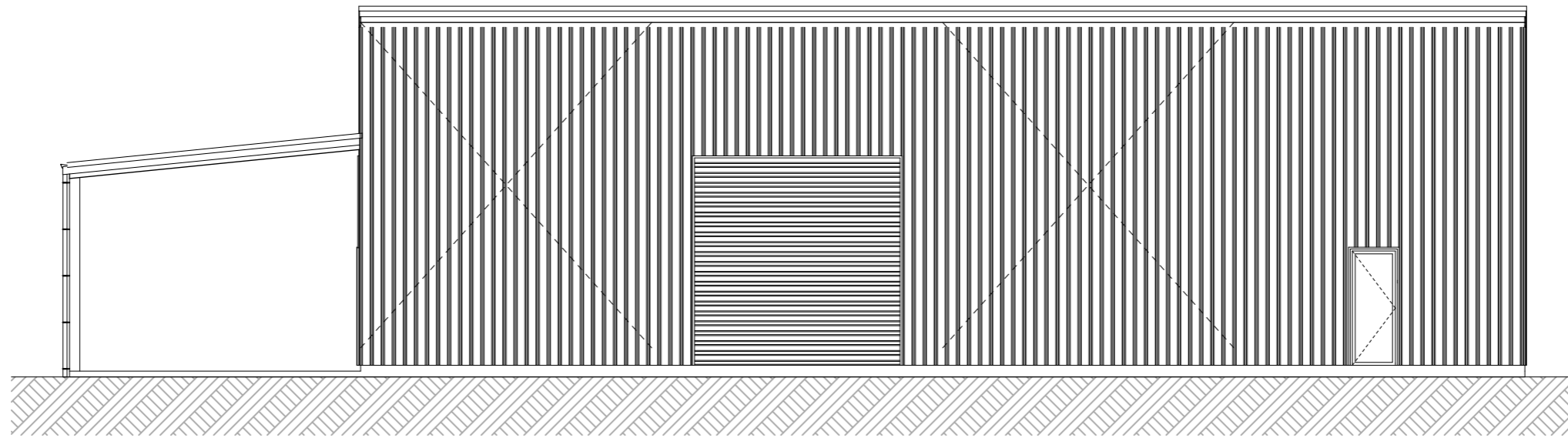
Exterior Cladding:
0.4 BMT Longrun Colorsteel Endura (T-Rib) iron wall cladding over Thermakraft Watergate Plus wall underlay

Roof Cladding:
4.76° and 6.84° Roof Pitch 0.4 BMT Longrun Colorsteel Endura (T-Rib) roof cladding with Thermakraft Covertex 403 non self-supporting roof underlay matched with Ausnet hexagonal wire mesh netting

