Te Kaunihera o Te Hiku o te Ika
Far North District Council

Office Use Only
Application Number:

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 Covnsent representative to discuss this application prior to lodgement?

◯ **Yes** ✔ **No**

2. Type of consent being applied for

(more than one circle can be ticked):

✔ **Land Use**
◯ **Fast Track Land Use***
◯ **Subdivision**
◯ **Consent under National Environmental Standard**
(e.g. Assessing and Managing Contaminants in Soil)
◯ **Other (please specify)** _____

◯ **Discharge**
✔ **Change of Consent Notice (s.221(3))**
◯ **Extension of time (s.125)**

**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: Adam & Anna Scott

Email: [redacted]

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: [redacted]

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: Anna Claire Philip and Adam Christopher Scott

Property address/ location: [redacted]

8. Application site details

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

Name/s: Adam and Anna Scott

Site address/ location:
118a River Drive,
Kerikeri
0294
Postcode

Legal description: Lot 2 DP 194912 **Val Number:** 00213-40210

Certificate of title: 51502

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 if site visit is required.

9. Description of the proposal

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

Retrospective consent to rectify an historical error where the dwelling has been constructed marginally outside of the approved building envelope for the site which has also resulted in a setback infringement. Land use consent is sought under the ODP and PDP-AV as a RDA and consent sought under s221(3) of the Act to vary consent notice condition.

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** Enter BC ref # here (if known)

◯ **Regional Council Consent (ref # if known)** Ref # here (if known)

◯ **National Environmental Standard Consent** Consent here (if known)

◯ **Other (please specify)** Specify 'other' here

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

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

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

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

◯ **Subdividing land**

◯ **Changing the use of a piece of land**

◯ **Disturbing, removing or sampling soil**

◯ **Removing or replacing a fuel storage system**

13. Assessment of environmental effects:

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

Your AEE is attached to this application ✔ **Yes**

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)	Adam and Anna Scott
Email:	[redacted]
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) Anna Scott

Signature: [redacted] Date 13/10/2026

(signature of bill payer)

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) Anna Scott

Signature [redacted] Date 13/10/2026

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

Adam Scott

118a River Drive, Kerikeri

Date: 19 October 2026

Attention: Nick Williamson - Resource Consent Team Leader

Please find attached:

- an application for a retrospective Land-use Resource Consent for an existing dwelling constructed marginally within the permitted 10 metre setback from the western boundary within the Rural Production zone under the Operative District Plan (ODP) and Proposed District Plan – Appeals Version (PDP-AV);
- an application to vary an existing consent notice condition under the s221(3) of the Resource Management Act; and
- an Assessment of Environmental Effects of the proposal on the environment.

This application is for a retrospective resource consent to legalize the location of an existing dwelling on the site at 118a River Drive, Kerikeri. It has been identified that the dwelling is marginally located outside of the approved building envelope registered on the Deposited Plan and is within the permitted 10 metre setback from boundary along the western side (9.730 metres from the boundary). As such, land use resource consent (LUC) is sought retrospectively for the setback infringement as well as a request to vary an existing consent notice condition to enable the building to be positioned partially outside of the approved building envelope.

The site is zoned Rural Production Zone (RPZ) under the ODP and PDP-AV as well as being within the Horticulture Precinct under the PDP-AV. The RPZ has been appealed in its entirety under the PDP-AV and as such, assessment of the RPZ within the ODP is also required as part of this application.

Overall, the LUC proposal is assessed as a **Restricted Discretionary Activity** under the ODP and PDP-AV.

An application to vary or cancel a consent notice condition is a **Discretionary Activity** under section 221(3) of the Resource Management Act.

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 –** *LINZ*
3. **Consent Notice D468253.3 –** *LINZ*
4. **As-Built Plans –** *Absolute Build*
5. **RC 1980156 Approved Decision –** *FNDC*
6. **RC 1980156 Approved Plan of Shelter Belts & Building Envelope** – *FNDC*
7. **BC-1999-825/0 Approved Decision** – *FNDC*
8. **BC 1999-825/0 Approved Plans** - *FNDC*
9. **BC-2014-371/0 Approved Decision –** *FNDC*
10. **BC-2014-371/0 Approved Plans -** *FNDC*

Assessment of Environment Effects Report

1. Description of the Proposed Activity

1.1. The Applicants, Adam and Anna Scott, are seeking retrospective land use resource consent (LUC) for the existing dwelling on the site. During a previous building consent application, it was brought to the Applicant's attention that the dwelling has been marginally constructed outside of the approved building envelope for the site as well as marginally within 10 metres of the permitted setback distance from the western boundary (9.730 metres from the boundary). The extent of the encroachment outside of the building envelope and distance to the western boundary is shown within the Plan Set attached within **Appendix 4**.

1.2. The building location error appears to have occurred at the time of built development of the building in the early 2000s. The site plan within BC-1999-825 shows the building location being parallel to the northern and southern boundaries and located within the approved building envelope. However, it appears the building was constructed off-centre, resulting in a slight encroachment outside of the approved building envelope and within the permitted 10 metre setback distance from the western boundary. As such, the subject application sets out to rectify this historical error.

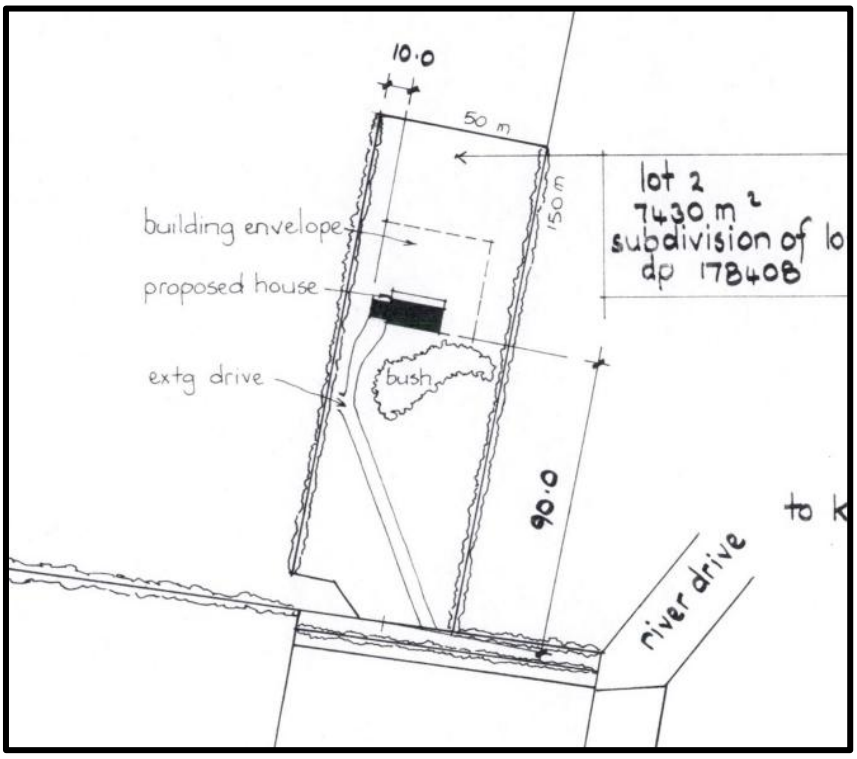


Figure 1: BC-1999-825 approved site plan.

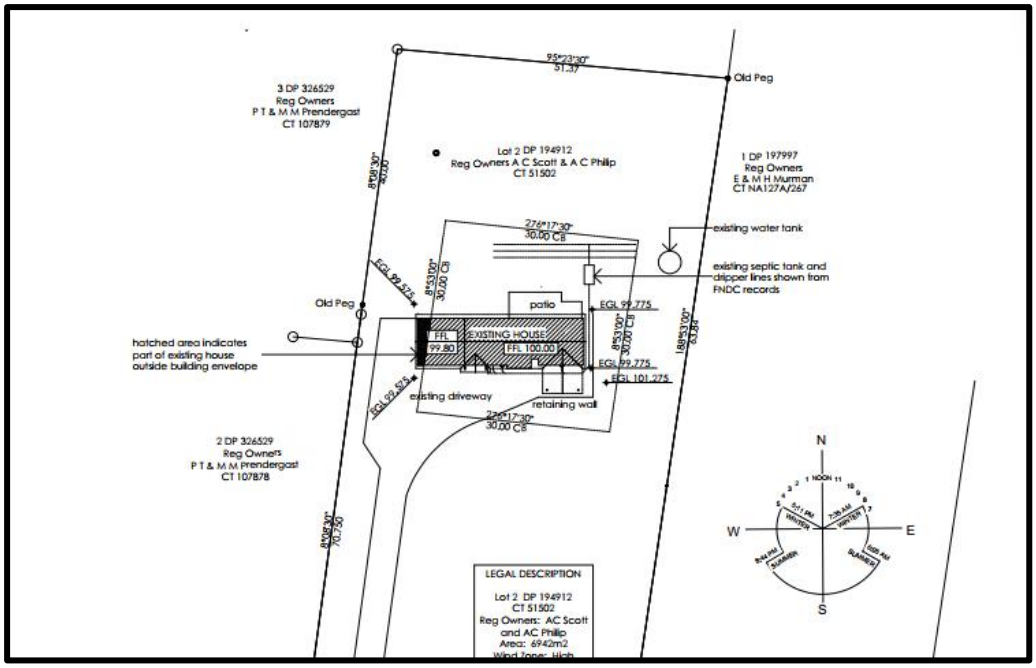


Figure 2: Current site plan showing building is skewed and partially outside of building envelope.

1.3. The portion of the building which extends outside of the building envelope was originally consented as an attached garage (BC-1999-825). In 2014, part of this garage was converted to a new bedroom, with the existing bedroom being converted to a dining room (EBC-2014-371-0). Since then, the remainder of the garage has been converted to a second bedroom and rumpus room. The conversions have not resulted in any additional bedrooms previously consented under BC-1999-825 as the dwelling still remains as a three-bedroom dwelling as shown in *Figures 3 & 4* below.

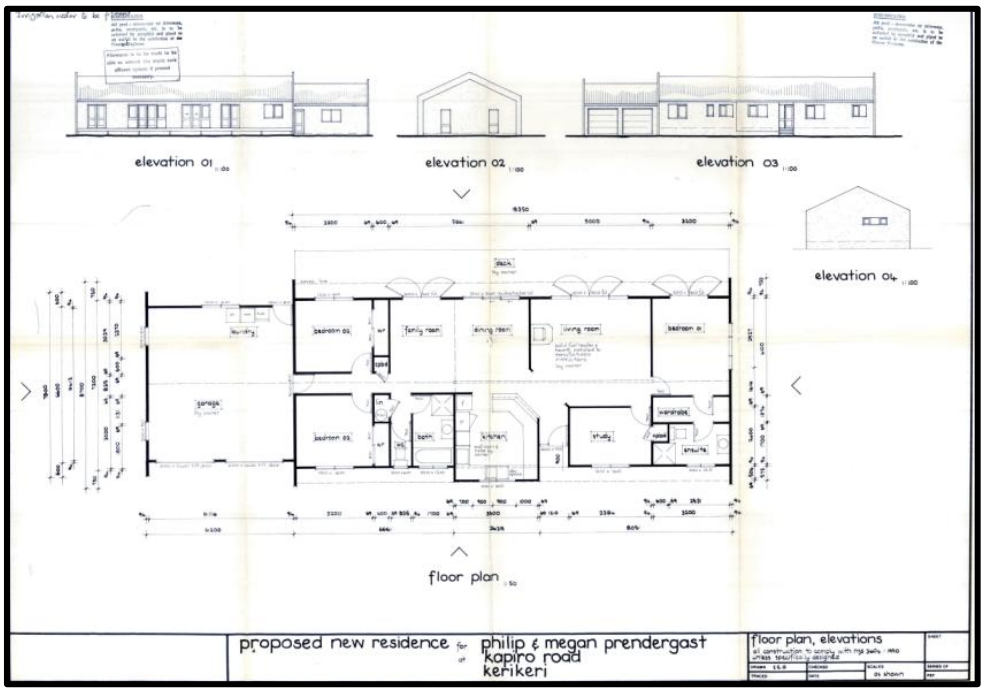


Figure 3: BC-1999-825 approved floor plan.

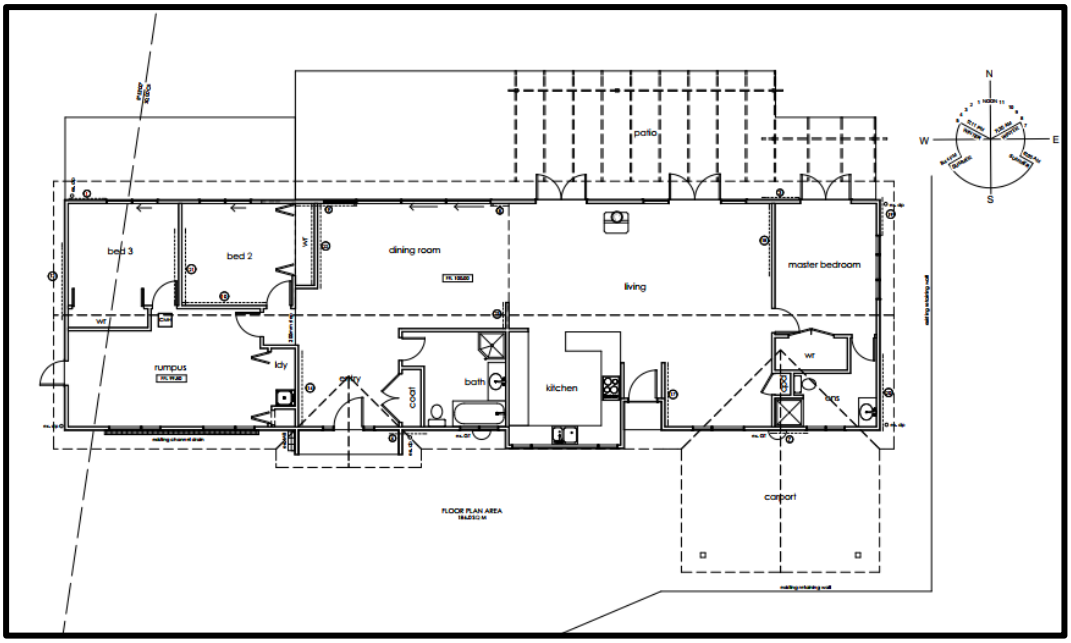


Figure 4: Current Floor Plan.

1.4. The site is located within the Rural Production zone (RPZ) under the ODP and PDP-AV as well as being within the Horticulture Precinct under the PDP-AV. Consent for the minor setback infringement along the western boundary is sought as a **Restricted Discretionary Activity** under the ODP and PDP-AV.

Cancellation of Consent Notice

1.5. The application site land title includes reference to one consent notice. The details of this title instrument are described in Section 3 below. CN D468253.3 restricts built development within the site to be within the approved building envelope. Given the dwelling has been built marginally outside of the approved building envelope, consent is sought to vary the consent notice condition to exclude the current built development from having to be located entirely within the building envelope.

1.6. The proposal includes an application under section 221(3) of the Resource Management Act to vary the CN D468253.3 consent notice condition (iii) as it applies to the site.

2. Description of the Site and Surrounding Environment

2.1. The application site is located at 118a River Drive, Kerikeri, which is located north of Kerikeri and Waipapa. The site is legally described as Lot 2 DP 194912. The site was established by way of a

non-complying subdivision consent which was approved after an appeal to the Environment Court, granted under the Transitional District Plan (Bay of Islands Section) and the Revised Proposed District Plan in 1999.

2.2. The site is of regular shape that contains an existing dwelling located towards the north of the property. Vehicle access to the site is from River Drive. The site is well established with mature garden planting and trees. Mature shelterbelt planting is located along the boundaries, specifically the western and eastern boundaries which are subject of a consent notice condition to ensure preservation and protection of the shelterbelts. Given this existing planting and the natural topography of the site, the building is well screened from adjoining properties and the road boundary.



Figure 5: Aerial view of the subject site showing mature planting and dwelling location.

2.3. The immediately surrounding sites are generally rural residential/lifestyle allotments. There are some horticultural lots located south of the site as well as to the north. Generally, the surrounding environment is a mix of productive lots and rural lifestyle allotments which has been created by past subdivision activity.

2.4. The site relies on on-site wastewater, water supply and stormwater disposal infrastructure, which are all existing and will remain unchanged as part of this application.

2.5. The site is not shown to be susceptible to river or coastal hazards.

2.6. The site is not shown to contain any areas of PNA, or outstanding or high natural features. The site is not located within the Coastal Environment under the Regional Policy Statement for Northland (RPSN). The site is located within an area where kiwi are noted as being present.

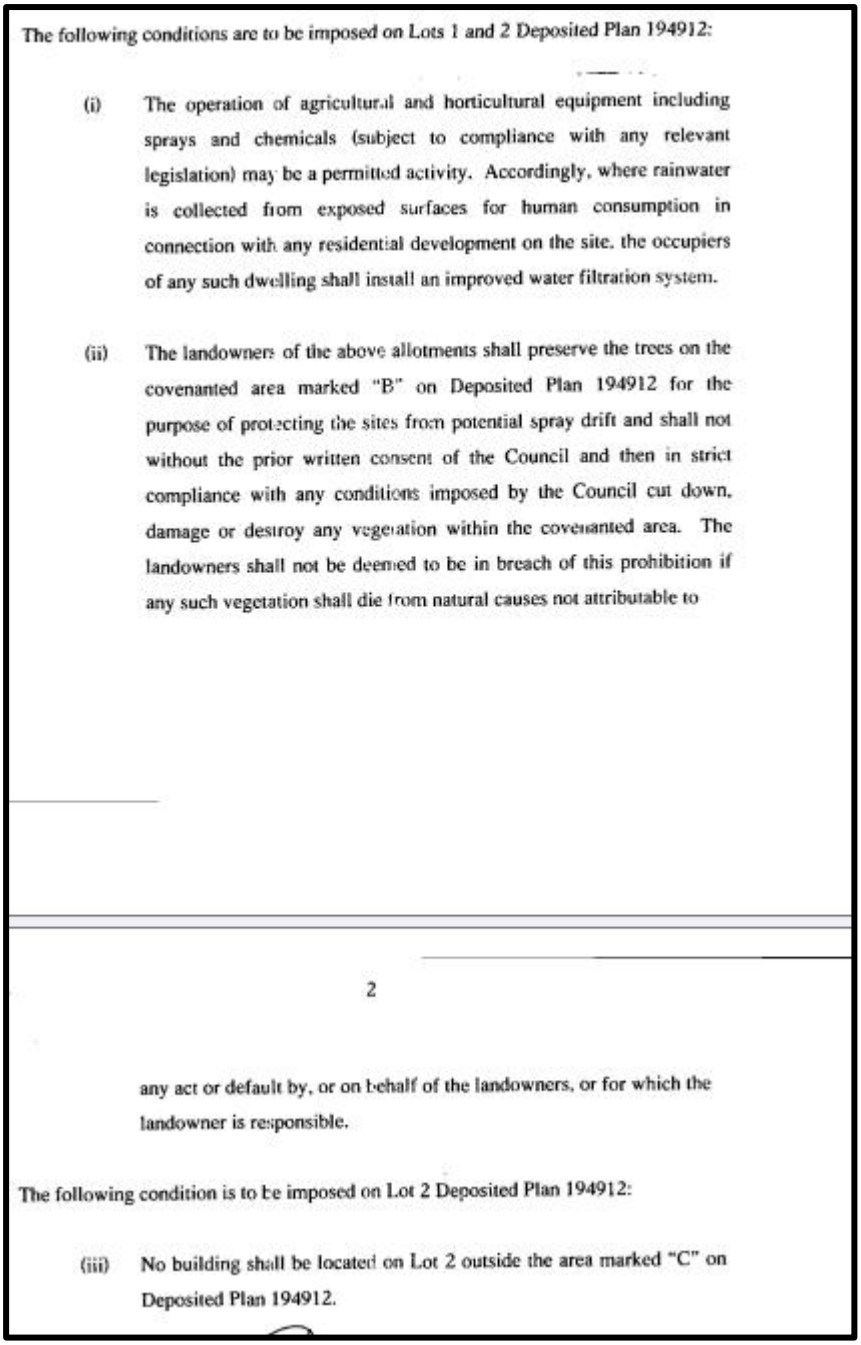
2.7. The site is not shown to contain any recorded archaeological sites. No additional earthworks are required as part of this retrospective application.

2.8. The site is shown to have soils of LUC 3s2, which are considered highly versatile under the RPSN. Given the variation to the consent notice condition is assessed as a Discretionary Activity under s221 of the Act, an assessment of the NPS-HPL forms part of this application.

3. Title, Instruments & Relevant Consent History

RC 1980156

3.1. The application site was created via a non-complying subdivision which was originally declined by Council and then subsequently approved after appeal to the Environment Court. Mediation was successful to resolve a number of issues where it was determined that the issues could be satisfied by conditions of consent. One of these conditions included a building envelope within the subject site. The decision RC 1980156 included the following consent notice conditions set out below (D468253.3), which are all applicable to the subject site.



The following conditions are to be imposed on Lots 1 and 2 Deposited Plan 194912:

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

(ii) The landowners of the above allotments shall preserve the trees on the covenanted area marked "B" on Deposited Plan 194912 for the purpose of protecting the sites from potential spray drift and shall not without the prior written consent of the Council and then in strict compliance with any conditions imposed by the Council cut down, damage or destroy any vegetation within the covenanted area. The landowners shall not be deemed to be in breach of this prohibition if any such vegetation shall die from natural causes not attributable to

2

any act or default by, or on behalf of the landowners, or for which the landowner is responsible.

The following condition is to be imposed on Lot 2 Deposited Plan 194912:

(iii) No building shall be located on Lot 2 outside the area marked "C" on Deposited Plan 194912.

Figure 6: CN D468253.3 conditions.

3.2. The officers report did not specifically state why a building envelope was imposed on Lot 2, however it is assumed that this was to combat the reverse sensitivity effects of horticultural activities within the area as well as to ensure visual effects were mitigated. It is stated within Thomson & King's letter dated 14th August 1998, who acted on behalf of the client at the time, *'The proposed house site for Lot 2 has been marked on the Plan of Shelter Plantings. A dwelling on this site will have low visibility because of the natural topography. (Refer to photographs). The existing plantings will screen the proposed dwelling from the surrounding properties.'*

3.3. As shown in the 'Plan of Shelter Plantings' contained within **Appendix 6** and shown below for reference, the building envelope was to be set back 10 metres from the western and eastern boundaries and 90 metres from the southern boundary.