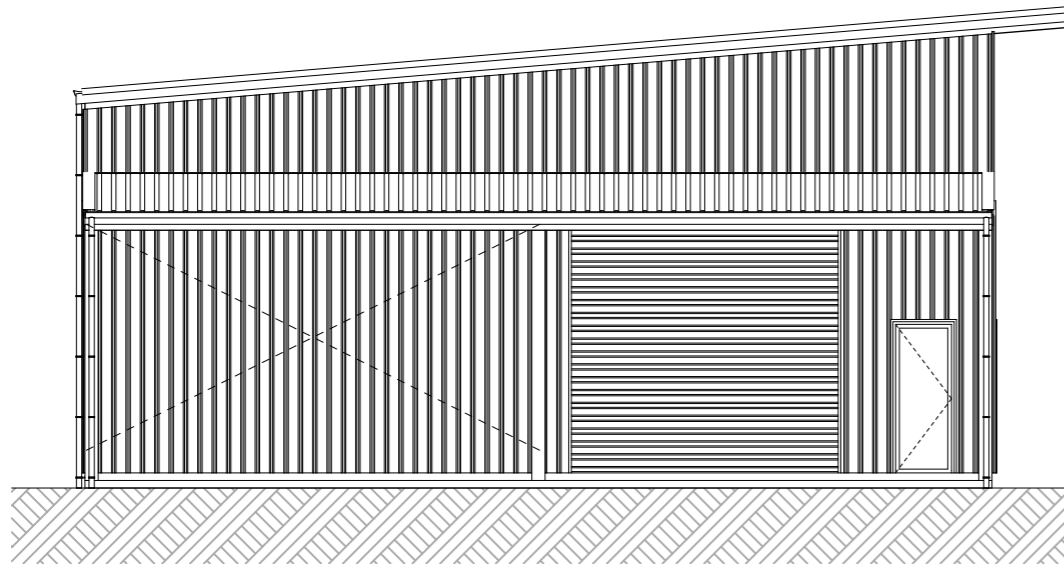


Note:
All external/exposed fixings to be stainless steel.

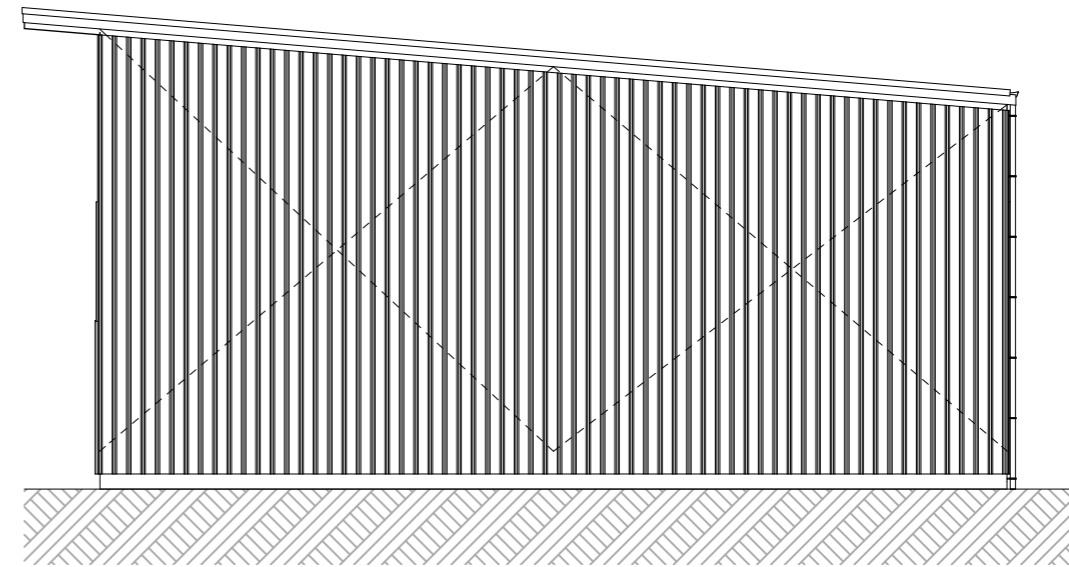
	Wind Zone: H EQ Zone: 1 Snow Zone: NO Exposure Zone: D	PROPOSED SHED FOR: Kaimaumu 967 Kaimaumu Road, Kaimaumu, Awanui, 0486	Shed Area: 300.0m ²	Floor Plan Scale 1:100	TDZ has the sole and exclusive right to the copyright in all Prelim Sketches, Contract Drawings and Contract Documentation. All dimensions to be checked and verified by the contractor before commencement of any work. All construction to comply with the NZBC/NZS:3604, alongside with all standards alike.	DATE: 19 Jun 25 DRAWN: TDZ 94	A3 Page Size vc1.0.0 PAGE: A201
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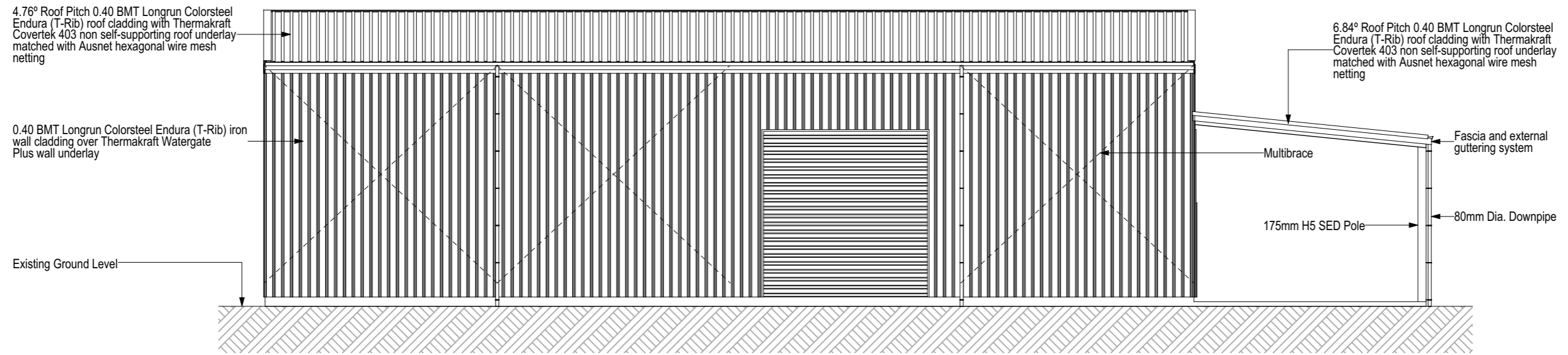
Front Elevation



Left Elevation




Right Elevation



Back Elevation

Note:
All external/exposed fixings to be stainless steel.

	<p>Wind Zone: H</p> <p>EQ Zone: 1</p> <p>Snow Zone: NO</p> <p>Exposure Zone: D</p>	<p>PROPOSED SHED FOR:</p> <p>Kaimaumu</p> <p>967 Kaimaumu Road, Kaimaumu, Awanui, 0486</p>	<p>Shed Area: 300.0m²</p>	<p>Elevations</p> <p>Scale 1:100</p>	<p>TDZ has the sole and exclusive right to the copyright in all Prelim Sketches, Contract Drawings and Contract Documentation.</p> <p>All dimensions to be checked and verified by the contractor before commencement of any work.</p> <p>All construction to comply with the NZBC/NZS:3604, alongside with all standards alike.</p>	<p>DATE: 19 Jun 25</p> <p>DRAWN: TDZ 94</p>	<p>A3</p> <p>Page Size vc1.0.0</p> <p>PAGE: A301</p>
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Appendix B – Certificate of Title



**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 **NA75C/238**
Land Registration District **North Auckland**
Date Issued 23 June 1989

Prior References

NA52D/750 NA75C/237

Estate Fee Simple
Area 2.8307 hectares more or less
Legal Description Kaimaumu C1 Block and Section 28
Block I Rangaunu Survey District