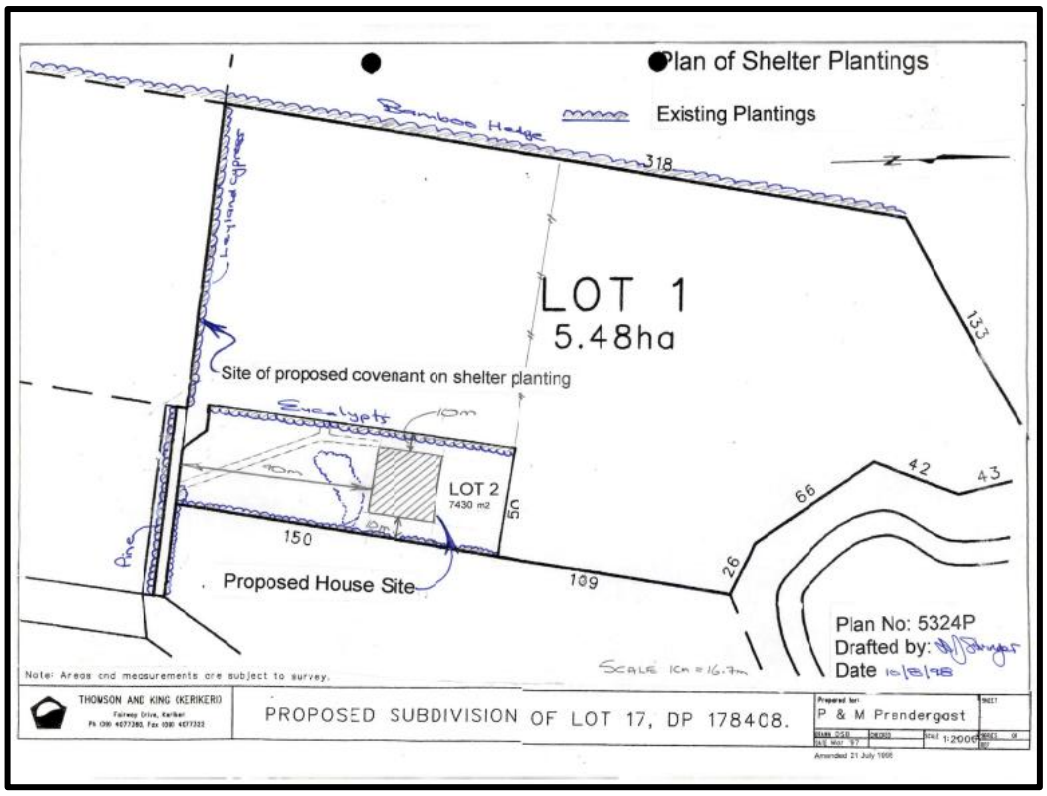


Figure 7: RC 1980156 Approved Plan of Shelter Plantings showing approved building envelope location for the site.

3.4. It is evident from how the surrounding area has intensified as well as the dense mature planting along the boundaries of the site as well as within the site, that concerns about visual impact are no longer valid and somewhat redundant. Given subsequent subdivision of the adjoining sites, horticultural activity does not adjoin the site and as such, reverse sensitivity effects are also limited. A decision seeking that Condition (iii) of CN D468253.3 as it applies to the site, be varied to exclude the built development in its current location within the site, is sought.

BC 1999-825

3.5. This building consent included the construction of the dwelling and attached garage within the site and was approved in 2001. As detailed earlier in this application, the approved plan set detailed the building as being wholly within the approved building envelope, however during construction the house location was slightly skewed causing the building to be located partially

outside of the building envelope and within the permitted 10 metre setback distance to the west. The subject application seeks to rectify this historical error.

4. Reasons for Consent

Section 221(3) and 127(3)(a) of the Resource Management Act

4.1. Section 221(3) states that *"at any time after the deposit of a survey plan (a) an owner may apply to a territorial authority to vary or cancel any condition specified in a consent notice."*

4.2. The application site land title is subject to a consent notice condition that restricts any building to be located within the approved building envelope as depicted on DP 194912.

4.3. As detailed, the existing building onsite has been incorrectly constructed partially outside of the approved building envelope. To rectify this, a variation of the consent notice condition under RMA Section 221(3) is required. The application is seeking to vary the consent notice condition (iii) of D468253.3, which is a **Discretionary Activity** under Section 221(3) of the RMA.

District Plan(s) Status

4.4. The site is zoned Rural Production (RPZ) under the ODP and PDP-AV. The site is also located within the Horticulture Precinct under the PDP-AV. The Appeals Version of the PDP-AV which includes references to any relevant appeals, has now been published. Council guidance about applying the Appeals Version of the PDP-AV provisions is that where these are not subject to appeal, they may be treated as operative. The RPZ and Horticulture Precinct sections of the PDP-AV are under appeal in their entirety. As such, the relevant RPZ zoning rules under the ODP must also be considered as part of this application.

4.5. An assessment of the relevant ODP and PDP-AV rules will be undertaken below.

Operative District Plan (ODP)

4.6. An assessment of the proposal against the rules contained within RPZ section 8.6.5.1 of the ODP has been undertaken below.

Rural Production Zone

Table 1 - ASSESSMENT OF THE PERMITTED RURAL PRODUCTION ZONE RULES:		
PERFORMANCE STANDARDS		
Plan Reference	**Rule**	**Performance of Proposal**
8.6.5.1.1	**RESIDENTIAL INTENSITY**	**Permitted.** The subject site contains one residential dwelling.
8.6.5.1.2	**SUNLIGHT**	**Permitted** The building within the site is located a sufficient distance from boundaries such that compliance with the permitted sunlight recession planes are achieved.
8.6.5.1.3	**STORMWATER MANAGEMENT**	**Existing Use rights apply** The impermeable surface coverage within the site is noted as being 834m^2 or 12% of the total site area. This complies with the permitted threshold of 15%. Nonetheless, given that the impermeable surfaces have not increased from the previous building consenting history, and there will not be an increase as a result of this proposal, existing use rights are deemed to apply.
8.6.5.1.4	**SETBACK FROM BOUNDARIES**	**Restricted Discretionary** The dwelling is located 9.730m from the western boundary and therefore marginally infringes the permitted setback distance of 10 metres along the western boundary. As such, consent is triggered. The water tank along the eastern side of the site is less than 2.7 metres in height and is therefore exempt from the setback provisions.
8.6.5.1.5	**TRANSPORTATION**	**Permitted.**

		Access and parking are existing and will remain unchanged. The first residential dwelling on the site is exempt from TIF. The site does not contain any other activities other than a residential dwelling and as such, complies with the permitted TIF for the zone.
8.6.5.1.6	**KEEPING OF ANIMALS**	**Not applicable.**
8.6.5.1.7	**NOISE**	**Not applicable.**
8.6.5.1.8	**BUILDING HEIGHT**	**Permitted.** No new buildings are sought and all existing buildings on site are within the permitted 12m maximum height.
8.6.5.1.9	**HELICOPTER LANDING AREA**	**Not applicable.**
8.6.5.1.10	**BUILDING COVERAGE**	**Permitted** The permitted building coverage for the zone is 12.5% or less. This amounts to a permitted building coverage of 867.8m^2. The building coverage within the site is well within the permitted threshold. Furthermore, existing use rights apply as the built form has been previously legally consented via approved building consent applications (BC-1999-825/0). The subject application does not alter the area of built form on the site and seeks to rectify a setback infringement.
8.6.5.1.11	**SCALE OF ACTIVITIES**	**Not applicable**
8.6.5.1.12	**TEMPORARY EVENTS**	**Not applicable.**

4.7. Overall, the proposal triggers consent for setback from boundaries along the western side as a **Restricted Discretionary Activity.**

District Wide Matters

Table 2 – DISTRICT WIDE MATTERS

Plan Reference	Rule	Performance of Proposal
Chapter 12		
12.1	**LANDSCAPES AND NATURAL FEATURES**	**Not Applicable.** The subject site does not contain any outstanding landscape areas.
12.2	**INDIGENOUS FLORA AND FAUNA**	**Not Applicable.** The proposal will not result in removal of any indigenous flora or fauna.
12.3	**SOILS AND MINERALS**	**Permitted.** No new excavation works are required.
12.4	**NATURAL HAZARDS**	**Not Applicable.** The site is not susceptible to coastal erosion and there are no new dwellings proposed which would breach the fire risk rule.
12.5	**HERITAGE**	**Not Applicable.** The site is not located within a Heritage Area nor does it contain any notable trees or historic sites.
12.6	**AIR**	**Deleted chapter.**
12.7	**LAKES, RIVERS, WETLANDS AND THE COASTLINE**	**Not Applicable.** The proposal is not known to be in proximity to any lakes, rivers, wetlands or the coastline.
12.8	**HAZARDOUS SUBSTANCES**	**Not Applicable.** The site does not contain any known hazardous substances.
12.9	**RENEWABLE ENERGY AND ENERGY EFFICIENCY**	**Not Applicable.** No renewable energy is proposed.

4.8. Overall, the proposal triggers retrospective consent for setback from boundaries as the dwelling has been built 9.730 meters from the western boundary. Consent is sought as a **Restricted Discretionary Activity** under the ODP.

Proposed District Plan – Appeals Version (PDP-AV)

4.9. An assessment of the relevant rules and standards which have current legal effect has been undertaken below. All applications for resource consent that are being processed on the date the decisions are released require a full assessment of the standards, rules, objectives and policies of the PDP to enable the continued processing of the application.

4.10. Given that the PDP-AV now has legal effect, more weighting is applied to the standards, objectives and policies of the PDP-AV compared to the ODP. The provisions of the PDP-AV which are applicable to the site are under appeal and therefore do not hold as much weighting as those provisions which are not under appeal.

4.11. Under the PDP-AV mapping system, the site is zoned as RPZ as well as being within the Horticulture Precinct. Both of these sections are subject to appeal in their entirety.

4.12. An assessment of the relevant PDP-AV rules is set out in **Table 3** below:

Table 3 – Assessment against the PDP-AV notified rules		
Plan Reference	**Rule**	**Compliance of Proposal**
Area Specific Matters – Zone **Rural Production Zone**		
RPROZ-R1	New Buildings or structures and relocated buildings or extensions or alterations to existing buildings or structures.	**Restricted Discretionary** **PER-1** New buildings or structures and relocated buildings or extensions or alterations to existing buildings or structures. *Comment: Complies. Although the building is existing, given that the dwelling was constructed slightly closer to the western boundary than what was approved within BC-1999-825/0, an assessment of the dwelling against RPROZ-R1 will be undertaken.*

		PER-2 The new building or structure and relocated building or extension or alteration to an existing building or structure complies with standards: RPROZ-S1 Maximum height; *Existing use rights apply. The building height was approved under BC-1999-825/0.* RPROZ-S2 Height in relation to boundary; *Complies.* RPROZ-S3 Setback (excluding from MHWS or wetland, lake and river margins); ***Consent triggered – Restricted Discretionary.*** *The dwelling is within the permitted 10m setback distance from the western boundary and as such triggers consent. The water tank along the eastern side is less than 2.7m in height and as such, is exempt from the setback standards.* *The matters of discretion will be assessed as part of this application.* RPROZ-S4 Building or structure coverage; *Existing use rights apply. Building and structure coverage will not increase from what has been previously approved.* RPROZ-S5 Not applicable RPROZ-S6 Not applicable RPROZ-S7 Not applicable RPROZ-S8 – Not applicable RPROZ-S9 – Not applicable

		RPROZ-S10 – Not applicable. **PER-3** *Not Applicable.*
RPROZ-R2	Impermeable Surface Coverage	**Existing Use Rights apply** As detailed earlier in this report, existing use rights apply as the amount of impermeable surfaces has been legally established via previous building consent applications (BC-199-825/0). The subject application seeks to rectify a setback infringement. The extent of the built form and impermeable surfaces on the site have not changed from what has been previously approved.
RPROZ-R3	Residential Activity	**Permitted.** **PER-1** The site area per residential unit is at least 40ha.  *Comment – As per the exemption within this rule, PER-1 does not apply to a single residential unit located on site less than 40ha. Furthermore, the site is already consented to have one dwelling and this retrospective consent will not alter that.* **PER-2** The number of residential units on a site does not exceed six. **PER-1 does not apply to:**

		a. a single residential unit located on a site less than 40ha.
RPROZ-R4 – RRZ-R41	Not applicable	
Area-Specific Matters – Precincts **Horticulture Precinct**		
PREC2-R1	Residential Activity	**Permitted** **PER-1** The number of residential units on a site does not exceed one. *Comment – the number of residential units does not exceed one and furthermore, the use of the dwelling for residential activity is legally established, it is just the extent of the dwelling which is under assessment given the location slightly encroaches outside of the approved building envelope.*
PREC2-R2 – PREC2-R20	Not applicable	
PREC2-S1	Building or structure coverage	**Existing Use Rights apply.** The permitted building coverage for a site is no more than 12.5%. This equates to 867.75m^2, which the proposal can comply with and furthermore, as detailed previously, existing use rights apply.

4.13. The proposal is a **Restricted Discretionary Activity** under the PDP-AV RPZ in relation to Rule RPROZ-R1 and RPROZ-S3 for setback from boundaries. This relates to the proximity of the dwelling to the western boundary which is marginally less than 10 metres. The applicable matters of discretion will be detailed further in this assessment.

National Environmental Standards

National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NESCS)

4.14. The site is not a registered HAIL site as mapped by FNDC nor are any activities known to have been or currently be undertaken on the site. There is no proposed change of use.

4.15. The NESCS does not apply to this proposal.

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

4.16. The proposed activity would not affect any wetland areas.

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

Section 104C of the RMA

5.1. Section 104C governs the determination of applications for Restricted Discretionary Activities. In the case of this application, this section applies to the consent under the ODP and PDP-AV in relation to retrospective consent for setback from boundaries. When deciding an application, a consent authority may only consider those matters over which a discretion has been restricted in any relevant national standard or a Plan or Proposed Plan. These matters will be detailed further in this section.

Section 104B of the RMA

5.2. Section 104B governs the determination of applications for a Discretionary Activity. In the case of this application, this section applies to the variation of the consent notice condition. A consent authority may grant or refuse consent and impose conditions under section 108.

Section 104(1) of the RMA

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

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

(a) any actual and potential effects on the environment of allowing the activity; and

(ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment that will or may result from allowing the activity; and

(b) any relevant provisions of –

i. a national environmental standard:

ii. other regulations:

iii. a national policy statement:

iv. a New Zealand Coastal Policy Statement:

v. a regional policy statement or proposed regional policy statement:

vi. a plan or proposed plan; and

(c) any other matter the consent authority considers relevant and reasonably necessary to determine the application."

5.4. Actual and potential effects arising from a development as described in 104(1)(a) can be both positive and adverse (as described in section 3 of The Act). This proposal will have positive effects that enable the Applicant to continue to reside on the site. The purpose of this application is to rectify an historical error which has seen the dwelling constructed slightly outside of the approved building envelope. The proposal will ensure consistency between Council files and what is actually constructed on the site rectifying this historical error.

5.5. Section 104(1)(ab) requires that the consent authority consider *'any measure proposed or agreed to by the applicant for the purposes of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity'.* The proposal is not of a scale or nature that would require specific offsetting or environmental compensation measures to ensure positive effects on the environment. The dwelling in its current location has been in existence for over 20 years. There is existing, protected, mature vegetation located along the western boundary mitigating any visual effects from neighbouring properties. The location of the building slightly located outside of the approved building envelope is not considered to result in any additional effects compared to if it was wholly contained within the building envelope given only a very minor portion of the dwelling encroaches outside of the building envelope.

5.6. Section 104(1)(b) requires the consent authority to consider the provisions of regulatory 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. The setback infringement under the ODP and PDP-AV is a restricted discretionary activity which an assessment and decision is limited to the matters over which the Council has reserved its discretion.

5.7. Section 104(1)(c) states that consideration must be given to 'any other matters that the consent authority considers relevant and reasonable, necessary to determine the application'. There are no other matters relevant to this application.

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

5.8. 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 RMA, the matters over which the Council has discretion are discussed in the following paragraphs.

Setback from Boundary Effects

5.9. The proposal is a restricted discretionary activity due to a breach of the ODP and PDP-AV setback from boundaries. The Council has reserved its discretion to the following matters:

ODP

(a) the extent to which the building(s) reduces outlook and privacy of adjacent properties;

(b) the extent to which the buildings restrict visibility for access and egress of vehicles;

(c) the ability to mitigate any adverse effects on the surrounding environment, for example by way of planting;

(d) for sites having a frontage with Kerikeri Road (between its intersection with SH10 and Cannon Drive:

(i) the scale of the buildings;

(ii) the extent of set back from Kerikeri Road;

(iii) the visual appearance of the site from the Kerikeri Road frontage;

(iv) the extent to which the building(s) are in harmony with landscape plantings and shelter belts;

(e) for residential buildings located within 100m of Minerals Zone:

(i) the position of the building platform(s) in relation to the mine or quarry;

(ii) the likelihood of the mine or quarry causing environmental effects, especially noise and loss of amenity values, that will impact adversely on the occupiers of the proposed residential building;

(iii) the effectiveness of any mitigation measures proposed;

Where an application is required under this rule, the owner and/or operator of any mine or quarry within the adjacent Minerals Zone shall be considered an affected party. Where the written approval of the owner and the mine or quarry operator has been obtained, the application will be non-notified.

(f) the extent to which the buildings and their use will impact on the public use and enjoyment of adjoining esplanade reserves and strips and adjacent coastal marine areas.

PDP-AV RPROZ-S3

a. *the character and amenity values of the surrounding area;*
b. *screening, planting and landscaping on the site;*
c. *the design and siting of the building or structure with respect to privacy and shading;*
d. *natural hazard mitigation and site constraints;*
e. *the effectiveness of the proposed method for controlling stormwater;*
f. *the safety and efficiency of the current or future access, egress on site and the roading network;*
g. *the impacts on existing and planned public walkways, reserves and esplanades;*
h. *the health and amenity impacts of dust from unsealed roads on habitable buildings;*
i. *The location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor; and*
j. *The safe and efficient operation of the rail network.*

5.10. The common matters relevant to this application which are raised across the ODP and PDP-AV when it comes to an application which has a setback from boundary infringement relate to outlook and privacy of adjacent properties; effects on access and egress of vehicles; mitigation of adverse effects by way of planting/landscaping; character and amenity effects and; control of stormwater.

5.11. To provide some site context, the setback infringements occurs along the western boundary of the site, where the dwelling has been constructed marginally outside of the approved building envelop. The dwelling is setback 9.73 metres from the boundary which is slightly within the permitted 10m setback distance from the boundary. The area of the dwelling which creates this encroachment is a very minor area consisting of part of a bedroom and rumpus room, which was previously used as a garage and has since been repurposed. *Figure 9* below shows the extent of the setback infringement of the dwelling.

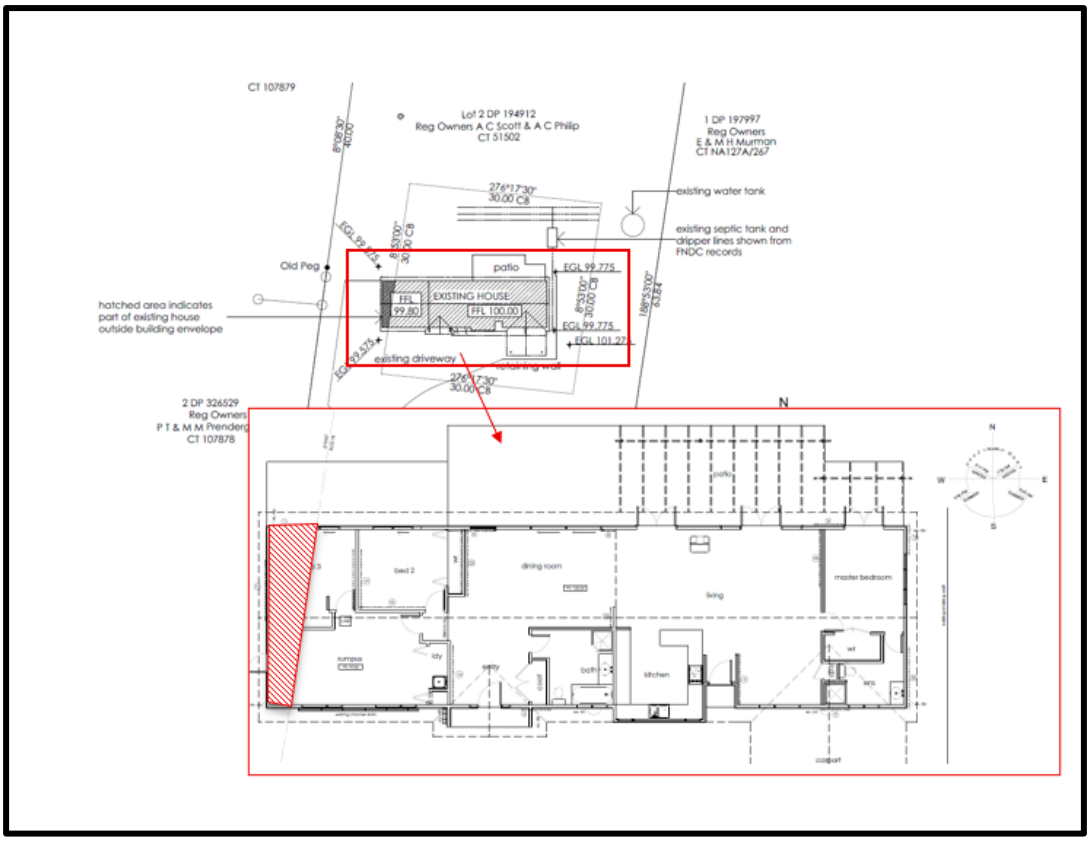


Figure 8: Site and floor plan showing extent of setback infringement of the dwelling.

5.12. In terms of visual effects and effects on outlook and privacy of adjoining property owners, these are considered to be less than minor. The adjoining property owners along the western boundary are:

- Lot 2 DP 326529 – Megan and Philip Prendergast
- Lot 3 DP 326529 – Andrew and Tracey Taemmler

5.13. As shown in Figures *10 & 11* below, there is an existing mature shelterbelt along the western boundary which visually and physically separates the subject dwelling from the above-mentioned adjoining property owners. This shelterbelt is protected by way of consent notice,

as required by RC1980156, which created the subject site. Therefore, the shelterbelt must remain unless permission is granted by Council. This mature shelterbelt provides adequate mitigation along this boundary such that privacy and outlook of adjoining properties is not considered to be affected by the location of the subject dwelling. Furthermore, Lot 2 DP 326529 contains an existing dwelling located to the southwest of the subject dwelling, approximately 54 metres away and Lot 3 DP 326529 also contains an existing dwelling approximately 143 metres to the north of the subject dwelling. Given these adjoining allotments were created in 2003, it is considered that the subject dwelling would have been constructed in its current location prior to the construction of any dwelling on the adjoining allotments and as such, the adjoining allotments dwellings were positioned with knowledge of the subject site dwelling.



Figure 10: Image showing adjoining property owners and location of dwellings within these allotments.



Figure 11: Image showing dense, mature vegetation along western boundary and portion of dwelling subject of the infringement.

5.14. The dwelling is located 9.73 metres from the western boundary, which is only 27 centimetres from compliance. This is very marginal and is considered to not be visually discernible. It is considered that with the combination of the age of the dwelling and the mature shelterbelt along the western boundary which is protected by way of consent notice and separates the site from the adjoining allotments, effects of the marginal setback infringement are considered to be less than minor. There are no additional effects considered which would be more than if the

dwelling was constructed wholly within the approved building envelope and at least 10 metres from the boundary.

5.15. In terms of reverse sensitivity effects, it is noted that within the original subdivision application which created the site, RC 1980156, there were concerns about horticultural activity in the area and hence consent notice conditions were imposed for shelterbelts as well as advice notes about such an activity. The only adjoining allotment with the potential for horticultural activity is Lot 3 DP 326529, which as mentioned, also contains a dwelling. The remainder of the 4-hectare site appears to be utilised for grazing of livestock with no horticultural activity present along the western boundary of the site. Given the shelterbelt which was imposed to protect from potential spray drift and the very minor nature of the encroachment, no reverse sensitivity effects are antipicated from any future potential horticultural use of adjoining allotments. Given more recent subdivision development, rural residential allotments are heavily predominant in the area and the slightly less setback distance of 9.73 metres from the western boundary is not considered to create adverse effects compared to if the 10 metre setback distance was complied with. As such, effects are considered to be less than minor.

5.16. Access and egress of vehicles will not be affected, given that the dwelling was originally constructed in this location and access and parking is to the south of the dwelling. Maintenance of the dwelling can easily be undertaken within the site boundaries as can be seen in *Figure 11* above. Stormwater will continue to be directed as per the existing system and will remain unaffected. Character and amenity will remain unchanged given the dwelling was originally constructed within this position, the indiscernible nature of the setback infringement and that it is adequately screened from road boundaries and adjoining properties.

5.17. Overall, the historical minor setback infringement is not considered to create adverse effects on adjoining properties or the surrounding environment. The dwelling was originally constructed in the current location in error and given that it is adequately screened, no adverse effects are anticipated to be created. The location of the dwelling is not considered to result in any additional effects compared to if it was constructed 10 metres from the western boundary, given the marginal area of the dwelling which creates the encroachment. As such, all effects are considered to be less than minor.

Variation to Consent Notice Condition

5.18. As detailed earlier in this application, there is an existing consent notice document registered on the title under document D468253.3. Condition (iii) of this consent notice document stipulates:

'No building shall be located on Lot 2 outside of the area marked "C" on Deposited Plan 194912.'

5.19. As has been identified, the dwelling on the site approved under BC-1999-825/0 was constructed slightly outside of the building envelope to the west. The extent of the encroachment is detailed earlier in this report and within the Plan Set attached with this application.

5.20. Given this historical error, the application seeks to vary consent notice condition (iii) to enable the dwelling on site to be exempt from being wholly contained within the approved building envelope. The following variation is proposed:

'No building shall be located on Lot 2 outside of the area marked "C" on Deposited Plan 194912, with the exemption of the portion of the dwelling which has been constructed outside of the approved building envelope as shown within the Plan Set prepared by Absolute Build referenced 'As Built Plans at 118a River Drive, Kerikeri', dated September 2026 and approved under RC XXXXXXX.

5.21. In terms of effects of the proposed variation, these are considered to be less than minor. As detailed within this application, the officers report of RC 1980156 which created the subject site, did not specifically state why a building envelope was imposed on Lot 2, however it is assumed that this was to combat the reverse sensitivity effects of horticultural activities within the area as well as to ensure visual effects were mitigated.

5.22. It is evident from how the surrounding area has intensified as well as the dense mature planting along the boundaries of the site as well as within the site, that concerns about visual impacts are no longer valid and somewhat redundant. Given subsequent subdivision of the adjoining sites, horticultural activity does not adjoin the site and as such, reverse sensitivity effects are also limited. As detailed within Sections 5.10 - 5.17 of this report, the effects of the setback infringement on adjoining properties and the surrounding environment are considered to be less than minor.

5.23. The variation to the consent notice condition is not considered to set a precedence for other applications given the subject allotment was the only allotment created as part of RC 1980156 and to which the building envelope applied and the fact that the application has resulted in a unique situation where the building has been historically located outside of the approved building envelope over 20 years ago. It is noted that only a small portion of the dwelling is marginally located outside of the approved building envelope. The mature shelterbelt which is protected by way of consent notice condition will continue to visually and physically screen the dwelling and ensure no reverse sensitivity effects are created.

5.24. It is a requirement that a consent authority consider how any person who made a submission on the original subdivision application may be affected. The application site was created via a non-complying subdivision which was originally declined by Council and then subsequently approved after appeal to the Environment Court. Mediation was successful to resolve a number of issues where it was determined that the issues could be satisfied by conditions of consent. No submissions were known to be made on the 1998 subdivision application and as such, no other persons have been deemed to be affected by the variation.

5.25. A decision seeking that Condition (iii) of CN D468253.3 as it applies to the site be varied to exclude the built development as it currently is located on the site, is considered a suitable and practical solution in this instance, with less than minor effects created as a result.

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

5.26. In accordance with Section 104(1)(b) of the Act, the following documents require consideration to determine their relevance to this proposal.

National Environmental Standards and Regulations (section 104(1)(b)(i) & (2)

5.27. There are no National Environmental Standards that apply to the proposed activity.

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

5.28. There are currently 10 National Policy Statements in place. These are as follows:

- New Zealand Coastal Policy Statement
- National Policy Statement on Urban Development
- National Policy Statement for Freshwater Management

- National Policy Statement for Renewable Electricity Generation
- National Policy Statement on Electricity Transmission
- National Policy Standard for Highly Productive Land.
- National Policy Statement for Indigenous Biodiversity
- National Policy Statement for Greenhouse Gas emissions from Industrial Process Heat
- National Policy Statement for Natural Hazards

5.29. There only applicable NPS is considered to be the NPS-HPL which will be detailed below.

National Policy Statement for Highly Productive Land (NPS-HPL)

5.30. The site has soils classified as LUC 3s2 which are classified as highly versatile under the NPS-HPL. The LUC of this application is assessed as a Restricted Discretionary Activity and therefore Council's discretion is limited to the effect of the activity on existing land use activities. Given the variation to consent notice condition triggers consent as a Discretionary Activity, assessment of the NPS-HPL is required.

5.31. It is considered that the site qualifies for an exemption from the definition of 'inappropriate use' of highly productive land under Clause 3.9(2) given that the site and approved BC for the dwelling were issued in the early 2000s. The dwelling has been in existence for at least 20 years and consent is only triggered due to an historical error which has seen the dwelling marginally constructed outside of the approved building envelope. The proposed variation will not see the intended use of the site or the size altered.

5.32. As such, it is therefore considered that the proposed activity is exempt under the NPS-HPL and no further assessment will be made.

Regional Policy Statement for Northland (2016 - updated 2018)

5.33. The purpose of the Regional Policy Statement for Northland (RPS) is to promote the sustainable management of Northland's natural and physical resources by providing an overview of the region's resource management issues.

5.34. The RPS sets out policies and methods to achieve integrated management of Northland's natural and physical resources. The site is located outside of any regionally mapped outstanding landscape, areas of high natural character and the coastal environment.

5.35. The proposed activity is small-scale, the effects of which can be managed within the land use framework of the ODP and PDP. The proposal would not affect the life supporting capacity of air, water, soil and ecosystems.

5.36. It is considered that in the context of the existing site zoning the development will not be contrary to the objectives and policies of the RPSN.

Operative District Plan (ODP) and Proposed Far North District Plan – Appeals Version (PDP-AV)

5.37. The application site is zoned 'Rural Production' under the ODP and PDP-AV as well as being within the Horticulture Precinct under the PDP-AV. The application is for retrospective consent for a setback from boundary infringement which results in a Restricted Discretionary Activity under both the ODP and PDP-AV. Given this activity status, it is considered that the retrospective consent is generally consistent with the objectives and policies of both the ODP and PDP-AV.

5.38. Consent is also triggered for a variation to the consent notice condition to exempt the historical work which has resulted in the dwelling being marginally constructed outside of the approved building envelope. A variation to a consent notice is assessed as a Discretionary Activity under the RMA. Although this is the case, the variation to the consent notice condition is not considered to be objectionable with the relevant objectives and policies of the ODP and PDP-AV given allotment sizes will not be altered nor the intended and existing use of the site. The variation is required to rectify a historical error with all effects considered to be less than minor as detailed within earlier sections of this report.

5.39. Overall, it is considered that the development as proposed would not be contrary to the relevant ODP and PDP-AV objectives and policies.

6. Notification Assessment

6.1. Section 95A-95G sets out the public and limited notification criteria for resource consent applications. There is no mandatory requirement to publicly notify this application under Section 95A. There are no more than minor adverse effects arising from this application that would warrant public notification. There are no affected groups to which the application should be limited notified.

6.2. In addition to seeking LUC for the setback infringement of the dwelling, the Applicant is seeking to vary one of the consent notice conditions relating to the approved building envelope on the site. It is a requirement that a consent authority consider how any person on who made a submission on the original subdivision application may be affected. The application site was created via a non-complying subdivision which was originally declined by Council and then subsequently approved after appeal to the Environment Court. Mediation was successful to resolve a number of issues where it was determined that the issues could be satisfied by conditions of consent. No submissions were known to be made on the 1998 subdivision application.

6.3. As assessed earlier in this application, there are no other landowners or persons that would be adversely affected by the setback from boundary infringement and varying of the applicable consent notice condition. Enabling the retrospective consent of the dwelling location will enable the Applicant to continue to reside on the existing lifestyle property without having adverse effects on adjoining property owners or the surrounding environment.

Section 95A – Public Notification Assessment

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

Step 1: Mandatory public notification in certain circumstances

S95A(3)(a)	The applicant requests public notification
S95A(3)(b)	Public notification is required under section 95C

S95A(3)(c)	The application is made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.

6.5. The Applicant has not requested public notification, nor is it required under section 95C. Section 95A(3)(c) is not applicable.

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

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

6.6. The proposed activity applied for is not precluded from notification by a rule or a national environmental standard. The application is not solely a boundary activity. There Step 3 must be considered.

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

S95A(8)(a)	The application is for a resource consent for 1 or more activities, and any one of those activities is subject to a rule or national environmental standard that requires public notification.
S95(8)(b)	In accordance with section 95D, the activity has or is likely to have adverse effects on the environment that are more than minor.

6.7. The proposed activity applied for is not subject to a rule or national environmental standard that requires public notification.

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

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

6.9. For the purposes of deciding public notification, any effects on persons who own or occupy the application site, or adjacent land may be disregarded.

6.10. In accordance with Section 95D(b), the council has discretion to disregard the effects of an activity if a rule or a national environmental standard permits an activity with that effect, referred to as the permitted baseline. The proposed residential activity contained within the approved building envelope is permitted under the relevant District Plans. This application relates to that portion of the building which is located outside of the approved building envelope and within the permitted 10m setback distance.

6.11. An assessment of potential effects on the existing environment is set out in Section 5 above. Potential adverse effects are limited to the extent of the setback infringement. The effects are internal to the site and would not affect the wider public environment.

Step 4: Public notification in special circumstances

S95(9)	Do special circumstances exist in relation to the application that warrant the application being publicly notified?

6.12. When considering public notification, current caselaw has defined 'special circumstances' as those outside the common run of things which are exceptional, abnormal or unusual, but they may be less than extraordinary or unique. There are no extraordinary or unique circumstances.

6.13. Potential adverse effects beyond the immediate site boundary are less than minor. Public notification of the application is not necessary, nor is it required.

Section 95B – Limited Notification Assessment

6.14. If an application is not publicly notified, a consent authority must follow the steps of section 95B to decide if limited notification is required. A Section 95B assessment requires a decision about whether there are any specified affected groups or affected persons (under section 95E).

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

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

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

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

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

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

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

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

6.17. The proposal is does involve a boundary activity. The activity status is Restricted Discretionary under the ODP and PDP-AV as a result of a setback from boundary infringement along the western boundary.

6.18. Section 95E provides the basis on which a person is deemed to be affected by a proposed activity. Section 95E(1) a person is an affected person if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but not less than minor). Section 95E(2)(a)-(c) sets out the adverse effects a consent authority can disregard or matters it must have regard to when assessing adverse effects on a person:

Affected Persons

S95E(2)(a)	A consent authority may disregard adverse effect of an activity on the person if a rule or a national environmental standard permits an activity with that effect.
S95E(2)(b)	A consent authority must disregard an adverse effect arising from a a controlled activity or a restricted discretionary activity if the effect of the activity does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion.
S95E(2)(c)	A consent authority must have regard to every relevant statutory acknowledgement made in accordance with an Act specified in Schedule 11.

6.19. The land use consent component is Restricted Discretionary Activity. The Council must disregard the effects of an activity on a person if the effects does not relate to a restricted matter. Section 95(3) states that a person is not affected in relation to an application if the person has given

written approval. There have been no written approvals sought given effects of the retrospective setback infringement are considered to be less than minor.

6.20. As identified within Sections 5.10 - 5.17, the effects on the adjoining property owners of Lots 2 & 3 DP 326529 are considered to be less than minor. This conclusion was determined given the dwelling has been constructed only 27 centimetres closer than the permitted setback distance and given the extensive visual mitigation of the mature shelterbelt located along the western boundary which visually and physically separates the site and the adjoining properties. This shelterbelt is also protected by an existing consent notice such that it has to remain unless the prior permission from Council is received or to remove dead vegetation. The subject dwelling only marginally encroaches within the permitted 10 metre setback distance and given the age of the subject dwelling (at least 20 years old) and the existing use of the site prior to the development of the adjoining lots, it is considered effects are considered to be less than minor on the adjoining property owners. There is no horticultural activity present on the adjoining lots and if there was to be future horticultural use, this would be mitigated by the shelterbelt, which was introduced for this purpose. The setback infringement is not considered to generate more effects than if the dwelling was wholly contained within the building envelope and met the permitted 10m setback distance. Given all of the above and the detail provided within this application, it is considered that effects on adjoining property owners will be less than minor.

6.21. On that basis, it is considered that there are no persons who are affected by the proposed activity.

6.22. For the reasons above, the Applicant requests that the application be processed on a non-notified basis.

7. Part 2 Assessment

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

7.2. 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 as the proposal is considered to not adversely affect the productive use of HPL given the application will see an historical error rectified whilst not changing the existing approved use of the land. The

proposal will provide for their social, economic and cultural well-being. In addition, the proposal will avoid adverse effects on the environment and will maintain the rural character of the site and surrounding environment.

7.3. Section 6 of the Act sets out a number of matters of national importance. These matters of national importance are considered relevant to this application. The proposal is not located within the coastal environment nor is it located near any lakes, rivers or wetlands. The site does not contain any areas of Outstanding Natural Features and Landscapes nor any indigenous vegetation. The site is not located along the coastal marine area or near lakes or rivers where public access would be required. The site is not known to contain any areas of cultural significance, and the proposal is not considered to affect the relationship of Māori and their culture and traditions. The site is not known to contain any sites of historical significance or be within an area subject to customary rights. The proposal is not anticipated to increase the risk of natural hazards and will not accelerate, exacerbate or worsen the effects from natural hazards. It is therefore considered that the proposal is consistent with Section 6 of the Act.

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

7.5. 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 subject site is not known to be located within an area of significance to Māori. The proposal has taken into account the principals of the Treaty of Waitangi and is not considered to be contrary to these principals.

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

8. Conclusion

8.1. The Applicants, Adam & Anna Scott, are seeking retrospective consent due to a historical building error which has seen the dwelling marginally located outside of the approved building

envelope, which also results in an encroachment of the permitted 10m setback distance from the western boundary. As a result, land use consent is sought for the setback infringement under the ODP and PDP-AV within the RPZ as a Restricted Discretionary Activity and consent is also sought to vary the existing consent notice condition under Document D468253.3 imposed under RC 1980156, to allow the building to remain in its current location. The variation to consent notice condition is a Discretionary Activity in accordance with s221(3) of the Act.

8.2. The retrospective activity would not be contrary to any applicable or current ODP and PDP-AV objectives and policies. There are no adjacent landowners or members of the wider public that would be adversely affected by the activity as detailed within this application. The Applicant requests that the application be processed on a non-notified basis.

9. Limitations

9.1. 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.

9.2. 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.

9.3. 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.

9.4. 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 **51502**

Land Registration District **North Auckland**

Date Issued 04 October 2002

Prior References
NA123B/382

Estate Fee Simple

Area 6942 square metres more or less

Legal Description Lot 2 Deposited Plan 194912

Registered Owners

Adam Christopher Scott and Anna Claire Philip

Interests

Subject to Part IV A Conservation Act 1987

Subject to Section 11 Crown Minerals Act 1991

Appurtenant hereto are electricity rights specified in Easement Certificate C661268.8

The easements specified in Easement Certificate C661268.8 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto are rights of way and rights to transmit electricity and telecommunications and rights to convey water specified in Easement Certificate C585483.4 - 27.6.1995 at 1.55 pm

The easements specified in Easement Certificate C585483.4 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right of way specified in Easement Certificate C965805.4 - 11.3.1996 at 3.07 pm

Appurtenant hereto is a right of way specified in Easement Certificate D073592.4

Appurtenant hereto is a water supply right specified in Easement Certificate D158365.3

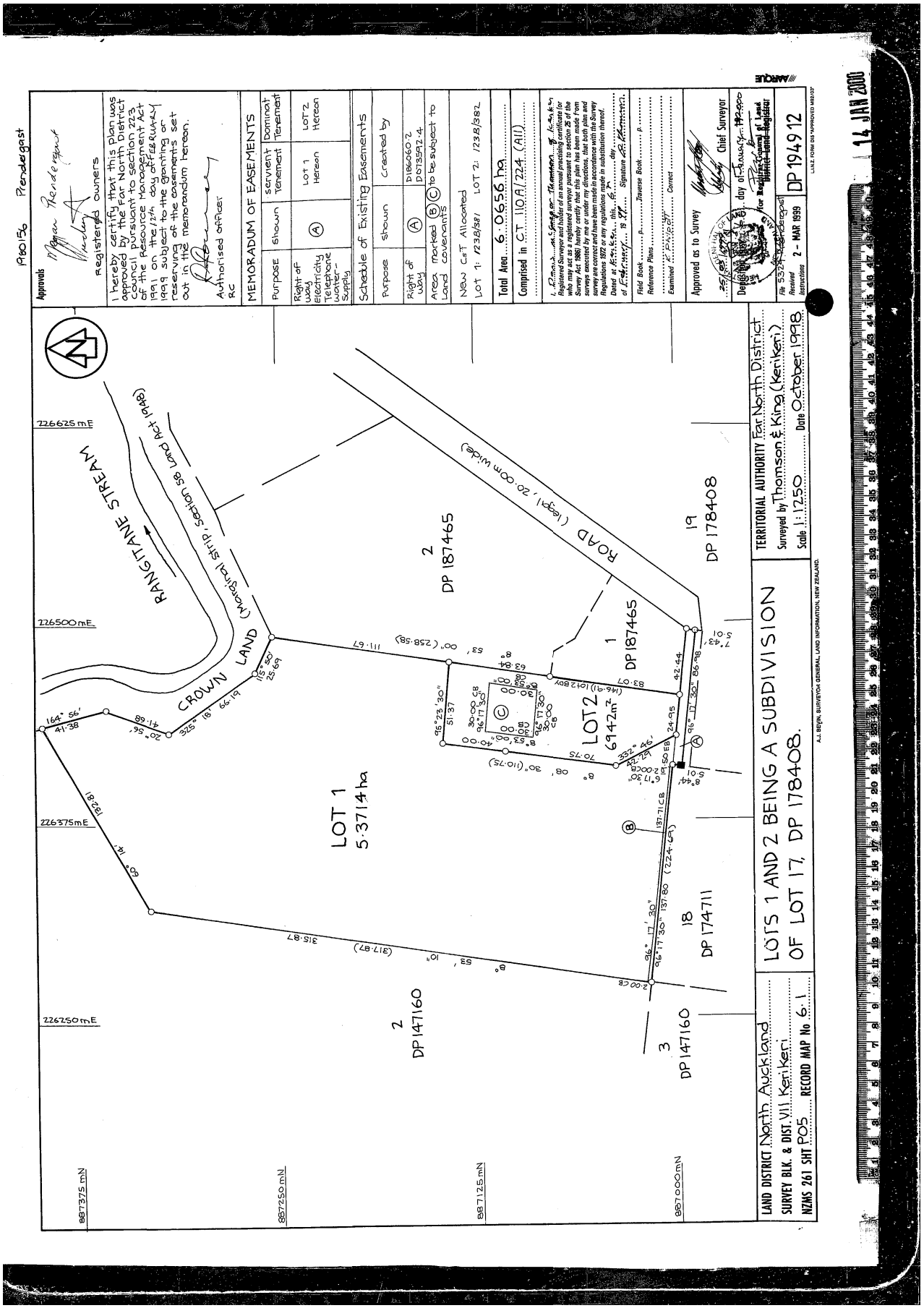
Fencing Covenant in Transfer D186060.2 - 22.8.1997 at 3.11 pm

D468253.3 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 6.1.2000 at 10.28 am

Appurtenant hereto is a right of way and electricity, telephone and water supply rights specified in Easement Certificate D468253.5 - 6.1.2000 at 10.28 am

The easements specified in Easement Certificate D468253.5 are subject to Section 243 (a) Resource Management Act 1991

5971322.2 Mortgage to ANZ Banking Group (New Zealand) Limited - 19.4.2004 at 9:00 am


Approvals
I hereby certify that this plan was approved by the Far North District Council pursuant to section 223 of the Resource Management Act 1991 on the 12th day of February 1999 subject to the granting or reserving of the easements set out in the memorandum hereon.
Authorised Officer
RC
MEMORANDUM OF EASEMENTS
Schedule of Existing Easements
New CoT Allocated
Lot 1: 1238/382 Lot 2: 1238/382
Total Area 6.0656 ha
Comprised in CT 110A/224 (All)
Approved as to Survey
Chief Surveyor
Deposited this 6th day of January 1999
For Registrar-General of Land
District Land Registrar
File 5324 Received 2 - MAR 1999 Instructions
DP 194912
LINZ FORM DIS APPROVED M83/207
14 JAN 2000
TERRITORIAL AUTHORITY Far North District
Surveyed by Thomson & King (Kerikeri)
Scale 1:1250 Date October 1998
LOTS 1 AND 2 BEING A SUBDIVISION OF LOT 17, DP 178408.
LAND DISTRICT North Auckland
SURVEY BLK. & DIST. VII Kerikeri
NZMS 261 SHT P05 RECORD MAP No 6:1
A.J. BEGH, SURVEYOR GENERAL, LAND INFORMATION, NEW ZEALAND.
LOT 1 5.3714 ha
LOT 2 6942m²
CROWN LAND (Morgan Strip, Section 58 Land Act 1948)
RANGITANE STREAM
ROAD (legal, 20.00m wide)
2 DP 187465
1 DP 187465
19 DP 178408
18 DP 174711
2 DP 147160
3 DP 147160
226625mE
226500mE
226375mE
226250mE
6087375mN
6087250mN
6087125mN
6087000mN

D 468253.3
CONO

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING:
The Subdivision of
Lot 17 DP 178408
North Auckland Registry

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

SCHEDULE

The following conditions are to be imposed on Lots 1 and 2 Deposited Plan 194912:

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

(ii) The landowners of the above allotments shall preserve the trees on the covenanted area marked "B" on Deposited Plan 194912 for the purpose of protecting the sites from potential spray drift and shall not without the prior written consent of the Council and then in strict compliance with any conditions imposed by the Council cut down, damage or destroy any vegetation within the covenanted area. The landowners shall not be deemed to be in breach of this prohibition if any such vegetation shall die from natural causes not attributable to

any act or default by, or on behalf of the landowners, or for which the landowner is responsible.