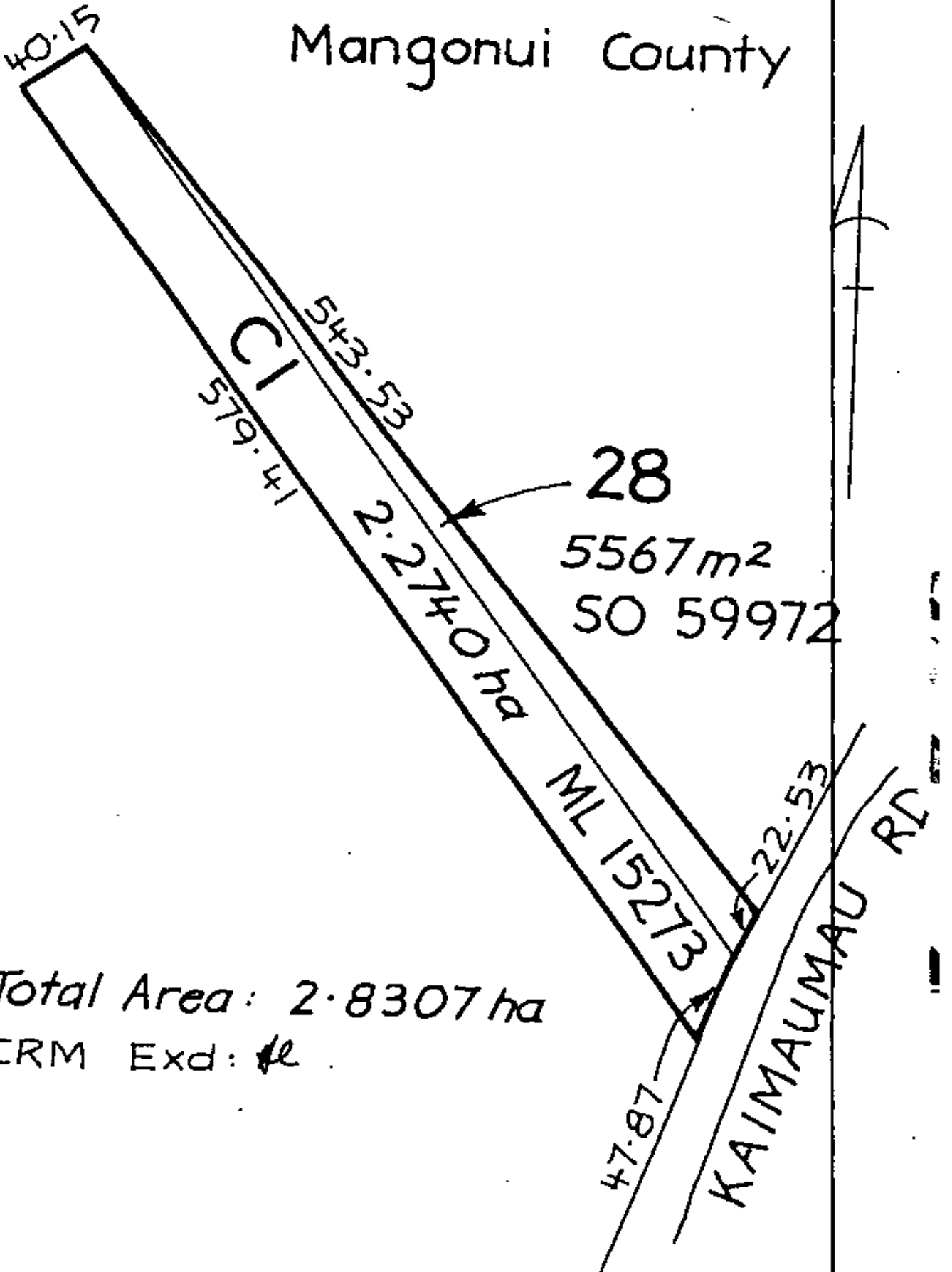
Registered Owners

Howard Johnston Cook and Anne Louise Thompson

Interests

Subject to Section 8 Mining Act 1971
Subject to Section 5 Coal Mines Act 1979

Mangonui County



Total Area: 2.8307 ha

CRM Exd: ~~fl~~

Appendix C – Approved Form 4 Letter

17 September 2025

Anne Louise Thompson
PO Box 107072
Auckland Airport
Auckland 2150

Dear Sir / Madam,

Building consent number: EBC-2026-189/0
Property ID: 3300977
Address: 967 Kaimaumu Road, Waiharara 0486
Description: Implement Pole Shed and Onsite wastewater system.

Requirement for Resource Consent

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

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

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

Rule:	10.6.5.1.1 VISUAL AMENITY The following are permitted activities in the General Coastal Zone: (a) any new building(s) not for human habitation provided that the gross floor area of any new building permitted under this rule, does not exceed 50m ² or for human habitation provided that the gross floor area does not exceed 25m ² ;
Reason:	Proposed shed is 300m ² .

Rule:	12.1.6.1.5 BUILDINGS WITHIN OUTSTANDING LANDSCAPES The following are permitted activities in an Outstanding Landscape, as shown on the Resource Maps: (a) where the zoning of the building platform is General Coastal any new building(s) not for human habitation provided that the gross floor area of any new building or buildings permitted under this rule, does not exceed 25m ²
Reason:	The proposed shed is 300m ² exceeding the permitted threshold of 25m ² .

Rule:	2019 Proposed Regional Plan for Northland – C.6 Discharges to Land and Water C.6.1.3 Other on-site treated domestic wastewater discharge – permitted activity 7) the disposal area and reserve disposal area are situated outside the relevant
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	exclusion areas and setbacks in Table 9: Exclusion areas and setback distances for on-site domestic wastewater systems <i>Note: Far North District Council issue Discharge Consents under delegated authority from the Northland Regional Council for wastewater from domestic systems up to 3m³/day.</i>
Reason:	A Discharge Consent is required for breach of this rule as works proposed are within 5% AEP.

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

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

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

Yours faithfully



Jude Barber
PIM Officer
Delivery and Operations

Emailed to: anne_thompson@xtra.co.nz

FORM 4
Certificate attached to
PROJECT INFORMATION MEMORANDUM
Section 37, Building Act 2004

Building Consent Number: EBC-2026-189/0

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

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

- **Resource Consent – REQUIRED**
- **Discharge Consent - REQUIRED**

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

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

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

Signature:

Trent Blakeman

Manager - Building Services –

Delivery and Operations

Position:

On behalf of:

Far North District Council (Building Consent Authority)

Revised Date:

25 September 2025

Appendix D – TP58 Report

ON-SITE PASSIVE WASTEWATER TREATMENT SYSTEM

25 03 Thompson & Cook

Address: 967 Kaimaumu Road. Kaimaumu

Lot: Kaimaumu C1

DP No: 0

CT No: NA75C/238

ASSESSMENT OF ENVIRONMENTAL EFFECTS

What aspects of your proposal will affect:

- Others on your property and/or your neighbours?

No Effect

Will these effects be significant or minor and how can they be reduced?

N/A

- What effects will the proposal have on the wider community?

None

Will these effects be significant or minor and how can they be reduced?

N/A

- Maori Culture?

No Effect

- Any Ecosystems?

No Effect

- The landscape and visual amenity of the Environment?

No Effect

Will these effects be significant or minor and how can they be reduced?

N/A

- Any archaeological sites, historic buildings, notable trees, or any other area with a recognized value?

No Effect Known

Will these effects be significant or minor and how can they be reduced?

N/A

- Waterways in the area?

No-We have met clearance requirements

Will these effects be significant or minor and how can they be reduced?

N/A

- Any existing or potential natural hazards?

Site is located within Coastal Flood Hazard Zone 1 (50 years)

Will these effects be significant or minor and how can they be reduced?

Minor. Disposal area is located on a 600mm built up area.

- Will your proposal involve the discards of contaminants into the environment?

No

- Will your proposal involve the use of hazardous substances or hazardous installations?

No

ON-SITE PASSIVE WASTEWATER TREATMENT SYSTEM

25 03 Thompson & Cook

Client: Thompson & Cook
 Address: 967 Kaimaumau Road. Kaimaumau
 Lot: Kaimaumau C1
 DP No: 0
 CT No: NA75C/238

CALCULATIONS

Logged By: SBG
 Insp. Date: 10/03/2025
 Excavation: 1
 Slope: 1 %

1 SOIL CATEGORY

TP58 = Category 2
 AS/NZS: 1547 2012 = Category 1
 SOIL CATEGORY USED = 2
 TP58

2 DESIGN LOADING RATE

AS/NZS:1547 2012 & TP58
 DLR = 5 mm/day

3 DESIGN AREA SIZING

AS/NZS 1547 2012, Section 4.2A7.3.2, Pg 118

$$L = \frac{Q}{DLR \times W}$$

Q = 1550 l/day (Design daily flow)
 DLR = 5
 W = 1 m
 L = 310 m
 Basal Area = 310 m²

4 DESIGN USED

310mm² AREA OF SURFACE DRIPPER LINE

Thompson & Cook

967 Kaimaumau Road. Kaimaumau



PRODUCER STATEMENT (PS1)

DESIGN: **ON-SITE EFFLUENT DISPOSAL SYSTEMS**
ISSUED BY: **Sera-Belinda Grubb** (approved qualified design professional)
TO: **Thompson & Cook** (owner)
TO BE SUPPLIED TO: **Far North District Council**
PROPERTY LOCATION: **967 Kaimaumau Road. Kaimaumau**
LOT No: **Kaimaumau C1**
DP No: **0**
CT No: **NA75C/238**
Total Property Area (m2): **22740**
VALUATION NUMBER: **0**

TO PROVIDE: Design an on-site effluent disposal system in accordance with AS/NZS 1547:2000 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 meet the performance requirements.