The following condition is to be imposed on Lot 2 Deposited Plan 194912:

(iii) No building shall be located on Lot 2 outside the area marked "C" on Deposited Plan 194912.

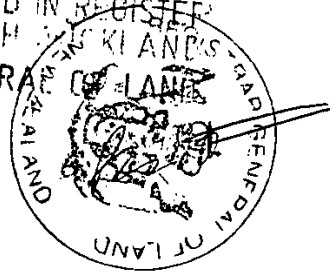
SIGNED: [redacted] of the Local Government Act 1974

DATE: 8/7/99

UNIT COPY

10.28 06.JAN00 D 468253.3

PARTICULARS ENTERED IN REGISTER
LAND REGISTRY NORTH ... ISLANDS
for REGISTRAR-GENERAL OF LAND



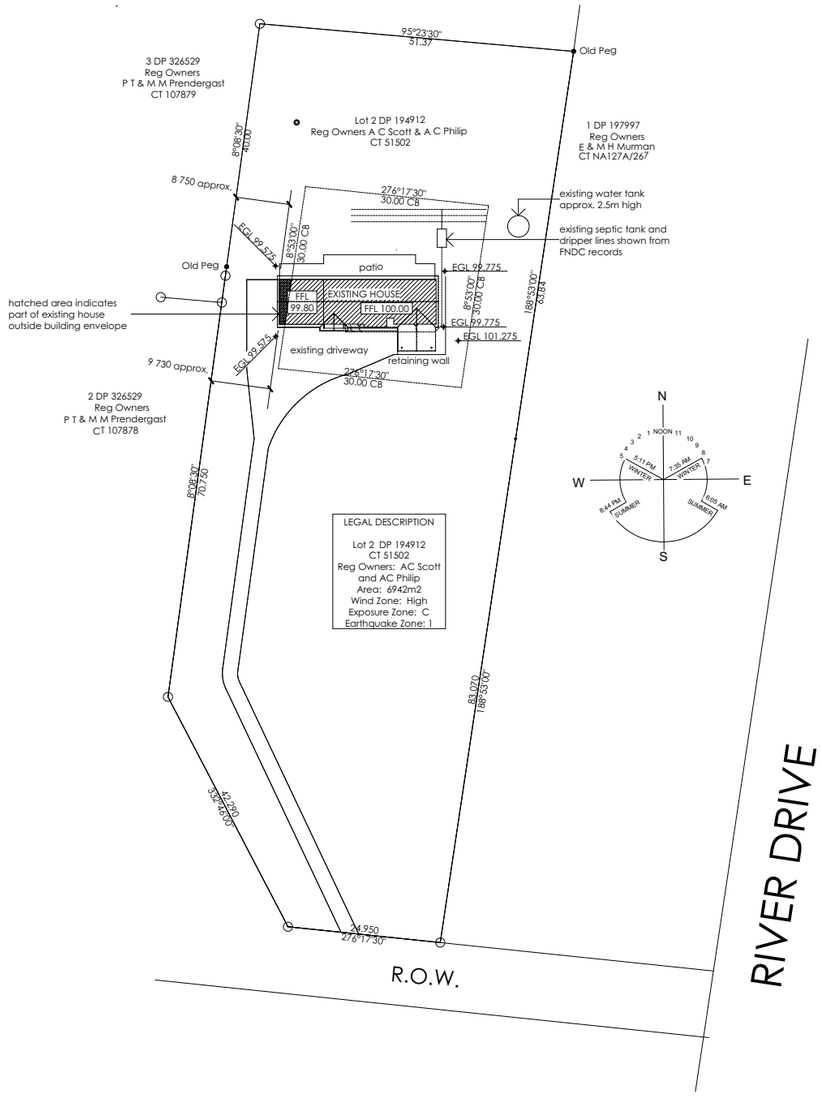
7221

328

(5)

STORMWATER MANAGEMENT

Site Area:	6942m2
Existing Residence to eaves:	246m2
Existing Driveway:	515m2
Existing Patio:	73m2
Existing Water Tank:	0m2
Total	**834m2 (12%)**



absolute build

p 09 407 4227 m 027 227 7543
natalie@absolutebuild.co.nz
www.absolutebuild.co.nz

THESE DRAWINGS REMAIN THE INTELLECTUAL PROPERTY OF ABSOLUTE BUILD LIMITED

Job
As Built Plans at
118a River Drive, Kerikeri

Client
Adam and Anna Scott

Drawing
Overall Site Plan

Rev. No.	Description	Date

Designed	Job No. 2026381
Drawn: N Todd	Drawing Number 1
Date: September 2026	
Scale: 1:500 / Revision	of 3 pages

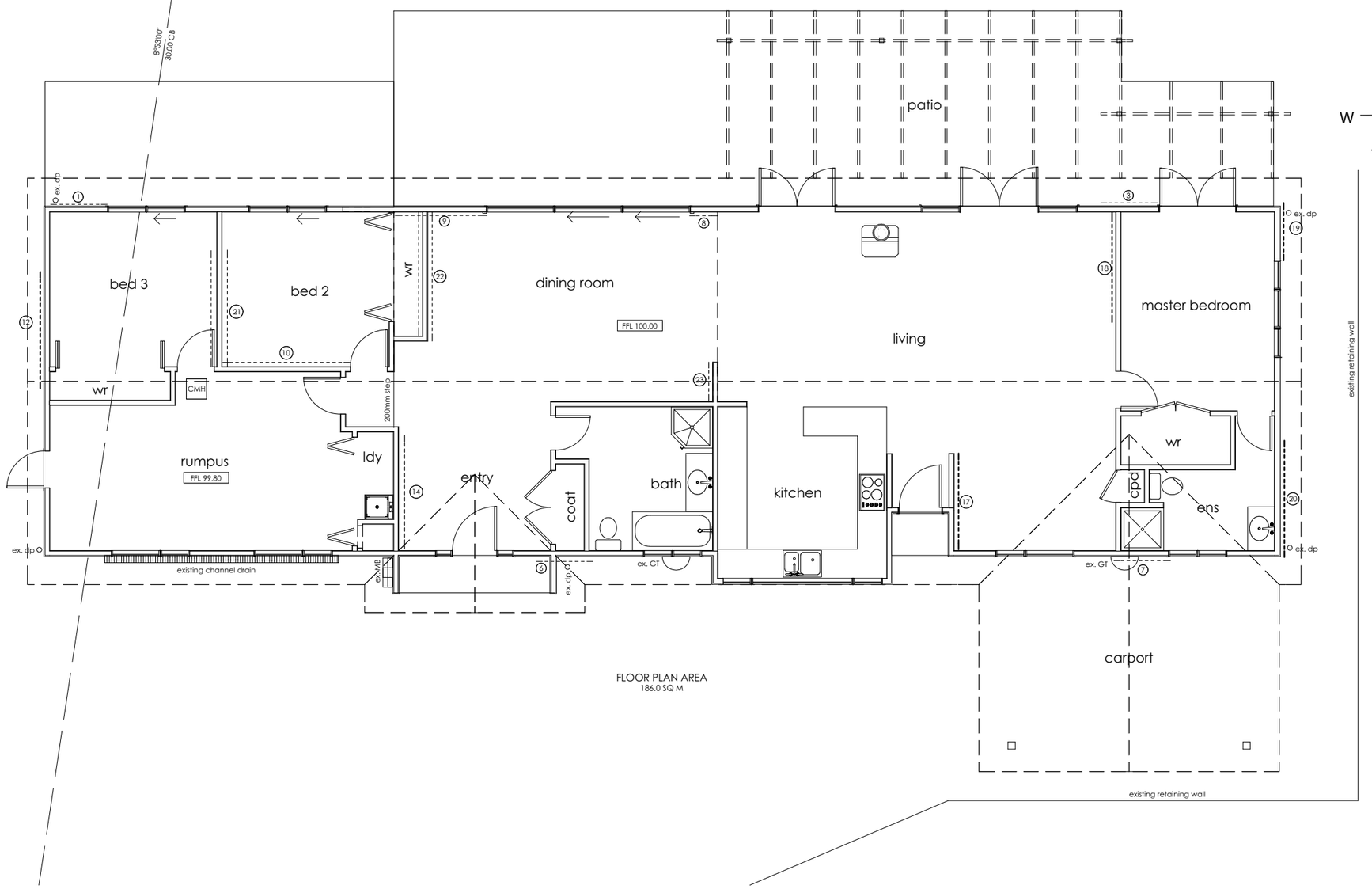
ORIGINAL DRAWING SIZE IS A1

BRACING CALCULATIONS

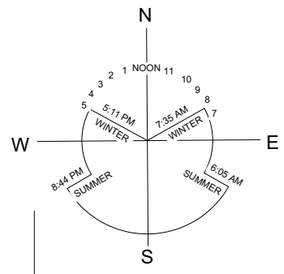
(ALL EXISTING BRACING FROM FNDC RECORDS)

ALONG				
Number	Type	Length	BU's	BU's deleted
1	hbk1	1.2	102	
2	hbk1	1.2		102 DELETED
3	hbk1	1.2	102	
4	gib1	2.2		121 DELETED
5	gib1	2.4		115 DELETED
6	hbk1	1.2	102	
7	hbk1	1.2	102	
8	BL1-H	0.5	45	NEW
9	BL1-H	1.8	189	NEW
10	GS1-N	2.4	132	NEW
11	br9	0.8	88	

ACROSS				
Number	Type	Length	BU's	BU's deleted
12	hbk3	2.4	252	
13	gib1	2.4		180 DELETED
14	gib1	2.4	180	
15	gib1	2.4		180 DELETED
16	gib1	1.6		122 DELETED
17	gib1	2.4	115	
18	gib1	2.4	180	
19	hbk1	1.2	102	
20	hbk3	2.4	252	
21	GS2-N	2.4	204	NEW
22	GS2-N	2.4	221	NEW
23	BL1-H	0.8	72	NEW



FLOOR PLAN AREA
186.0 SQ M



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Job
As Built Plans at
118a River Drive, Kerikeri

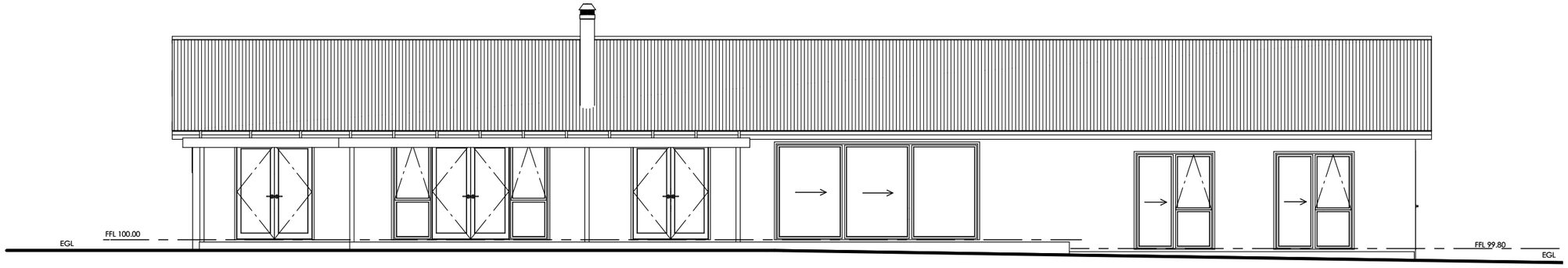
Client
Adam and Anna Scott

Drawing
Floor Plan

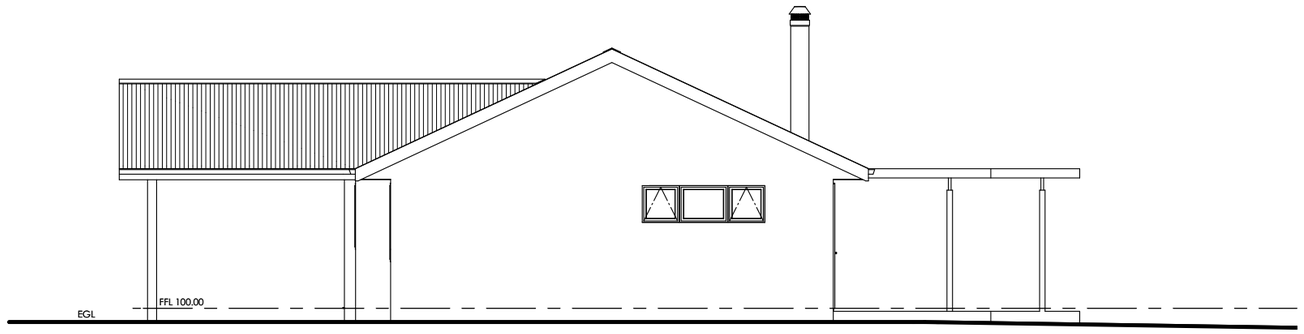
Rev. No.	Description	Date

Designed		Job No. 2026381
Drawn N Todd		Drawing Number 2
Date September 2026		
Scale 1:50	Revision	of 3 pages

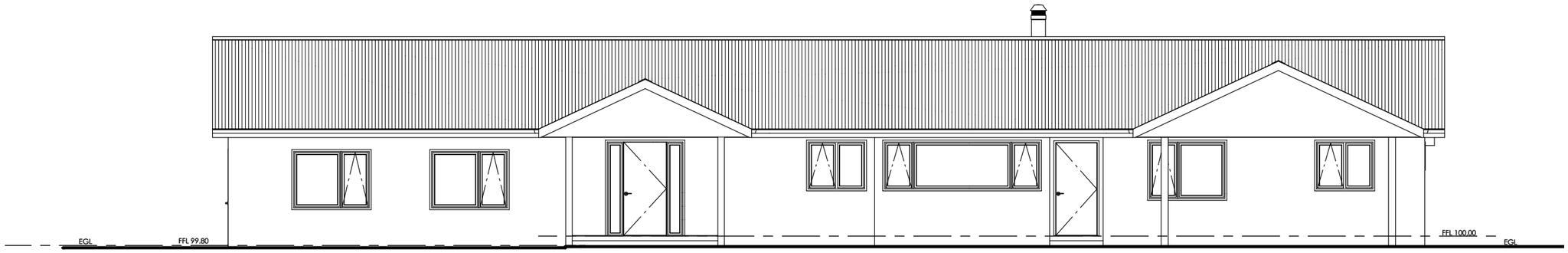
ORIGINAL DRAWING SIZE IS A1



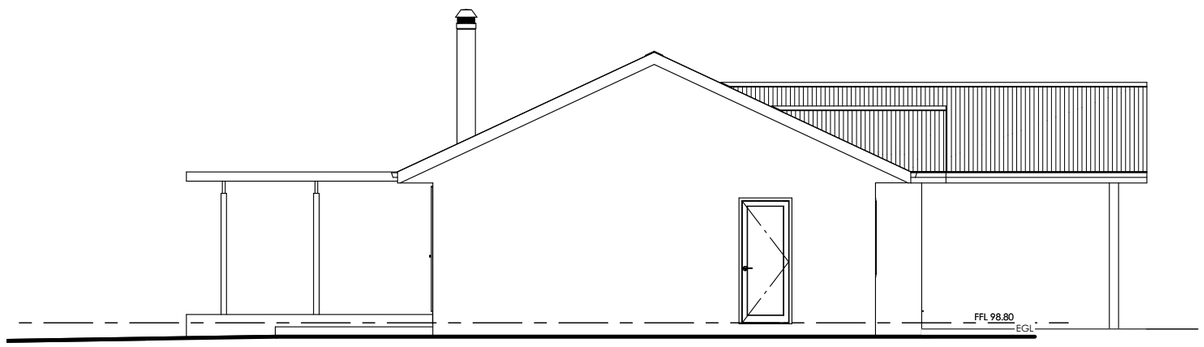
Existing North Elevation



Existing East Elevation



Existing South Elevation



Existing West Elevation

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Job
As Built Plans at
118a River Drive, Kerikeri

Client
Adam and Anna Scott

Drawing
Elevations

Rev. No.	Description	Date

Designed	Job No. 2026381
Drawn N Todd	Drawing Number 3
Date September 2026	
Scale 1:50 / Revision	of 3 pages

ORIGINAL DRAWING SIZE IS A1

FAR NORTH DISTRICT COUNCIL

RCPAD

CERTIFICATE OF LOCAL AUTHORITY UNDER SECTION 224 (c) RESOURCE MANAGEMENT ACT, 1991

VALUATION NO :		213-402-00
FILE NUMBER	:	1980156
APPLICANT	:	M & P PRENDERGAST

IN THE MATTER OF LAND TRANSFER PLAN NO: 194912

And pursuant to Section 224 (c) (ii) of the Resource Management Act 1991 I hereby certify that some of the conditions shown on or referred to on the approved Subdivision Consent have been complied with to the satisfaction of the **FAR NORTH DISTRICT COUNCIL**, and that in every respect of such conditions that have not been complied with a Consent Notice has been issued in relation to such of the conditions to which Section 221 applies.

DATED at Kaikohe this 8TH day of December 1999.

P. J. Killalea.

RESOURCE CONSENTS MANAGER

srm\cert\3prend224C

FAR NORTH DISTRICT COUNCIL

CERTIFICATE OF LOCAL AUTHORITY
UNDER SECTION 321(3)(C)
LOCAL GOVERNMENT ACT, 1974

VALUATION NO	: 213-402-01
FILE NUMBER	: RC 1980156
APPLICANT	: M & P PRENDERGAST

I HEREBY CERTIFY that the FAR NORTH DISTRICT COUNCIL, resolved, pursuant to Section 321 (3) (c) of the Local Government Act 1974, that it is satisfied that in the matter of Resource Consent 1980156 being subdivision of Lot Lot 17 DP 178408 at Kapiro Road Kerikeri adequate access is provided to Lot 2 pursuant to easements of right of way running with the land and appurtenant to those allotments and Council resolves on that ground that Sub-section (1) of Section 321 of the of the Act shall not apply.

DATED at Kaikohe this 8th day of December 1999.

[redacted]

RESOURCE CONSENTS MANAGER

srm/cert/3prend321row

FAR NORTH DISTRICT COUNCIL

ENVIRONMENTAL SERVICES
Private Bag 752
KAIKOHE

Date Rcv'd 18 JUN 1999

Val' No. _____

LT No. 194912

File No. RC 1980156

Client: Prendergast

COMPLIANCE CERTIFICATES

I confirm that the above applicant has met the conditions imposed by Council on _____ (date), and approve the release of a Certificate, under Section 306 of the Local Government Act 1974 / Section 224 of the Resource Management Act 1991.

		Rct No.	Date
CERTIFICATE FEE PAID: *(code):* _____	$ _____	_____	_____
OTHER CONTRIBUTIONS PAID: *(code):* _____	$ _____	_____	_____
BOND PAID: *(code):* _____	$ _____	_____	_____
ADDITIONAL COSTS: - *(code):* _____ *(description):*	$ _____	_____	_____
PAID	$ _____	_____	_____

The attached 224 a, b, c, (i), (ii), (iii), (221,) 241, 243, 321.
(Please circle correct certificate/s required).
attached

Other certificate/s required: _____ can now be released.

GM

RESOURCE PLANNER: [redacted] Date: 25/6/99

ENGINEER: _____ Date: _____

OTHER: _____ Date: _____

MANAGER,
RESOURCE CONSENTS: [redacted] Date: 14/07/99

FMM\1COMPLI.DOC

RECORD OF DECISION ON
RESOURCE CONSENT APPLICATIONS

Participants:
WES, RMS, PJK
HEARINGS COMM., ENVIRONMENT COURT

Decision Date:
21-1-99

RC Number : 1980156

Val Number : 213-402-00

Lodged : 14-08-97

Received : 18-08-97

Applicant : M & P PRENDERGAST

Location : Kapiro Rd, Kerikeri

Zoning : Rural 1 A BOI

Proposal : To subdivide Lot 17 DP 178408 to create an additional allotment

Type : Non-Complying

Issues : Consent order, elite soils, intensity, reserve contribution, consent notices (spray drift, house site)

Approvals : Yes

Notified : Yes

Hearing : Yes

Decision : Approved after appeal to Environment Court

Findings : Approved in 50+ days (Environment Court Decision)

Building (JSM)	Sewerage (MMG)	Roading (GKC)	Com Fac (GCR)	Finance (MEC)
Monitoring (CAS)	Health (BMD)	Liquor License (JEP)	Legal (SMH)	Transit

FAR NORTH DISTRICT COUNCIL

IN THE MATTER of the Resource Management Act 1991:

AND

IN THE MATTER of an application under the aforesaid Act, 1991 by M & P Prendergast

APPLICATION NUMBER RC RC 1980156

HEARINGS APPLICATION TO SUBDIVIDE TO CREATE ONE LIFESTYLE AND ONE HORTICULTURAL LOT.

The property in respect of which the application is made, is situated at Kapiro Road, Kerikeri

HEARING

Before the Hearings Committee of the Far North District Council, on the 9 December 1997

DECISION

"THAT PURSUANT TO SECTION 105(1)(C) OF THE RESOURCE MANAGEMENT ACT 1991, THE FAR NORTH DISTRICT COUNCIL DECLINES ITS CONSENT TO APPLICATION NUMBER RC 1980156 BY M & P PRENDERGAST TO CREATE ONE LIFESTYLE LOT AND ONE HORTICULTURAL LOT."

Reasons for the Decision:

1. The proposal does not promote the sustainable management of natural and physical resources.

2. The potential effects of the proposal are considered to be more than minor and cannot be satisfactorily mitigated through conditions of consent.

3. The proposal is clearly contrary to the goals, policies and objectives of the Transitional District Plan (Bay of Islands component), Proposed Far North District Plan and Regional Policy Statement.

4. The proposal will adversely affect the existing character of the area. The proposal promotes further residential style subdivision which transforms the rural area. The subdivision of sites of this size greatly reduces the variety of activities which can be undertaken.

CONDITIONS RECOMMENDED TO BE IMPOSED ON THE CONSENT MEMORANDUM FOR RC 1980156 APPLICATION BY M & P PRENDERGAST

1. THAT THE SURVEY PLAN SHALL SHOW:

A) ALL EASEMENTS DULY GRANTED OR RESERVED.

B) LOT 2 HEREIN BE INCREASED TO 7430 M2 REFLECTIVE OF THE EXISTING SITE CHARACTERISTICS AS SHOWN ON AMENDED MAP NUMBER 1 DRAWN BY THOMSON AND KING AND DATED 21 JULY 1998.

C) AN IDENTIFIED HOUSE SITE SHOWN AS AREA "X" AS ILLUSTRATED ON MAP NUMBER 2 DRAWN BY D STRINGER OF THOMSON AND KING AND DATED 10 AUGUST 1998.

D) AREA "Y" AS A LAND COVENANT (PLANTATION AND SPRAY ZONES).