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



(Signature of Approved Design Professional)

B.A.S. B.Arch

(Professional Qualifications)

3070

(Licence Number or Professional Registration Number)

Address: **Sera Grubb Design**
PO Box 48. AWANUI 0486. NZ
Phone Number: **027 4242 035**
Email: **admin@ebin.co.nz**
Date: **28/03/2025**
Job No: **25 03**

APPENDIX E TP58

PART A – Owners Details

1. Applicant Details:

Applicant Name	Thompson & Cook		
Company Name			
Property Owner Name(s)	First Name(s)	Surname	
	Thompson & Cook		
Nature of Applicant*	Owner		

(*i.e. Owner, Lessee, Prospective Purchaser, Developer)

2. Consultant / Site Evaluator Details:

Consultant/Evaluator Name	Sera Grubb Design Ltd		
Site Evaluator Name	Sera-Belinda Grubb		
Postal Address	PO Box 48. AWANUI 0486. NZ		
Phone Number	Business	027 4242 035	Private
	Mobile		Fax
Name of Contact Person	Sera-Belinda Grubb		
E-mail Address	admin@ebin.co.nz		

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

Yes		No	<input checked="" type="checkbox"/>	(Please tick)
If yes, give Reference Numbers and Description				

4. List any other consent in relation to this proposal site and indicate whether or not they have been applied for or granted. If so, specify Application Details and Consent No.

(eg. Land Use, Water Take, Subdivision, Earthworks Stormwater Consent)

N/A

PART B – Property Details

1. Property for which this application relates:

Physical Address of Property	967 Kaimaumu Road. Kaimaumu		
Territorial Local Authority	Far North District Council		
Regional Council	Northland Regional Council		
Legal Status of Activity	Permitted:	Controlled:	Discretionary:
Relevant Regional Rule(s) (Note 1)	PERMITTED		
Total Property Area (m ²)	22740		
Map Grid Reference of Property If Known			

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

Lot No.	Kaimaumu C1
DP No.	0
CT No.	NA75C/238
Other (specify)	

Please ensure copy of Certificate of Title is attached

PART C: Site Assessment - Surface Evaluation

(Refer TP58 - Sn 5.1 General Purpose of Site Evaluation and Sn 5.2.2(a) Site Surface Evaluation)

Note: Underlined terms defined in Table 1, attached

Has a relevant property history study been conducted?

Yes		No	X	(Please tick one)
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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?

Yes		No	X	(Please tick one)
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If No, why not?

STABLE FLAT SITE

If Yes, please give details of report (and if possible, please attach report):

Author	
Company/Agency	
Date of Report	
Brief Description of Report Findings:	

2. Site Characteristics (See Table 1 attached):

Provide descriptive details below:
Performance of Adjacent Systems:
UNKNOWN
Estimated Rainfall and Seasonal Variation:
Information available from N.I.W.A MET RESEARCH
1000mm - 1250mm
Vegetation / Tree Cover:
GRASS / MANUKA & KANUKA SHRUBS
Slope Shape: (Please provide diagrams)
SEE SITE PLAN ATTACHED
Slope Angle:
1 Degree
Surface Water Drainage Characteristics:
Nil
Flooding Potential: YES/NO
Coastal Flood Hazard Zone 0 (Current) - Treatment System and Disposal Area located outside of Zone
Coastal Flood Hazard Zone 1 (50 Years) - Treatment System and Disposal Area located within this Zone
If yes, specify relevant flood levels on appended site plan, i.e. one in 5 years and/or 20 year and/or 100 year return period flood level, relative to disposal area.
Surface Water Separation:
15m+
Site Characteristics or any other limitation influencing factors:
Wet Low Land around site with high water table