2. THAT BEFORE A CERTIFICATE IS ISSUED PURSUANT TO SECTION 224(C) OF THE ACT THE SUBDIVIDING OWNER SHALL:

A) PAY TO COUNCIL A GST INCLUSIVE RESERVES CONTRIBUTION BEING THE VALUE OF 130m² OR 7½% (WHICHEVER IS THE LESSER) OF THE ESTIMATED MARKET VALUE OF LOT 2. SUCH A VALUE IS TO BE OBTAINED BY THE APPLICANT FROM A REGISTERED VALUER, AND A COPY SENT TO COUNCIL IN CONJUNCTION WITH THE SECTION 224(c) CERTIFICATE REQUEST.

B) SECURE THE CONDITIONS (i) to (iii) BELOW BY WAY OF A CONSENT NOTICE ISSUED UNDER SECTION 221 OF THE ACT, TO BE REGISTERED AGAINST THE TITLES OF THE AFFECTED ALLOTMENTS. THE COST OF PREPARING, CHECKING AND EXECUTING THE NOTICE SHALL BE MET BY APPLICANTS.

THE FOLLOWING CONDITIONS ARE TO BE IMPOSED ON LOTS 1 & 2 HEREON.

(i) THE OPERATION OF AGRICULTURAL AND HORTICULTURAL EQUIPMENT INCLUDING SPRAYS AND CHEMICALS (SUBJECT TO COMPLIANCE WITH ANY RELEVANT LEGISLATION) MAY BE A PERMITTED ACTIVITY. ACCORDINGLY, WHERE RAINWATER IS COLLECTED FROM EXPOSED SURFACES FOR HUMAN CONSUMPTION IN CONNECTION WITH ANY RESIDENTIAL DEVELOPMENT ON THE SITE, THE OCCUPIERS OF ANY SUCH

DWELLING SHALL INSTALL AN APPROVED WATER FILTRATION SYSTEM.

(ii) THE LANDOWNERS OF THE ABOVE ALLOTMENTS SHALL PRESERVE THE TREES ON AREA X FOR THE PURPOSE OF PROTECTING THE SITES FROM POTENTIAL SPRAY DRIFT AND SHALL NOT WITHOUT THE PRIOR WRITTEN CONSENT OF THE COUNCIL AND THEN IN STRICT COMPLIANCE WITH ANY CONDITIONS IMPOSED BY THE COUNCIL CUT DOWN, DAMAGE OR DESTROY ANY VEGETATION REQUIRED AS PART OF THE SPRAY PROTECTION AREA. THE LANDOWNERS SHALL NOT BE DEEMED TO BE IN BREACH OF THIS PROHIBITION IF ANY SUCH VEGETATION SHALL DIE FROM NATURAL CAUSES NOT ATTRIBUTABLE TO ANY ACT OR DEFAULT BY OR ON BEHALF OF THE LANDOWNERS OR FOR WHICH THE LANDOWNER IS RESPONSIBLE.

THE FOLLOWING CONDITION IS TO BE IMPOSED ON LOT 2:

(iii) THAT FOR THE PURPOSES OF BUILDING DEVELOPMENT OF THE SITE THAT ALL BUILDINGS BE LIMITED TO AREA "X".

(C) COMPLETE FORMATION OF THE ACCESS TO THE BOUNDARY OF LOT 1.

REASONS FOR THE DECISION

1. The effects of the proposal are considered to be minor and capable of further mitigation through conditions of consent.

2. The proposal is considered to be consistent with the majority of the policies and objectives of the Regional Policy Statement, Transitional District Plan (Bay of Islands component) and some sections of the Proposed Far North District Plan. The proposal protects elite soils from inappropriate fragmentation by retaining these soils in one allotment.

Memorandum

To: Hearings Committee

From: Wayne Smith, Resource Planner

Date: 7 September 1998

Re: RC 1980156 by M & P Prendergast to Subdivide at Kapiro Rd, Kerikeri.

The Council on the 9th December 1997 resolved to decline the subdivision application by M & P Prendergast to subdivide Lot 17 DP 178408 to create an additional lifestyle lot. Since this decision the Prendergast's lodged an appeal with the Environment Court. The Environment Court advised that mediation may resolve a number of issues which were not satisfactorily addressed and result in a unanimous decision. Council on the 16th June 1998 resolved to initiate mediation and a meeting on site was held on the 16th July 1998. The meeting discussed a number of options and concerns and it was agreed that the issues could be satisfied by conditions of consent. The following conditions have been developed in an effort to resolve the concerns identified within the Hearing and my report.

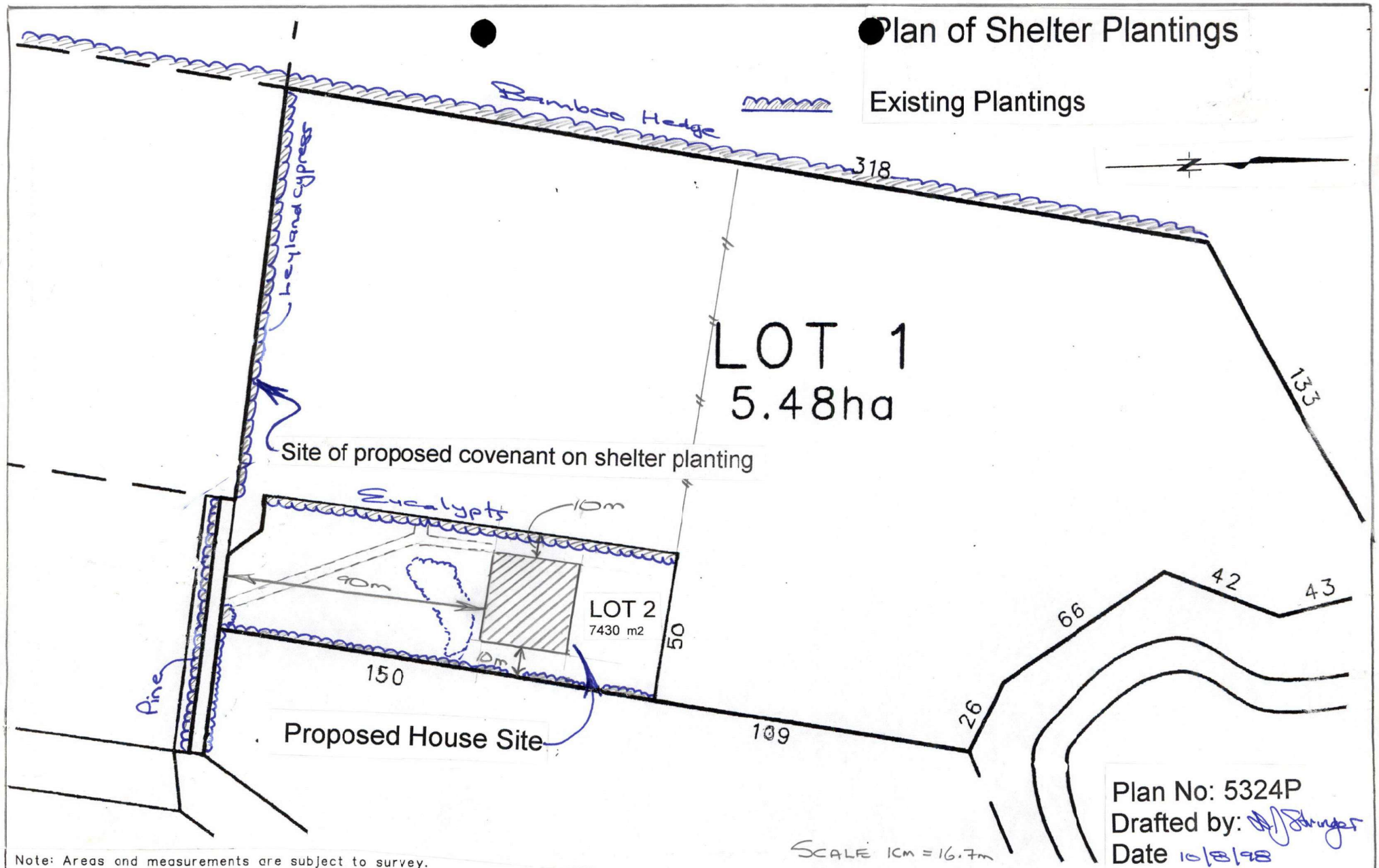
Please find attached a draft set of conditions which are recommended to be adopted within the Memorandum of Consent. The lifestyle allotment is now considered to result in minor effects subject to the conditions of consent.

I therefore recommend that Council agree to a Memorandum of Consent including the conditions attached in the draft decision.

[redacted]

Resource Planner

FILE MEMO



Note: Areas and measurements are subject to survey.

THOMSON AND KING (KERIKERI)
Fairway Drive, Kerikeri
Ph (09) 4077360, Fax (09) 4077322

PROPOSED SUBDIVISION OF LOT 17, DP 178408.

Prepared for: P & M Prendergast

SHEET

DRAWN DSB: DATE Mar '97 | CHECKED | SCALE 1:2000 | SERIES OF REF

Amended 21 July 1998

BCDEC

CODE COMPLIANCE CERTIFICATE
UNDER SECTION 43(3) BUILDING ACT 1991

APPLICABLE TO BUILDING CONSENT NUMBER

ABA 990825

Applicant:	PRENDERGAST, PHILIP TERENCE PRENDERGAST, MEGAN MARIE

SITE LOCATION:

Address:	KAPIRO ROAD, R 213
Legal Description:	LOT 1 DP 194912 BLK VII KERIKERI SD -EAS
Valuation No:	00213 40201

PROJECT DESCRIPTION:

Description of Work:NEW DWELLING

Intended Life: Indefinite, but not less than 50 years

THIS IS

[X] A final Code Compliance Certificate issued in respect of all of the building work under the above Building Consent.

[ ] An interim Code Compliance Certificate in respect of part only, as specified in the attached particulars, of the building work under the above Building Consent.

[ ] This certificate is issued subject to the conditions specified in the attached _____ pages headed "Conditions of Code Compliance Certificate" (being this certificate).

SIGNED FOR AND ON BEHALF OF THE COUNCIL

[redacted]

Name

Positi

Date:

FORM 4

BUILDING CONSENT NO : BC 990825

(Section 35, Building Act 1991)

Issued by : FAR NORTH DISTRICT COUNCIL New 213-402.

Refer to Project Information Memorandum No: PIM990825

APPLICANT

Name:	PRENDERGAST, PHIL & MEGAN	Telephone:	407 5402
Mailing Address:	C/- PO BOX 460, KERIKERI		
Builder:	THE HOUSE COMPANY	Telephone:	407 6400
Address:	PO BOX 460, KERIKERI		
Contact Person:	BUILDER	Telephone:	
Address:			

PROJECT

[Y]	New building	Area :	134.00 m²
[N]	Relocated building	Area :	.00 m²
[N]	Alteration	Area :	.00 m²
[N]	Demolition	Area :	.00 m²
[N]	Plumbing/Drainage only		

Intended Use(s) : Single family
Description of work: NEW DWELLING
Intended life:
[Y] Indefinite but not less than 50 years
[ ] Specified as 0 years

PROJECT LOCATION

Street Address : KAPIRO ROAD PURERUA
Legal Description : PTLOT 17 DP 178408 BLK VII KERIKERI SD

Area: .00000 H **Valuation No**: PT00213-402-01 Ward: KERIKERI

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the Building Code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act. Please see reverse side for requirements of consents.

This building consent is issued subject to the conditions specified in the attached 1 pages headed "Conditions of Building Consent No 990825".

Signed by for and on behalf of the Council :

Name : [redacted]

Position : Building/Plumbing Inspector Date : 21/12/98

FOR COUNCIL USE

CCC 100.00

The Council's total charges payable on the uplifting of this consent in accordance with the attached details, are : $ 1150.00

Building Research Levy : $ 100.00

Building Industry Authority Levy : $ 65.00

TOTAL VALUE OF WORK: $ 100,000.00

TOTAL : $ 1415.00

Date Received: 3.12.98 21-12-98 Receipt No: 509164 MR $ 100.00 $1315.00

FORM 2

PROJECT INFORMATION MEMORANDUM No: BC 990825

(Section 31, Building Act 1991)

Issued By : FAR NORTH DISTRICT COUNCIL

APPLICANT

Name:	PRENDERGAST, PHIL & MEGAN	Telephone: 407 5402
Mailing Address:	C/- PO BOX 460, KERIKERI	
Builder:	THE HOUSE COMPANY	Telephone: 407 6400
Address:	PO BOX 460, KERIKERI	
Contact Person:	BUILDER	Telephone:
Address:		

PROJECT

[Y]	New building	Area : 134.00 m²
[N]	Relocated building	Area : .00 m²
[N]	Alteration	Area : .00 m²
[N]	Demolition	Area : .00 m²
[N]	Plumbing/Drainage Only	

Intended use(s): Single family
Description of work: NEW DWELLING
Intended life:
[Y] Indefinite but not less than 50 years
[ ] Specified as 0 years

PROJECT LOCATION

Street Address: KAPIRO ROAD PURERUA

Legal Description: PTLOT 17 DP 178408 BLK VII KERIKERI SD

Area: .00000 H m²/ha. **Valuation No**: PT00213-402-01 Ward: KERIKERI

This project information memorandum is :

- [X] Confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991 and any requirements of the building consent :
  - [ ] Not yet applied for
  - [X] No : BC 990825 ~~attached~~
- [ ] Notification that other authorisations must be obtained before a building consent will be issued
- [ ] Notification that the proposed building work may not be undertaken because a necessary authorisation has been refused

FOR COUNCIL USE

Date Received: 3.12.98 Application Fee: $60.00 Receipt No: 509164

(continued on back)

This project information memorandum includes :

☐ Information identifying relevant special features of the land concerned

Zoning of the property is Rural 1a

☐ Information about the land or buildings concerned notified to the Council by any statutor organisation having the power to classify land or buildings

☐ Details of relevant utility systems

☐ Details of authorisations which have been granted

☐ Details of authorisations which must be obtained before a building consent will be issued

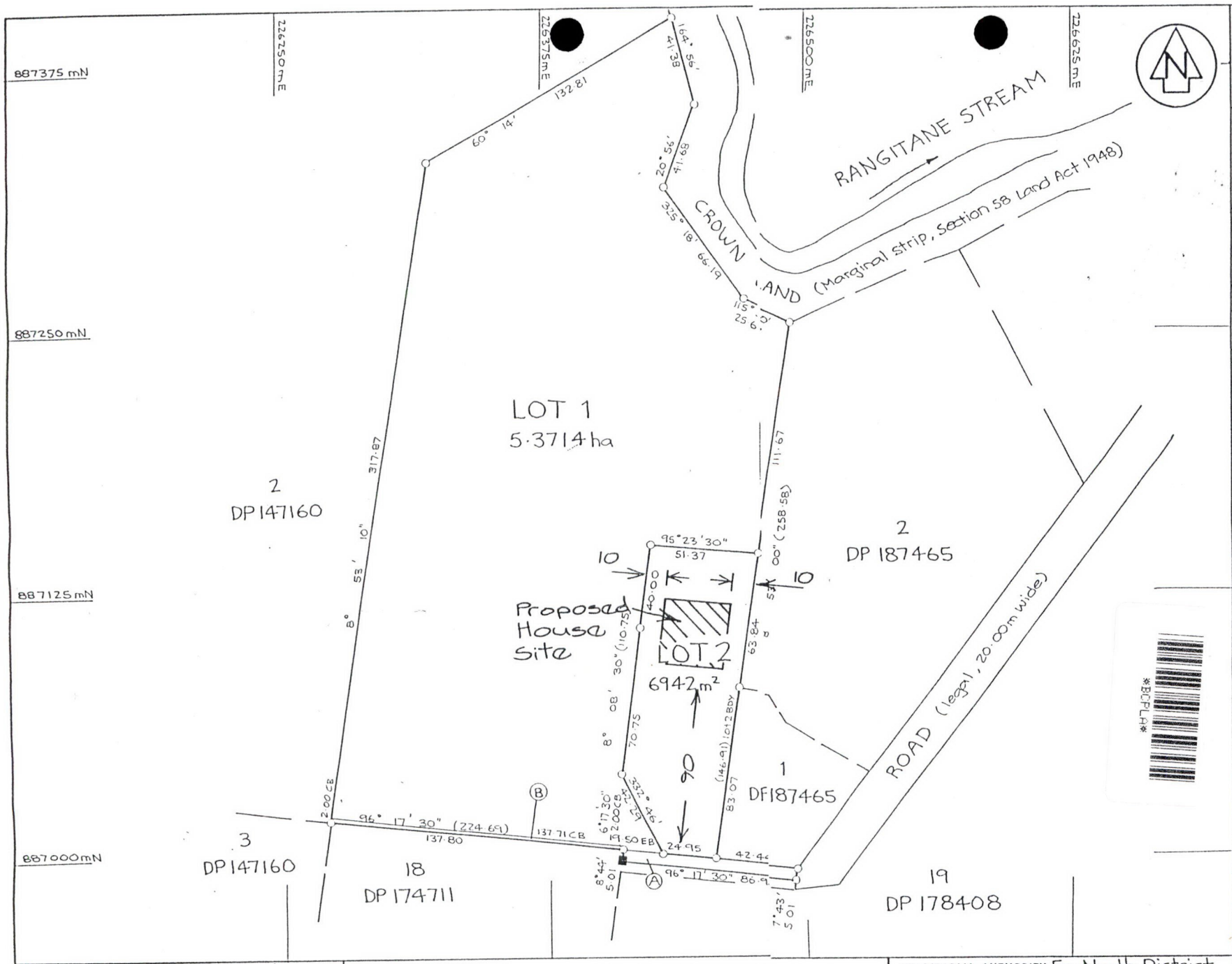
☐ Details of authorisations which have been refused

[*Information pertaining to the above items is attached. A copy will be sent to any relevant network utilit operators and organisations having power to classify land and buildings*]

Signed by for and on behalf of the Council :

Name : [redacted]

Position : Environmental Services Administrator Date : 16 / 12 / 98



Approvals

Registered owners

I hereby certify that this plan was approved by the Far North District Council pursuant to section 223 of the Resource Management Act 1991 on the day of 1998 subject to the granting or reserving of the easements set out in the memorandum hereon.

Authorised officer
RC

MEMORADUM OF EASEMENTS

Purpose	Shown	servient Tenement	Dominat Tenement
Right of way Electricity Telephone water-Supply	(A)	Lot 1 Hereon	LOT 2 Hereon

Schedule of Existing Easements

Purpose	Shown	Created by
Right of way	(A)	D186060.2 D073592.4

Area marked (B) to be subject to Land covenants

New CsT Allocated
LOT 1: LOT 2:

Total Area 6.0656 ha

Comprised in CT 110A/224 (All)

I, ...
Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.
Dated at ..... this ..... day .....
of ..... 19 ..... Signature .....

Field Book ..... p. ..... Traverse Book ..... p. .....
Reference Plans .....
.....
Examined ..... Correct .....

Approved as to Survey

...../...../..... Chief Surveyor

Deposited this ..... day of ..... 19 ....

District Land Registrar

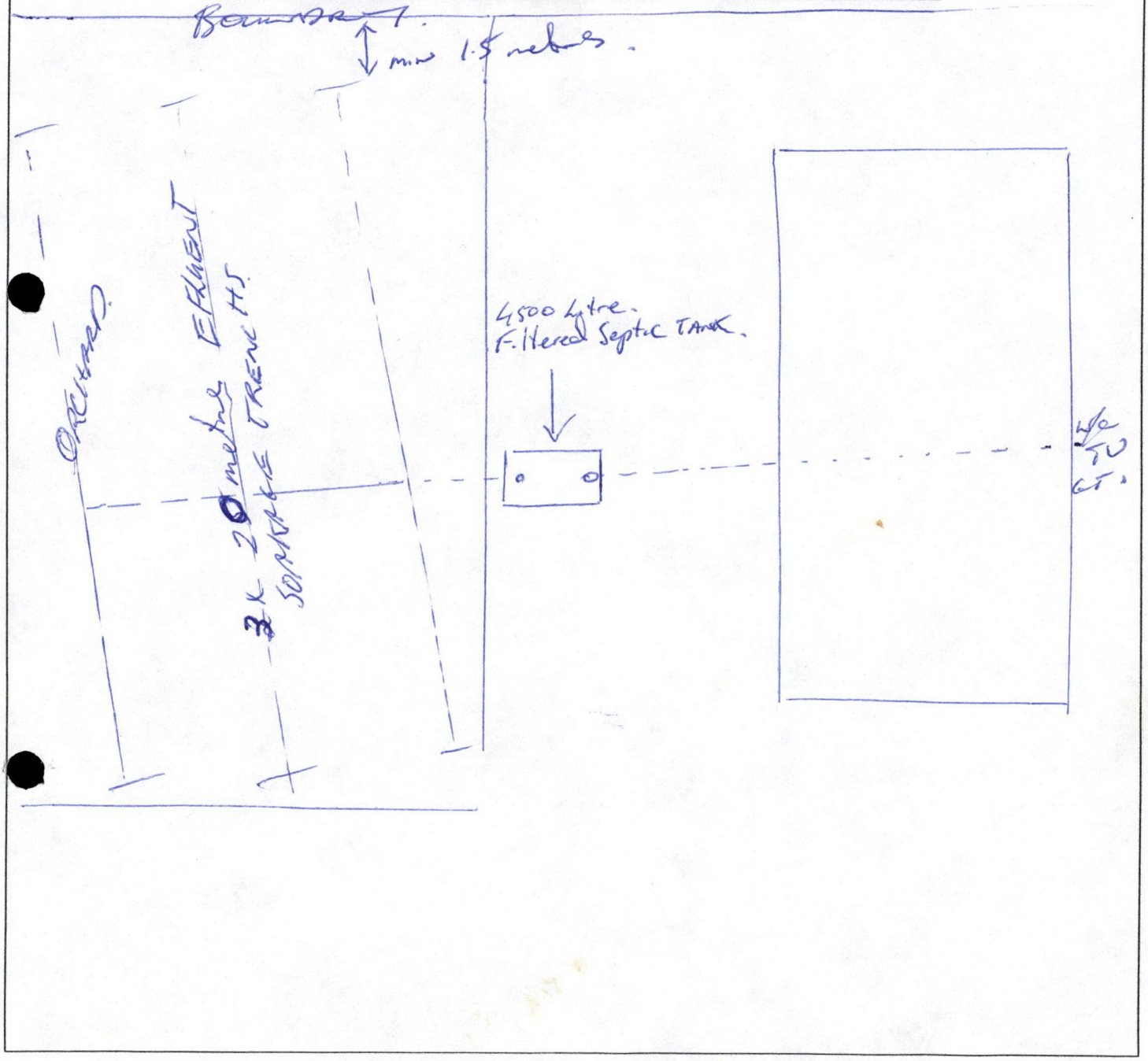
File 5324 Prendergast
Received
Instructions

LAND DISTRICT North Auckland
SURVEY BLK. & DIST. VII Kerikeri
SHT P05 RECORD MAP No 6.1

LOTS 1 AND 2 BEING A SUBDIVISION OF LOT 17, DP 178408.