3. Site Geology

TT = Tangitiki Sandy Loam and Sand
Well To Moderately Well Drained

Geological Map Reference No.	NZMS 290 O 0405
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4. What Aspect(s) does the proposed disposal system face? (please tick)

North	X	West	
North-West	X	South-West	
North-East	X	South-East	
East		South	

5. Site clearances (Indicate on site plan where relevant)

Separation Distance from	Treatment Separation Distance (m)	Disposal Field Separation Distance (m)
Boundaries	1.5m+	1.5m+
Surface water rivers drains etc	15m+	15m+
Groundwater	0.6m+	0.6m+
Stands of Trees/Shrubs	N/A	N/A
Wells, water bores	20m+	20m+
Embankments/retaining walls	N/A	N/A
Buildings	3m+	3m+
Other (specify):		

PART D: Site Assessment - Subsoil Investigation

(Refer TP58 - Sn 5.1 General Purpose of Site Evaluation, and Sn 5.2.2(a) Site Surface Evaluation and Sn 5.3 Subsurface Investigations) Note: Underlined terms defined in Table 2, attached

1. Please identify the soil profile determination method:

Test Pit		Depth (m)		No of Test Pits
Bore Hole	1m	Depth (m)	1	No of Bore Holes
Other (specify):				

Soil Report attached?

Yes	X	No		(Please tick one)
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2. Was fill material intercepted during the subsoil investigation?

Yes		No	X	(Please tick one)
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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)

Please specify the method

REPORT ATTACHED

Test Report attached?

Yes	X	No		(Please tick one)
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4. Are surface water interception/diversion drains required?

Yes		No	X	(Please tick one)
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If yes, please show on site plan

4a Are subsurface drains required

Yes		No	X	(Please tick one)
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If yes enter details

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

Winter	1m+			
Measured		Estimated	X	(Please tick one)

Summer	1m+			
Measured	X	Estimated		(Please tick one)

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

Yes		No	X	(Please tick one)
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If the answer is yes, please explain how these have been addressed

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

(Refer TP58 Table 5.1)

Is Topsoil Present?

Yes	X	No		(Please tick one)
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If so, Topsoil Depth?	200mm
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Soil Category & Description	Drainage	Tick One
1. Gravel, coarse sand	Rapid Draining	
2. Coarse to medium sand	Free draining	X
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

SEE SOIL PROFILE REPORT ATTACHED

PART E: Discharge Details

1. Water supply source for the property (please tick):

Rainwater (roof collection)	
Bore/well	X
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	Number of Bedrooms (2 - 3 - 4)
Design Occupancy	5	Number of People
Per capita Wastewater Production	180	Litres/person/day (140 - 160 - 180, etc)
Other - Shed (5 people @130 pp/day)	650	
Total Daily Wastewater Production	1550	Litres per day

3. Do any special conditions apply regarding water saving devices

a) Full Water Conservation Devices?

Yes		No	X	(Please tick one)
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b) Water Recycling - what %?

		%		
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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:

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

5. Gross Lot Area to Discharge Ratio:

Gross Lot Area	22740	Square Meters
Total Daily Wastewater Production	1550	Litres per day (from above)
Lot Area to Discharge Ratio	14.67096774	

6. Does this proposal comply with the Northland Regional Council Gross Lot Area to Discharge Ratio of greater than 3?

Yes	X	No		(Please tick one)
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7. Is a Northland Regional Council Discharge Consent Required?