TERRITORIAL AUTHORITY Far North District
Surveyed by Thomson & King (Kerikeri)
Scale 1:1250 Date October 1998

DRAINAGE SITE SKETCH AS FOLLOWS

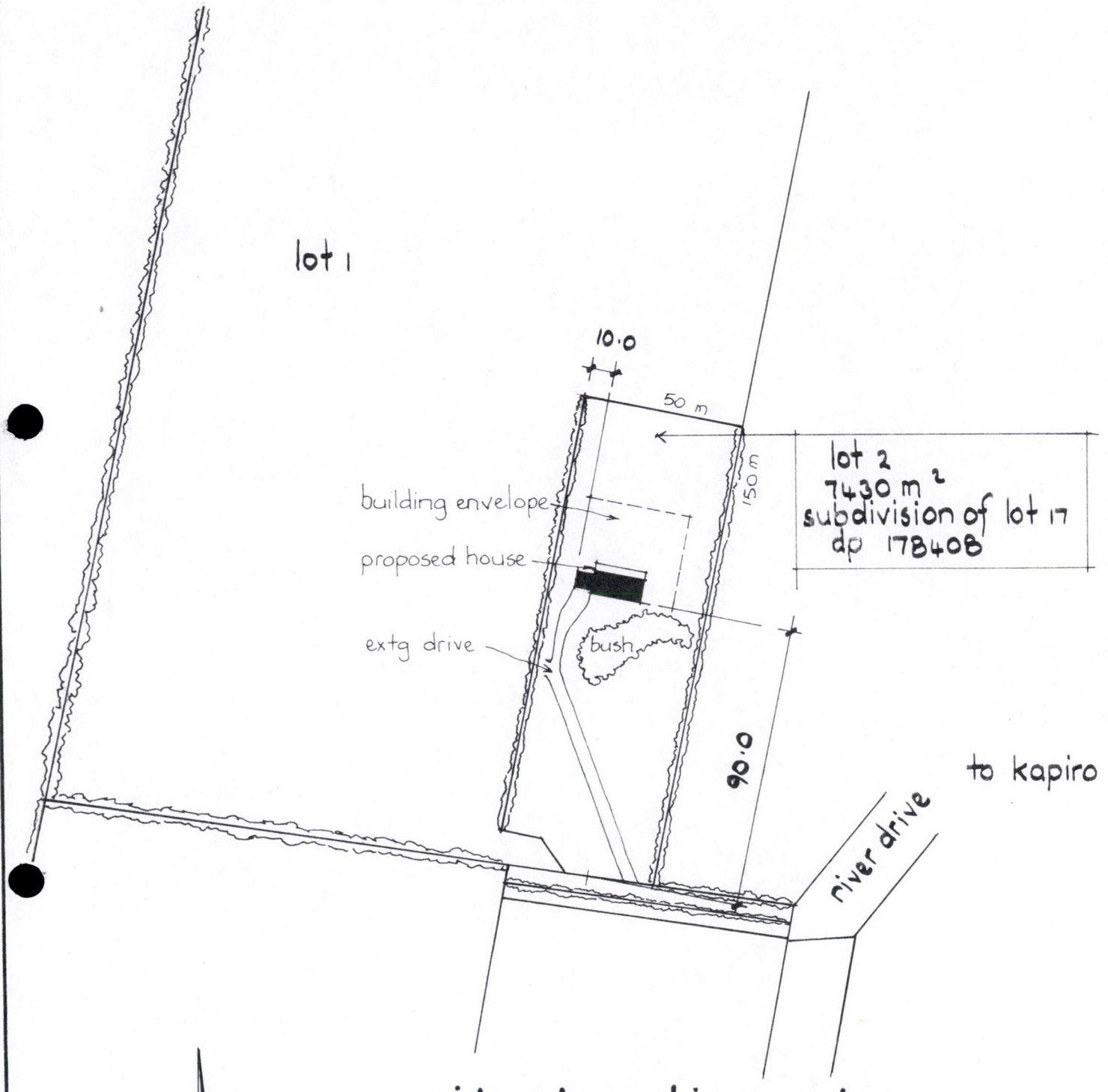


COMMENTS

All site work must be carried out as per recommendations. All pipe work to be laid to Laser Level Standards. Failure to comply will null invoid this document.

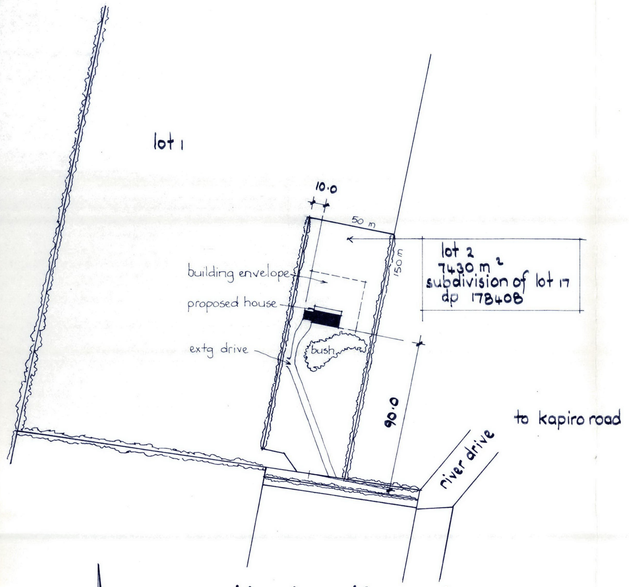
Owners Signature: _____ For C & C Contractors: _____

Date: 21st/11/98.

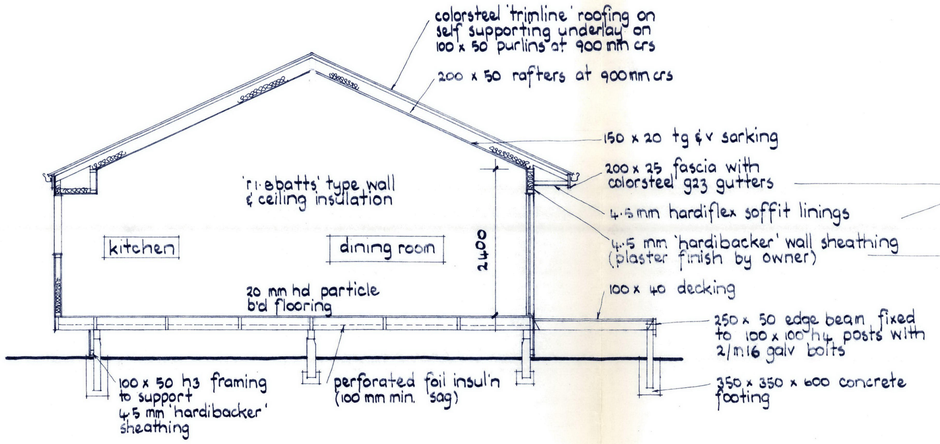


site location plan nts

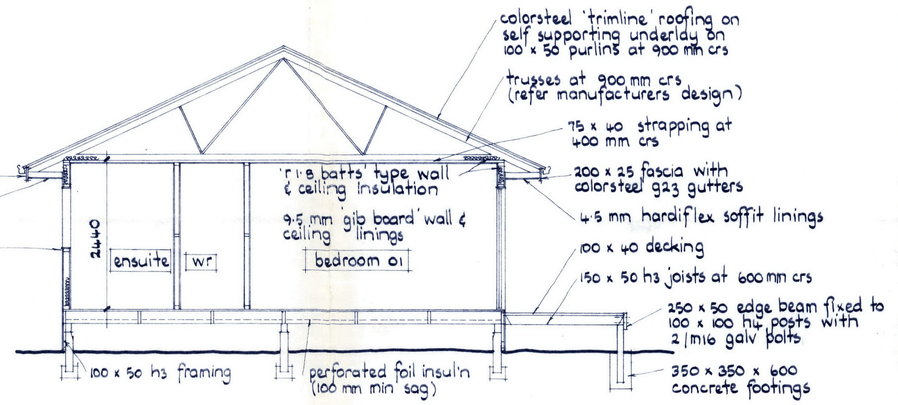
stormwat
soakage
(by owne



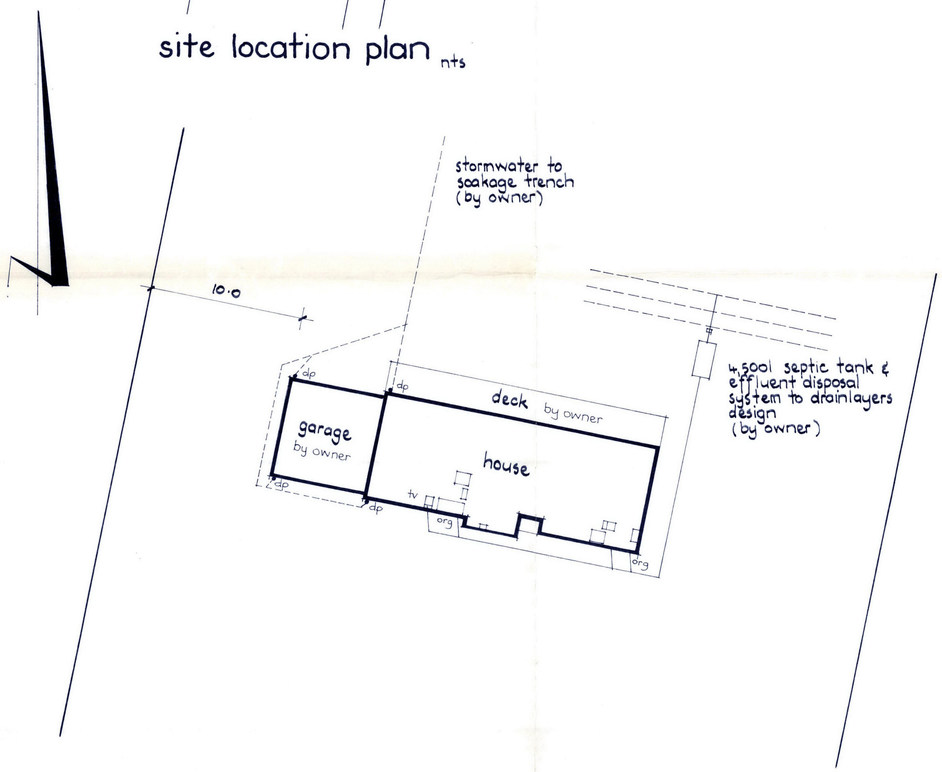
site location plan nts



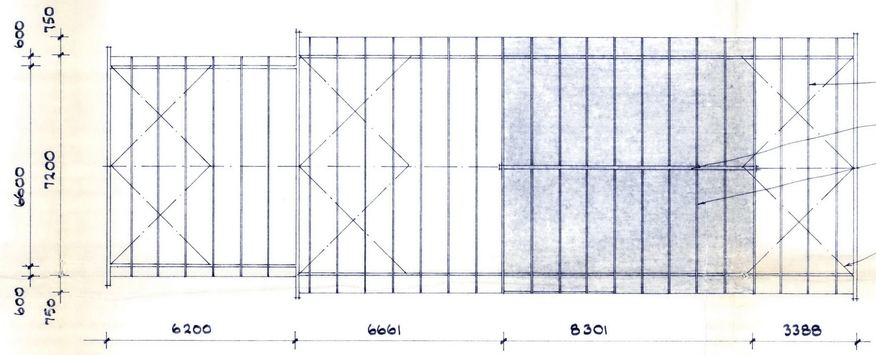
section a-a 1:50



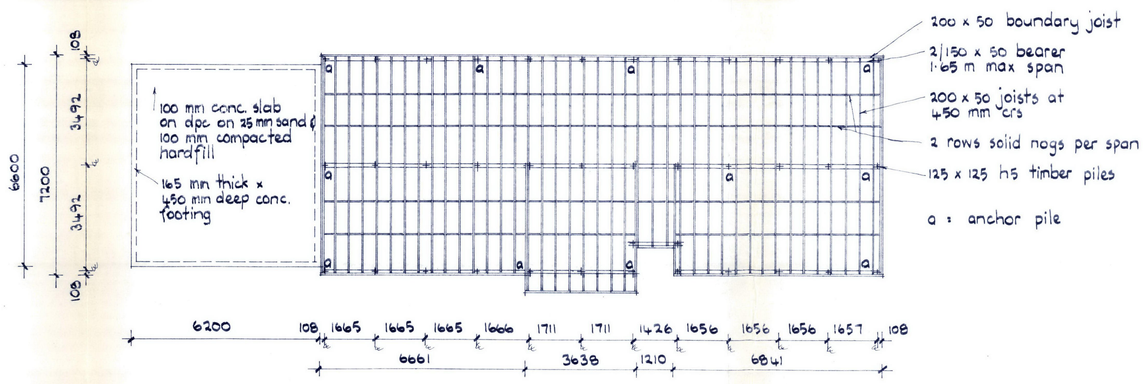
section b-b 1:50



site drainage plan 1:200



roof framing plan 1:100



sub-floor framing plan 1:100

proposed new residence for philip & megan prendergast at kapiro road kerikeri	site plan, sections, framing plans all construction to comply with nzs 3604 : 1990 unless specifically designed		SHEET
	DRAWN sed	CHECKED	SCALES as shown
	TRACED	DATE 23.11.98	SERIES OF
			REF

Plotter ////// ARROLE RTDP641

Bc 990825.

Irrigation water to be filtered

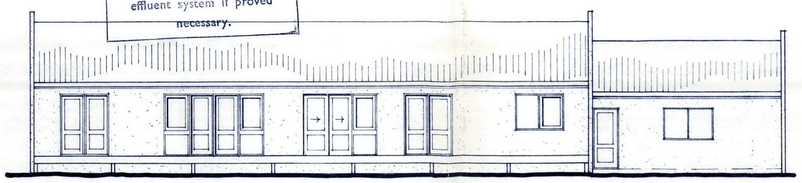
STORMWATER

All yard - stormwater on driveways, paths, courtyards, etc. is to be collected by cesspit(s) and piped to an outfall to the satisfaction of the County Engineer.

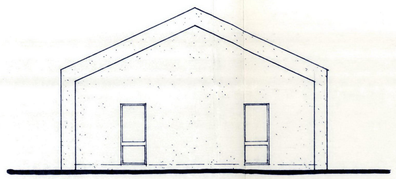
Allowance is to be made to be able to extend the septic tank effluent system if proved necessary.

STORMWATER

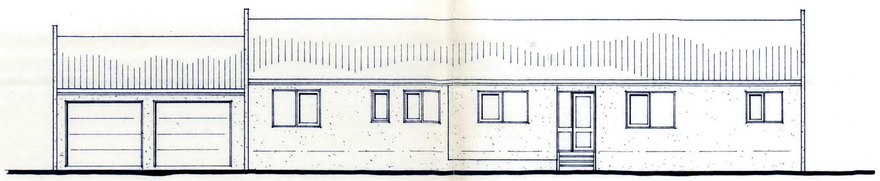
All yard - stormwater on driveways, paths, courtyards, etc. is to be collected by cesspit(s) and piped to an outfall to the satisfaction of the County Engineer.



elevation 01 1:100



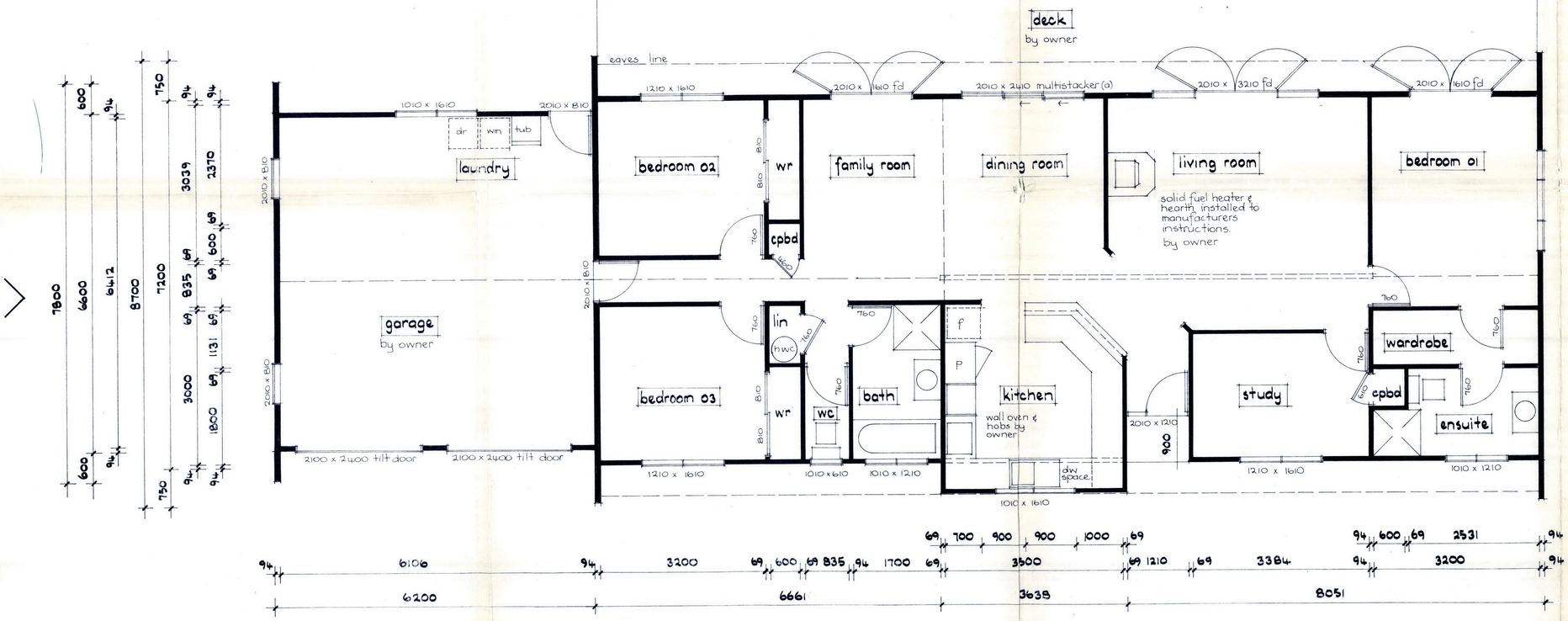
elevation 02 1:100



elevation 03 1:100

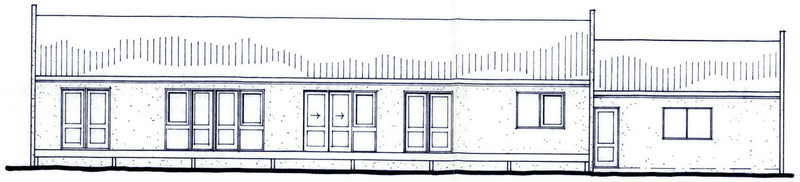


elevation 04 1:100

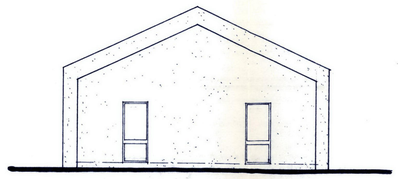


floor plan 1:50

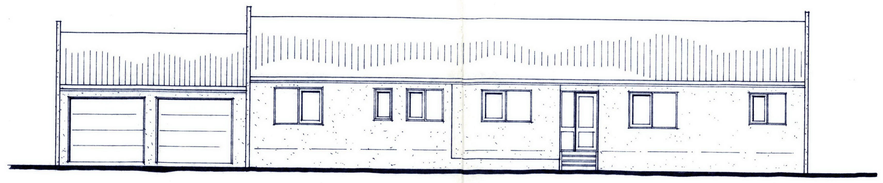
proposed new residence for philip & megan prendergast at kapiro road kerikeri	floor plan, elevations all construction to comply with nzs 3604 : 1990 unless specifically designed		SHEET
	DRAWN s & d	CHECKED	SCALES as shown
	TRACED	DATE	SERIES OF
			REF



elevation 01 1:100



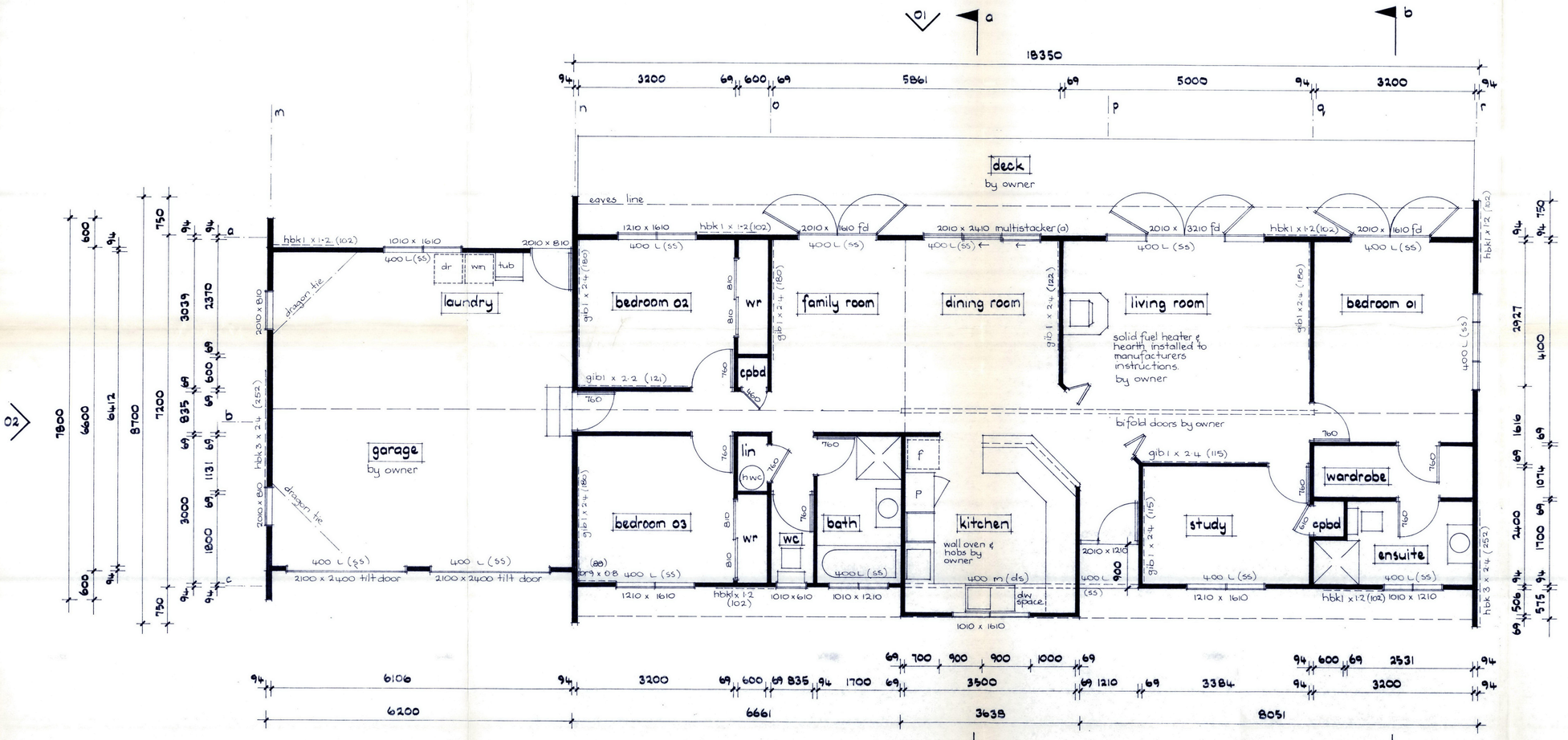
elevation 02 1:100



elevation 03 1:100



elevation 04 1:100



floor plan 1:50

notes :

1. all lintels are 'trifold' galv steel unless shown otherwise
2. trim interior door head heights to 2040 mm
3. door openings are framed for 25 mm jambs
4. use written dimensions in preference to scaling
5. bracing types

gib 1	standard gib board 1 face diagonal bracing
br 9	gib braceline 1 face & kn hold down connection (refer page 18 - gib bracing book)
hbk1 & 3	4·5 mm 'hardibacker' 1 face no end straps required

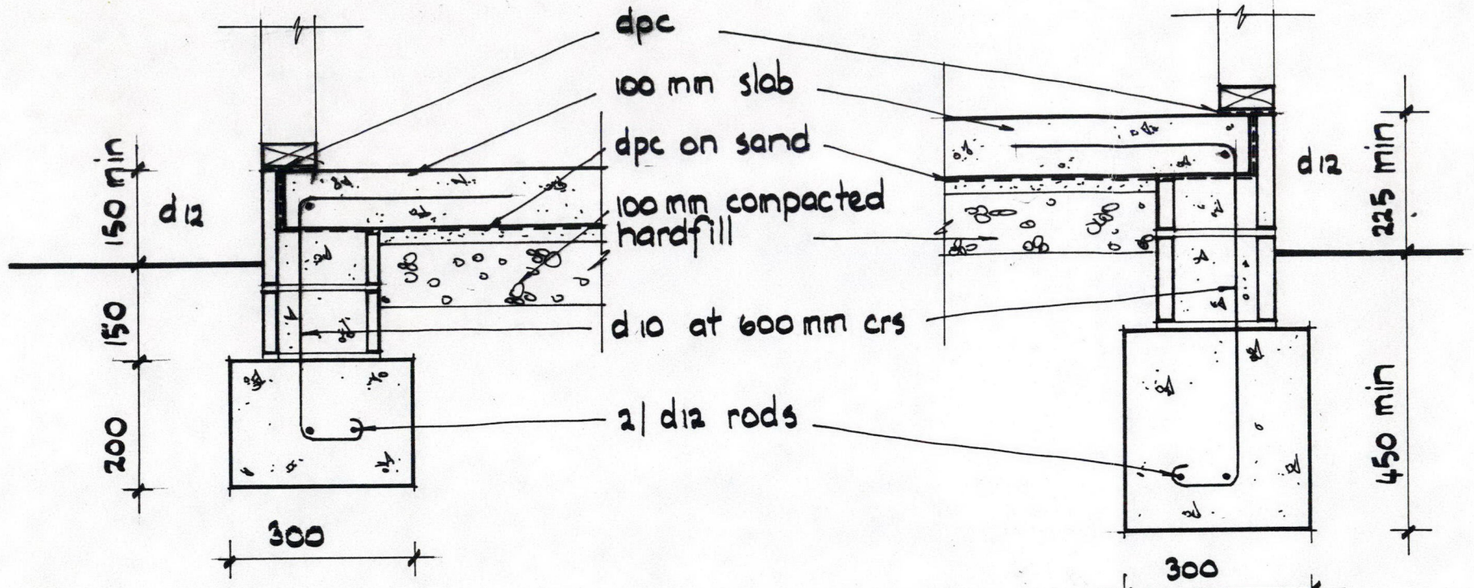
floor area :

house	:	134 m²
garage		41 m²
total		175 m²

proposed new residence for philip & megan prendergast
at kapiro road
kerikeri

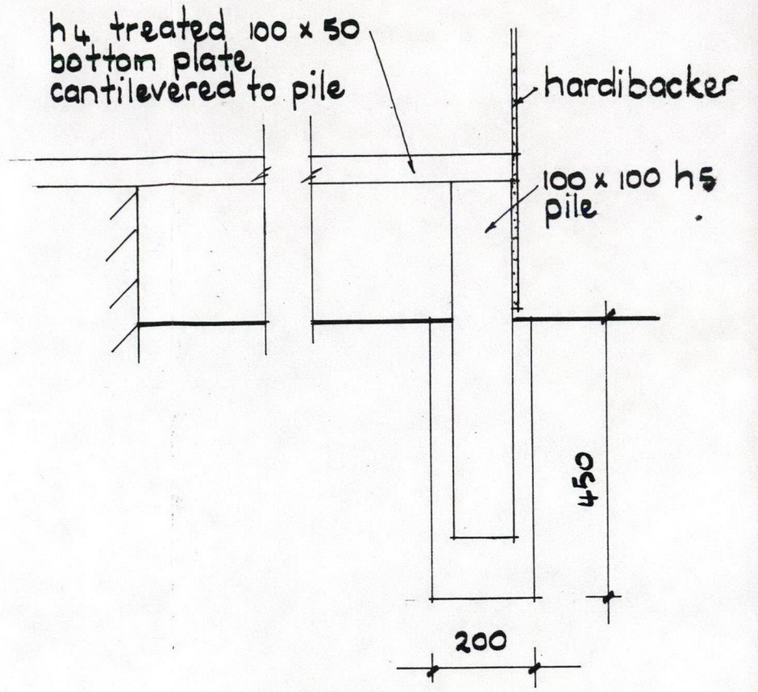
floor plan, elevations
all construction to comply with NZS 3604 : 1990 unless specifically designed

DRAWN S & D	CHECKED	SCALES as shown	SHEET
TRACED	DATE 23·11·98		SERIES OF
			REF

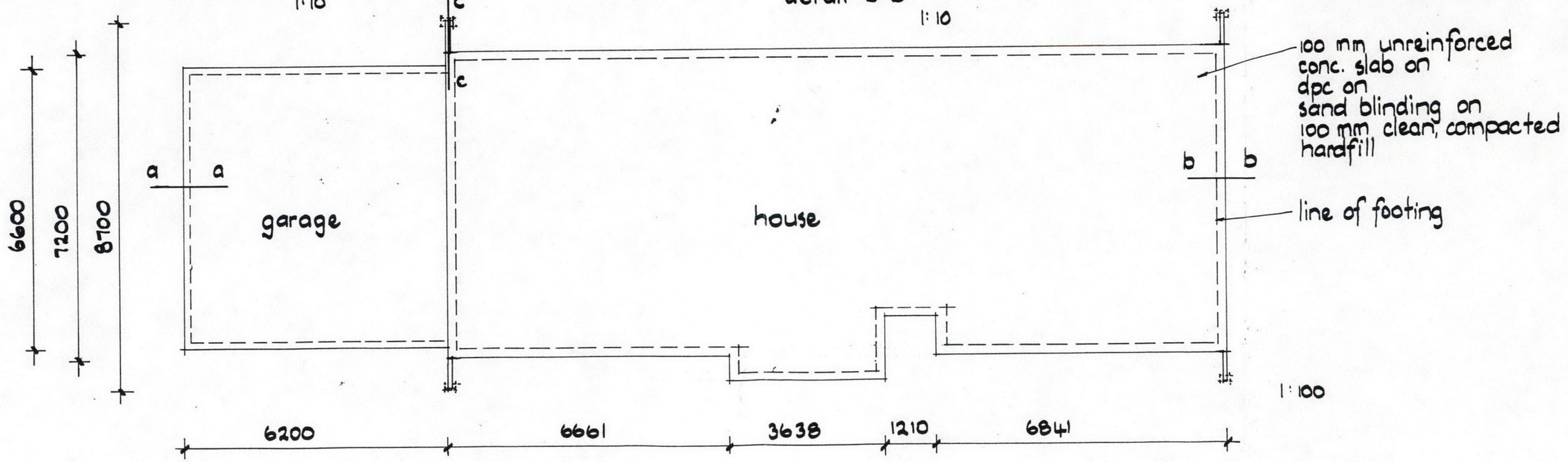


detail a-a 1:10

detail b-b 1:10



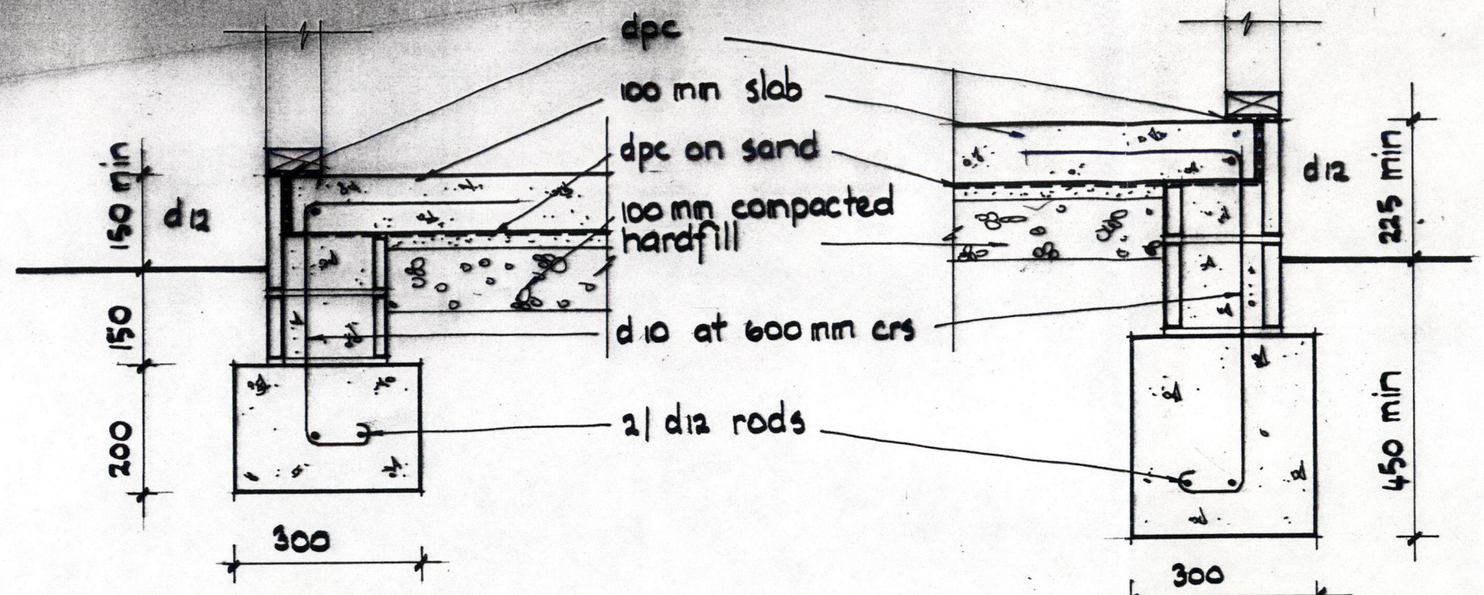
detail c-c 1:10



1:100

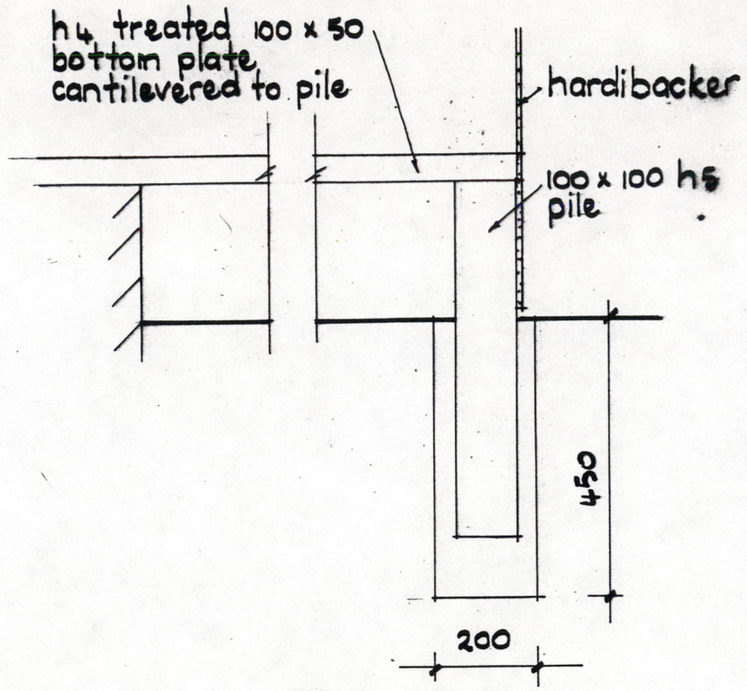
proposed change from timber foundation to concrete slab
for
philip and megan prendergast
at
kapiro road, kerikeri

sed
12.01.99



detail a-a
1:10

detail b-b
1:10



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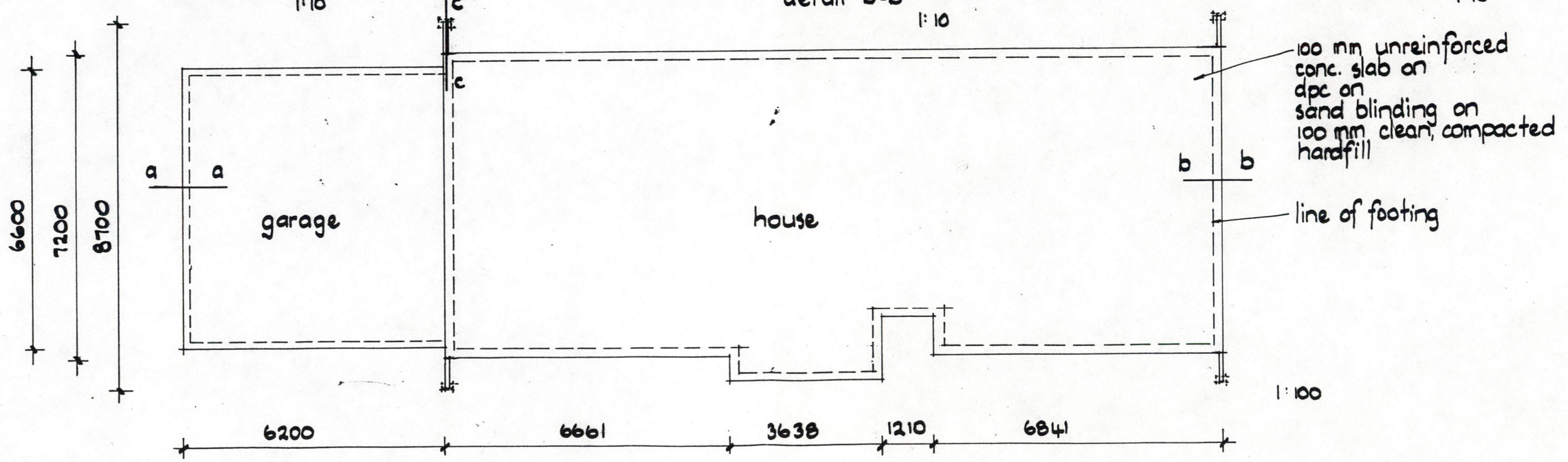


1:100

proposed change from timber foundation to concrete slab

for

philip and megan prendergast

at

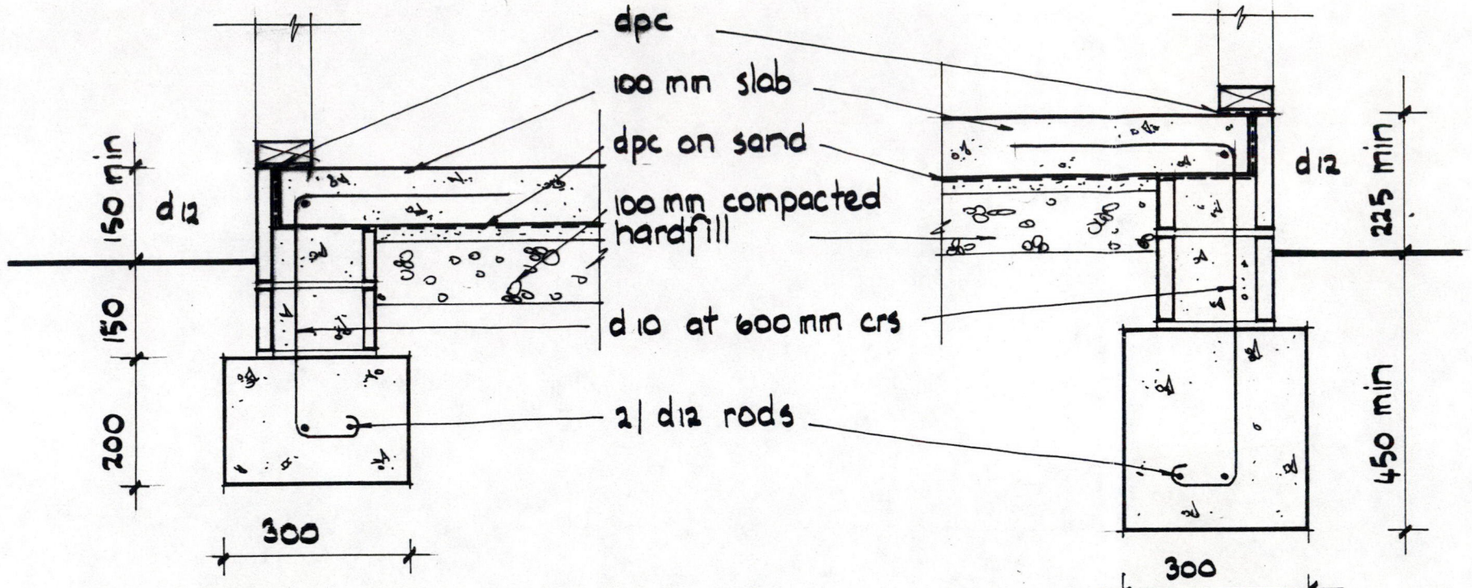
kapiro road, kerikeri

sed

12.01.99

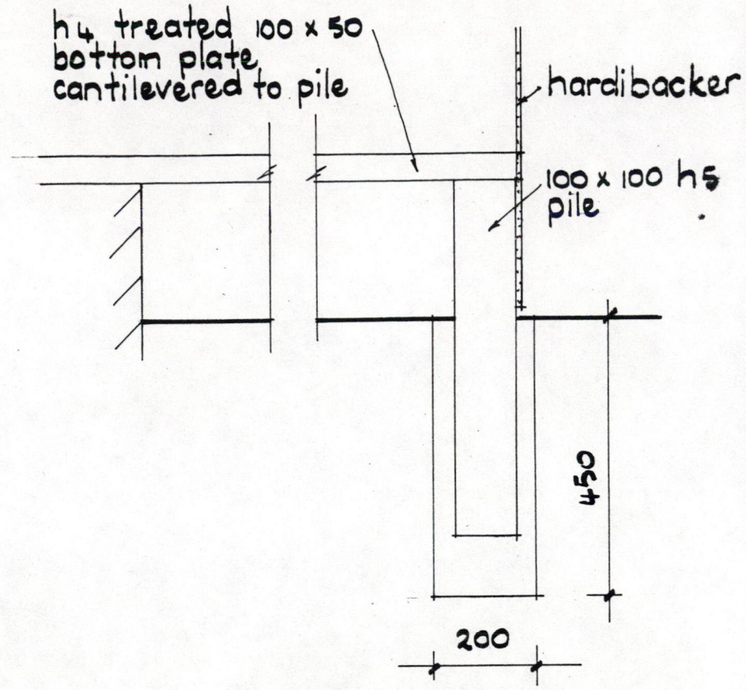
213-402-01

990825



detail a-a 1:10

detail b-b 1:10



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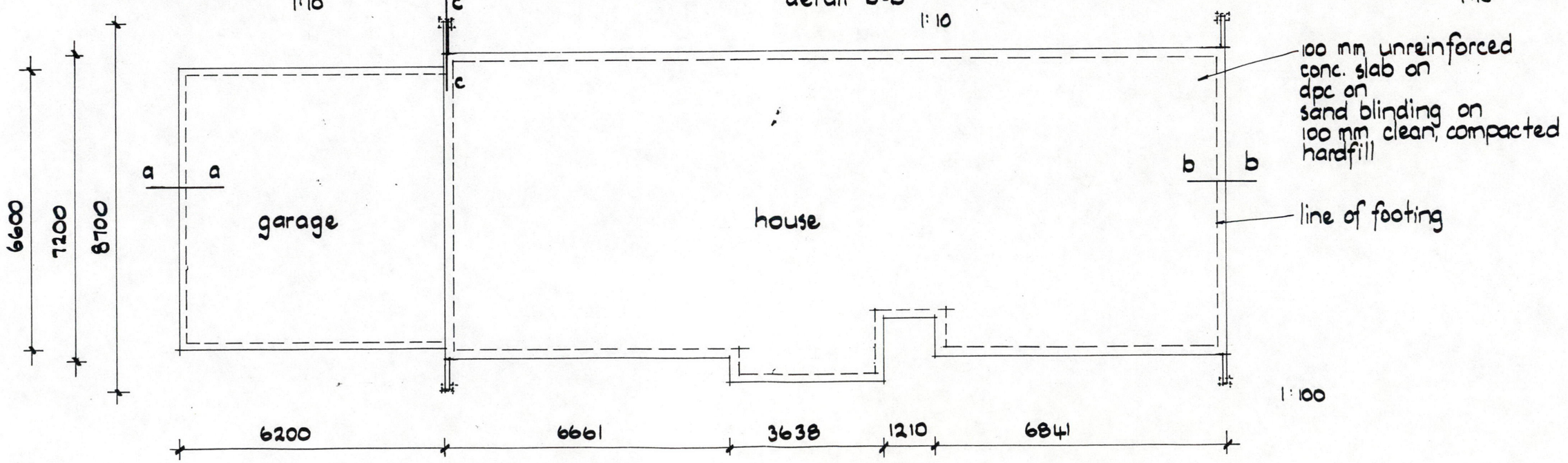

1:100

proposed change from timber foundation to concrete slab

for

philip and megan prendergast

at

kapiro road, kerikeri

sed

12.01.99

DECISION

Far North District Council

COPY

Property ID: 3336073

PROJECT INFORMATION MEMORANDUM / DISTRICT PLAN CHECK

Section 34-39, Building Act 2004

Building Consent Number: BC-2014-371/0

THE BUILDING

Street Address of Building
118A River Drive, Kerikeri 0294

Legal description of land where building is located:
LOT 2 DP 194912 - SUBJ TO & INT IN ESMTS

Building Name:

Location of Building within site / block number:

Level/unit number:

THE OWNER

Name of Owner:
Anna Claire Phillip and Adam Christopher Scott

Contact Person Name:
Natalie Todd

Mailing Address:
C/- Absolute Build Ltd
PO Box 875
Kerikeri 0245

Street Address / Registered Office:
As Above

Phone Number:	Landline:	Mobile:
	09 407 4227	**0272277543**
Daytime:	**After Hours:**	**Facsimile Number:**

Email Address:
natalie@absolutebuild.co.nz

Website:

First point of contact for communications with the Territorial Authority:

Far North District Council
Memorial Avenue
Private Bag 752
Kaikohe 0440
New Zealand

Freephone: 0800 920029
Phone: (09) 401 5200
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

John Butler Centre
Kerikeri

BUILDING WORK

A Project Information Memorandum (PIM) / District Plan check has been carried out for the following building work:

Relocate bedroom 2 to garage and remove internal wall to create new dining room

This PIM / District Plan check is: (cross where applicable)

☐ Confirmation that the proposed work may be undertaken subject to the provisions of the Building Act 2004, and requirements of the building consent;
- ☐ Not yet applied for
- ☒ No. BC-2014-371/0

☐ Type of Activity – **Permitted**

☐ See **Advice Notes**

FOR COUNCIL USE

District Plan Fee:	$153.75	Date Received:	07/10/13	Receipt No:	3199249

COPY

SCANNED

This Project Information Memorandum / District Plan check includes:

☐ Information identifying special features of the land concerned (including Heritage Status):
- **District Plan Zone – Rural Production**

☐ Details of authorisations which have been granted:
- **BC-1999-825/0, NEW DWELLING VR:00213-402-01**
- **BC-2002-284/0, FREESTANDING JOTUL TD3 FIREPLACE VR:00213-402-10**

☐ Details of authorisations which have been refused:
- **N/A**

☐ Notification of any authorisation which must be obtained before the proposed building work may be undertaken:
- **N/A**

☐ Information about the land or buildings concerned notified to Council by any statutory organisation having the power to classify land and buildings:
- **Topography – Gentle**
- **Wind Zone – High**

☐ Details of relevant utility systems:
- **N/A**

ADVICE NOTES

PIM/DP Advice Notes
Please be aware of Consent Notice D468253.3 registered on your Certificate of Title and which applies to this project.