Yes		No	X	(Please tick one)
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PART F: Primary Treatment (Refer TP58 Section 7.2)

1. Please indicate below the no. and capacity (litres) of all septic tanks including type (single/dual chamber grease traps) to be installed or currently existing: If not 4500 litre, duel chamber explain why not

Number of Tanks	Type of Tank	Capacity of Tank (Litres)
1x	SECONDARY SYSTEM	4500
	Total Capacity	4500

2. Type of Septic Tank Outlet Filter to be installed?

ZABEL 2mm

PART G: Secondary and Tertiary Treatment

(Refer TP58 Section 7.3, 7.4, 7.5 and 7.6)

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

Secondary Treatment	<input checked="" type="checkbox"/>		
Home aeration plant	<input type="checkbox"/>		
Commercial aeration plant	<input type="checkbox"/>		
Intermediate sand filter	<input type="checkbox"/>		
Recirculating sand filter	<input type="checkbox"/>		
Recirculating textile filter	<input type="checkbox"/>		
Clarification tank	<input type="checkbox"/>		
Tertiary Treatment	<input type="checkbox"/>		
Ultraviolet disinfection	<input type="checkbox"/>		
Chlorination	<input type="checkbox"/>		
Other	<input type="checkbox"/>	Specify	

PART H: Land Disposal Method

(Refer TP58 Section 8)

1. Please indicate the proposed loading method: (please tick)

Gravity	<input type="checkbox"/>
Dosing Siphon	<input type="checkbox"/>
Pump	<input checked="" type="checkbox"/>

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

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	(Please tick one)
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If not to be installed, explain why

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

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

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

<i>(Refer TP58 Sections 9 and 10)</i>		
Surface Dripper Irrigation	X	
Sub-surface Dripper irrigation		
Standard Trench		
Deep Trench		
Mound		
Evapo-transpiration Beds		
Other		Specify

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		5	(Litres/m2/day)
Disposal Area	Design	310	(m2)
	Reserve	155	(m2)

Explanation *(Refer TP58 Sections 9 and 10)*

SEE CALCULATIONS ATTACHED

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

Reserve Disposal Area (m ²)	155
Percentage of Primary Disposal Area (%)	100 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:

SEE SITE PLAN ATTACHED
Description and Dimensions of Disposal Field:
SEE SITE PLAN ATTACHED

Plan Attached?

Yes	X	No		(Please tick one)
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If not, explain why not

PART I: Maintenance & Management

(Refer TP58 Section 12.2)

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

Yes	X	No		(Please tick one)
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Name of Suppliers

TO BE CONFIRMED

PART J: Assessment of Environmental Effects

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

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

Yes	X	No		(Please tick one)
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If Yes, list and explain possible effects

PART K: Is Your Application Complete?

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

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

1. Declaration

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

Name	Sera-Belinda Grubb
Position	B.A.S. B.Arch / LBP 149964



28/03/2025

_____ Signature _____ Date

Note: Any alteration to the site plan or design after approval will result in non compliance.

ON-SITE PASSIVE WASTEWATER TREATMENT SYSTEM**25 03 Thompson & Cook**

Date: 28/03/2025
Client: Thompson & Cook
Address: 967 Kaimaumu Road. Kaimaumu
Lot: Kaimaumu C1
DP No: 0
CT No: NA75C/238

SOIL ASSIMILATIVE CAPACITY EVALUATION

Soils Category 2

Discharge/day 900 litres

Methodology

2 Test bores 15.24cm diameter and 100cm deep to establish a soils profile on the area designated for effluent dispersal. Surface area base inclusive of each base is 0.497m². Soil texture at varying depths indicate probable rates of dispersion or advection at each distinctive layer. Bores are taken then filled with freshwater and left for 2 hours to promote peripheral water content before testing. Refilled and drop tested hourly for 4 hours.

								Geometric Average = 4 hrs
Bore 1	Hr 1	45mm	Hr 2	40mm	Hr 3	35mm	Hr 4	25mm
Bore 2	Hr 1	50mm	Hr 2	45mm	Hr 3	40mm	Hr 4	30mm

Geometric Average all results = Freshwater values 38mm/4hrs = 228mm/m²/day

pH Soils 5
 pH Effluent 7.2 – 7.4

Design Seepage Continuous Rating.

Septic tank effluent	30% of Freshwater value	pH 6.2	68mm/m ² /day
Facultative effluent	60% of Freshwater value	pH 7.2-7.4	137mm/m ² /day

Results indicate that 310m² will result in 5mm/m²/day application rate.

Note: These soils should have limiting geotextile base.



Chartered Water Environmental Manager 7912