ATTACHMENTS

Copies of the following documents are attached to this Project Information Memorandum / District Plan check:
☐ Consent Notices

Signature: [redacted]

Carmel Taylor
Position: PIM Officer
On behalf of: Far North District Council (Building Consent & Territorial Authority)
Date: 12 December 2013

(20/02/14 Reissued – Building work description amended)

D 468253.3

CONO

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING:
The Subdivision of
Lot 17 DP 178408
North Auckland Registry

COPY

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

SCHEDULE

The following conditions are to be imposed on Lots 1 and 2 Deposited Plan 194912:

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

(ii) The landowners of the above allotments shall preserve the trees on the covenanted area marked "B" on Deposited Plan 194912 for the purpose of protecting the sites from potential spray drift and shall not without the prior written consent of the Council and then in strict compliance with any conditions imposed by the Council cut down, damage or destroy any vegetation within the covenanted area. The landowners shall not be deemed to be in breach of this prohibition if any such vegetation shall die from natural causes not attributable to

any act or default by, or on behalf of the landowners, or for which the landowner is responsible.

COPY

The following condition is to be imposed on Lot 2 Deposited Plan 194912:

(iii) No building shall be located on Lot 2 outside the area marked "C" on Deposited Plan 194912.

SIGNED: [redacted]

By the Far North District Council Pursuant to Section 252 of the Local Government Act 1974

DATE: 8/7/99

Far North District Council

Property ID: 3336073

PROJECT INFORMATION MEMORANDUM / DISTRICT PLAN CHECK

Section 34-39, Building Act 2004

Building Consent Number: BC-2014-371/0

COPY

THE BUILDING

Street Address of Building
118A River Drive, Kerikeri 0294

Legal description of land where building is located:
LOT 2 DP 194912 - SUBJ TO & INT IN ESMTS

Building Name:

Location of Building within site / block number:

Level/unit number:

THE OWNER

Name of Owner:
Anna Claire Phillip and Adam Christopher Scott

Contact Person Name:
Natalie Todd

Mailing Address:
C/- Absolute Build Ltd
PO Box 875
Kerikeri 0245

Street Address / Registered Office:
As Above

Phone Number:

Landline:
09 407 4227

Mobile:
0272277543

Daytime:

After Hours:

Facsimile Number:

Email Address:
natalie@absolutebuild.co.nz

Website:

First point of contact for communications with the Territorial Authority:

Far North District Council
Memorial Avenue
Private Bag 752
Kaikohe 0440
New Zealand

Freephone: 0800 920029
Phone: (09) 401 5200
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

John Butler Centre
Kerikeri

BUILDING WORK

A Project Information Memorandum (PIM) / District Plan check has been carried out for the following building work:

Bedroom and Garage Extension to Existing Dwelling, Removal of Two Parapets (Walls)

This PIM / District Plan check is: (cross where applicable)

☐ Confirmation that the proposed work may be undertaken subject to the provisions of the Building Act 2004, and requirements of the building consent;
- ☐ Not yet applied for
- ☒ No. BC-2014-371/0

☐ Type of Activity – **Permitted**

☐ See **Advice Notes**

FOR COUNCIL USE

District Plan Fee: $153.75 Date Received: 07/10/13 Receipt No: 3199249

COPY

This Project Information Memorandum / District Plan check includes:

☐ Information identifying special features of the land concerned (including Heritage Status):
- **District Plan Zone – Rural Production**

☐ Details of authorisations which have been granted:
- **BC-1999-825/0, NEW DWELLING VR:00213-402-01**
- **BC-2002-284/0, FREESTANDING JOTUL TD3 FIREPLACE VR:00213-402-10**

☐ Details of authorisations which have been refused:
- **N/A**

☐ Notification of any authorisation which must be obtained before the proposed building work may be undertaken:
- **N/A**

☐ Information about the land or buildings concerned notified to Council by any statutory organisation having the power to classify land and buildings:
- **Topography – Gentle**
- **Wind Zone – High**

☐ Details of relevant utility systems:
- **N/A**

ADVICE NOTES

PIM/DP Advice Notes
Please be aware of Consent Notice D468253.3 registered on your Certificate of Title and which applies to this project.

ATTACHMENTS

Copies of the following documents are attached to this Project Information Memorandum / District Plan check:
☐ Consent Notices

Signature: [redacted]

Position:
On behalf of: Far North District Council (Building Consent & Territorial Authority)
Date: 12 December 2013

D468253.3
CONO

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING:
The Subdivision of
Lot 17 DP 178408
North Auckland Registry

COPY

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

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SIGNED: [redacted]

By the Far North District Council – Pursuant to Section 252 of the Local Government Act 1974

DATE: 8/7/99

Far North
District Council

Private Bag 752, Memorial Ave
Kaikohe 0440, New Zealand
Freephone: 0800 920 029
Phone: (09) 401 5200
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

Te Kaunihera o Tai Tokerau Ki Te Raki

The top place where talent wants to live, work and invest

17 December 2013

Adam Christopher Scott and Anna Claire Phillip
C/- Absolute Build Ltd
PO Box 875
Kerikeri 0245

Dear Sir / Madam,

Important Information

Your Building Consent BC-2014-371/0 has now been issued and the approved documentation is enclosed.

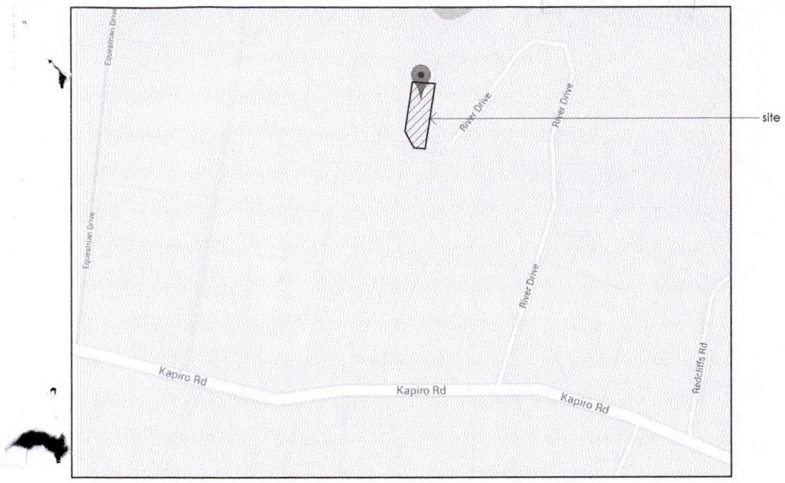
A refund of fees is due as your consent was changed from a PIM and Building Consent application to PIM only application as directed by agent Natalie Todd. Please complete and return the attached refund form in the self addressed envelope for actioning.

The building team sincerely hope that your project progresses satisfactorily and that the outcome meets your expectations.

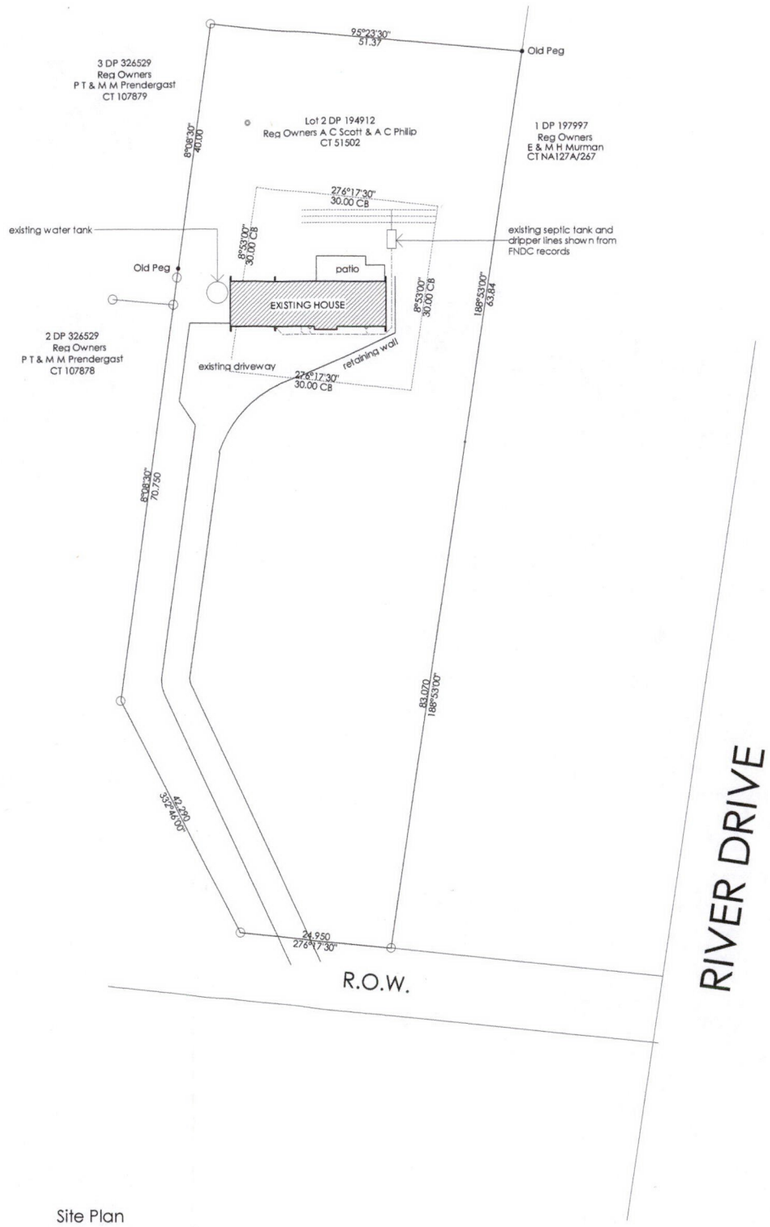
Yours sincerely,

Marion Reihana
Team Leader Building Support
Environmental Management

PLANS



Locality Sketch
Scale: not to scale



Site Plan
Scale: 1:500

FAR NORTH DISTRICT COUNCIL
Approved Documents

FAR NORTH DISTRICT COUNCIL BUILDING CONSENT ISSUED
BC 2014-371 Date 12.12.13.
District Plan Granting Officer:
Building Granting Officer:
Specific conditions are recorded on building consent

ABSOLUTE BUILD
PO Box 875
Kerikeri 0245
P 09 407 4227 M 0272 277 543
E natalie@absolutebuild.co.nz
W absolutebuild.co.nz

THESE DRAWINGS REMAIN THE INTELLECTUAL PROPERTY OF ABSOLUTE BUILD LIMITED

Job
Proposed Alterations and Additions at 118a River Drive, Kerikeri

Client
Adam and Anna Scott

Drawing
Locality Sketch and Site Plan

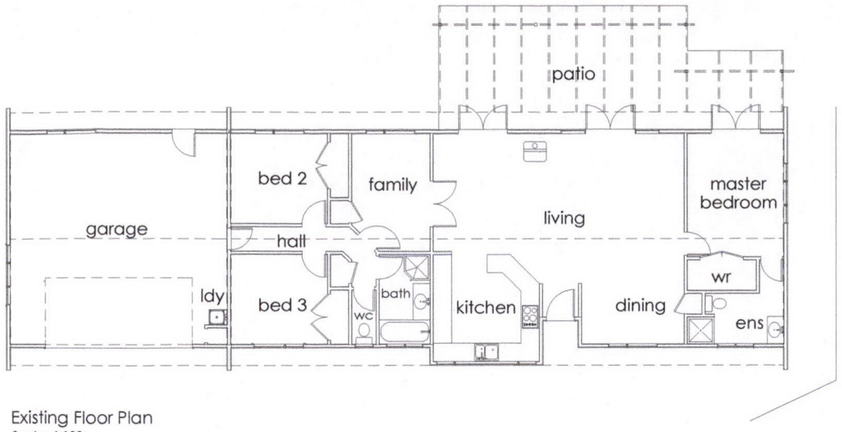
Rev. No.	Description	Date
1	PIM revision	05.12.13

Designed N Todd	Job No. 2013114
Drawn N Todd	Drawing Number 1
Date Dec 2013	
Scale 1:500	Revision 1

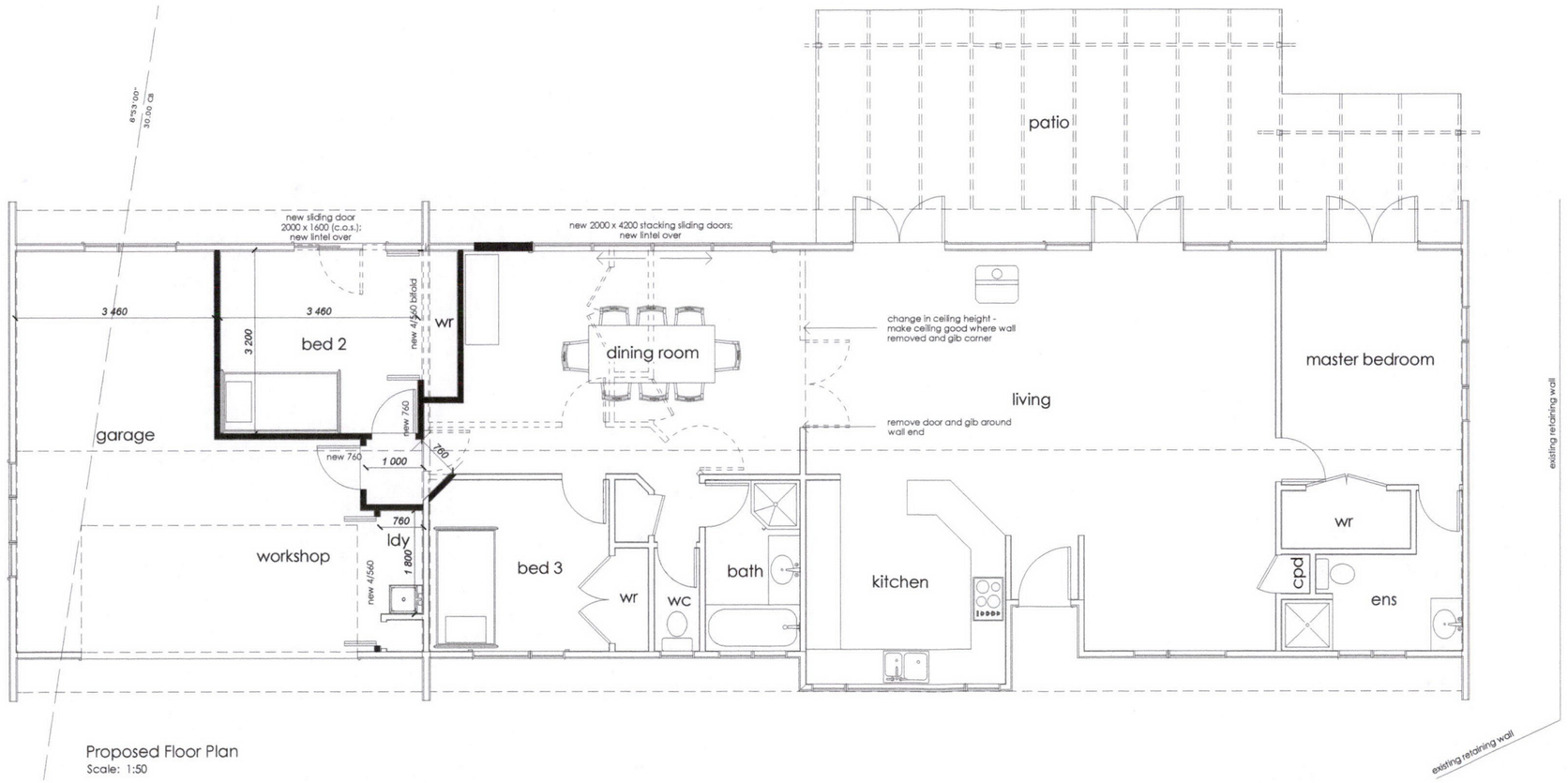
ORIGINAL DRAWING SIZE IS A1

FLOOR PLAN KEY

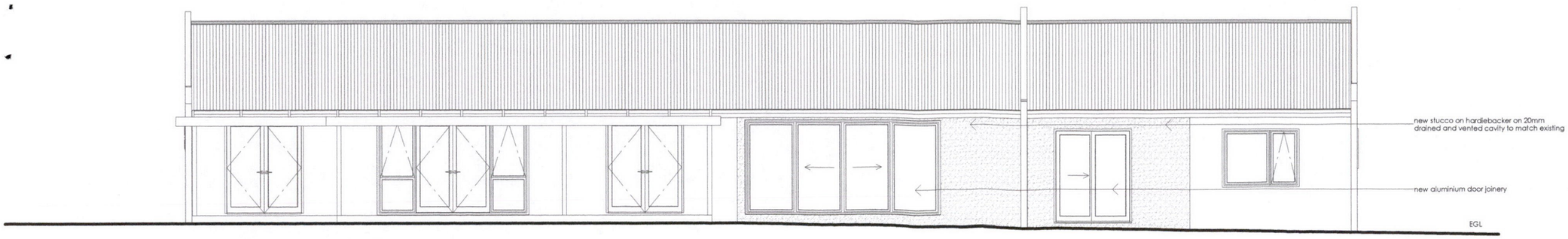
- Existing wall to remain
- Existing wall to be removed
- New wall
- HTR — Heated Towel Rail



Existing Floor Plan
Scale: 1:100



Proposed Floor Plan
Scale: 1:50



Proposed North Elevation
Scale: 1:50

FAR NORTH DISTRICT COUNCIL
Approved Documents

ABSOLUTE BUILD
PO Box 875
Kerikeri 0245
P 09 407 4227 M 0272 277 543
E natalie@absolutebuild.co.nz
W absolutebuild.co.nz

THESE DRAWINGS REMAIN THE INTELLECTUAL PROPERTY OF ABSOLUTE BUILD LIMITED

Job
Proposed Alterations and Additions at 118a River Drive, Kerikeri

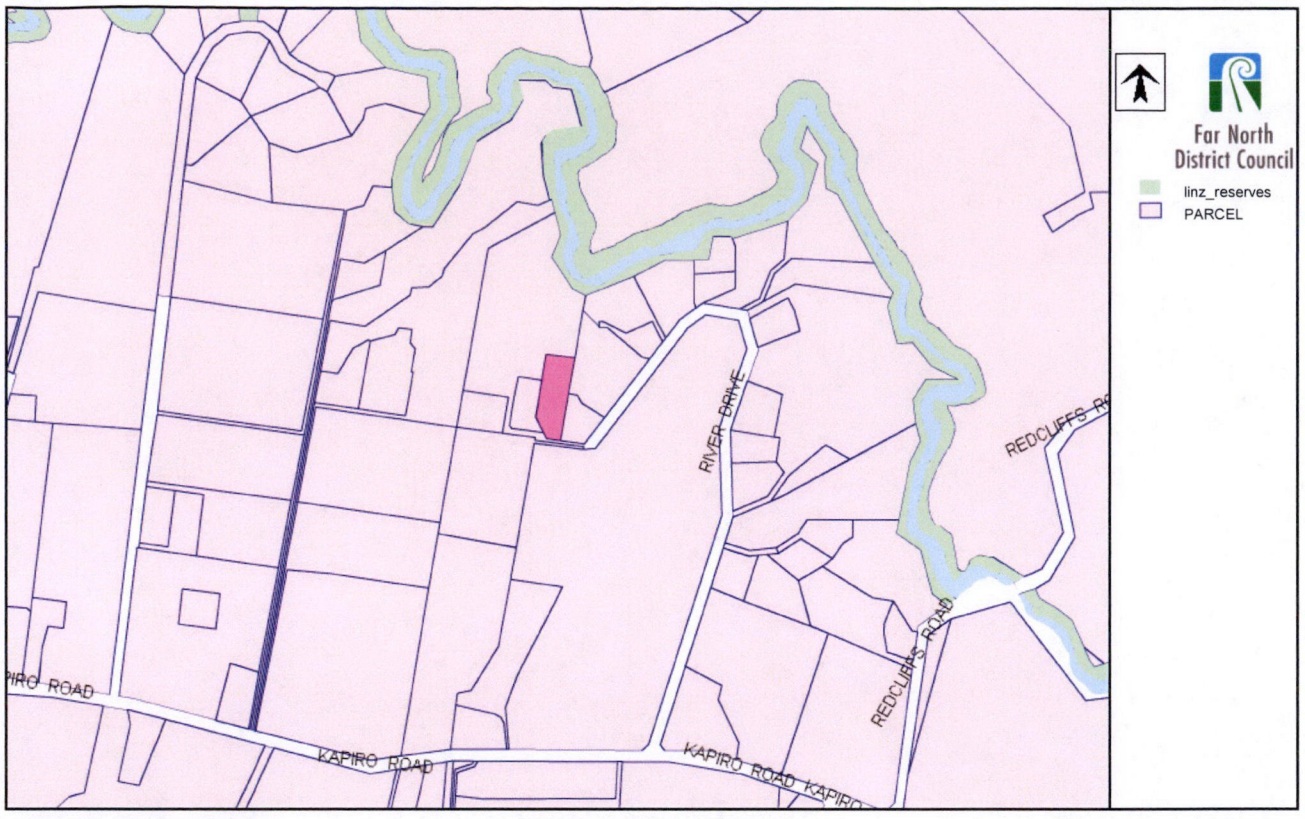
Client
Adam and Anna Scott

Drawing
Existing Floor Plan; Proposed Floor Plan and Proposed North Elevation

Rev. No.	Description	Date
1	PIM revision	05.12.13

Designed: N Todd	Job No.: 2013114
Drawn: N Todd	Drawing Number: 2
Date: Dec 2013	
Scale: 1:50@A1, 1:100@A3	Revision: 1

ORIGINAL DRAWING SIZE IS A1



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