

Application for resource consent or fast-track resource consent

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of [Form 9](#)). Prior to, and during, completion of this application form, please refer to [Resource Consent Guidance Notes](#) and [Schedule of Fees and Charges](#) — both available on the Council's web page.

1. Pre-Lodgement Meeting

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

☐ Yes ☒ No

2. Type of consent being applied for

(more than one circle can be ticked):

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

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

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

☒ Yes ☐ No

4. Consultation

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

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant details

Name/s:

Bella Max & Kemp Family Trust

Email:

Phone number:

Work

Home

Postal address:

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

Postcode 1142

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:

Harrison Grierson (Attention: Philip Comer)

Email:

Phone number:

Work

Home

Postal address:

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

PO Box 5760, Victoria St West

Auckland

Postcode 1142

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:

Bella Max & Kemp Family Trust

**Property address/
location:**

438B Redcliffs Road, Kerikeri

Postcode

8. Application site details

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

Name/s:

Koru House

Site address/
location:

438B Redcliffs Road, Kerikeri

Postcode

Legal description:

Lot 1 DP 194534 and Lot 2 DP 55

Val Number:

Certificate of title:

RoT - 978318

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 agent planner to arrange site visit.

9. Description of the proposal

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

Please refer to the application report and AEE

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

10. Would you like to request public notification?

☐ Yes ☒ No

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

(more than one circle can be ticked):

☐ Building Consent

☐ Regional Council Consent (ref # if known)

☐ National Environmental Standard Consent

☐ Other (please specify)

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

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

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

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

☐ Subdividing land

☐ Disturbing, removing or sampling soil

☐ Changing the use of a piece of land

☐ Removing or replacing a fuel storage system

13. Assessment of environmental effects:

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

Your AEE is attached to this application ☒ Yes

14. Draft conditions:

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

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

15. Billing Details:

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

Name/s: (please write in full)

Bella Max & Kemp Family Trust

Email:

Phone number:

Work

Home

Postal address:

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

Postcode

Fees Information

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

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)

Janine Budden

Signature:

(signature of bill payer)

Date 24-10-25

MANDATORY

16. Important Information:

Note to applicant

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

You may apply for 2 or more resource consents that are needed for the same activity on the same form.

You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

Fast-track application

Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement.

A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

Privacy Information:

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

17. Declaration

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

Name (please write in full)

Janine Budden

Signature

Date

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.

Assessment of Environmental Effects - Proposed Garage/Gym and Pool Pavillion

Land Use Consent

“Koru House”, 438B
Redcliffs Road, Kerikeri

24 October 2025

Document control record

Client	Bella Max & Kemp Family Trust
Project	Proposed Garage/Gym and Pool Pavillion at "Koru House", 438B Redcliffs Road, Kerikeri
HG Project No.	A2415321.01
HG Document No.	REP001-A2415321.01-AEZ
Document	Land Use Resource Consent Application and AEE

Issue and revision record

Date of Issue	24 October 2025
Status	Final
Originator	 Alice Zhou – Planner
Reviewed	 Philip Comer - Technical Director
Approved for Issue	 Philip Comer - Technical Director
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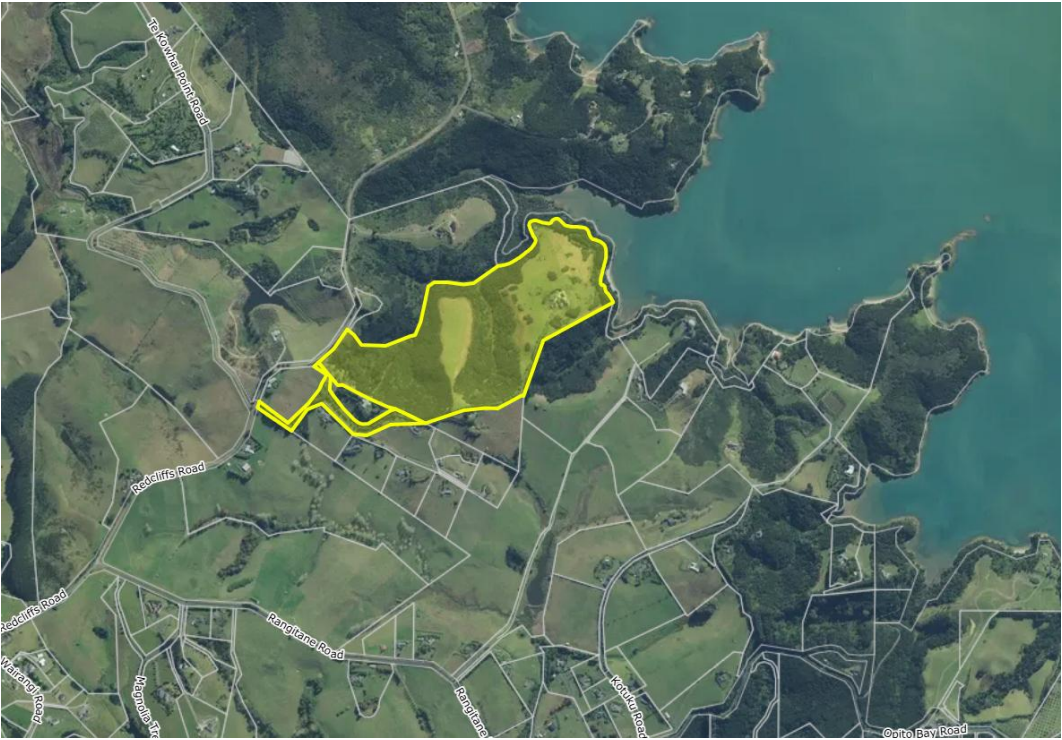
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1.0

The applicant and property details

Applicant	Bella Max & Kemp Family Trust
Site Address	“Koru House”, 438B Redcliffs Road, Kerikeri
Address for Service	Harrison Grierson Consultants Limited PO Box 5760, Victoria St West Auckland 1142 Attention: Alice Zhou
Legal Description	Lot 1 DP 194534 and Lot 2 DP 557844
Title limitations	No registered interests relevant to this proposal. RoT - 978318 (Appendix 1)
Site area	32.8213 ha
District Plan	Operative Far North District Plan 2009 (ODP)
District Plan zoning	General Coastal Zone
District Plan overlays	Resource Map – Outstanding Landscape
Activity status	Restricted Discretionary

Locality diagram



2.0

Introduction

This Assessment of Environmental Effects (AEE) report has been prepared on behalf of Bella Max & Kemp Family Trust to support a land use consent application to construct two new ancillary outbuildings at 438B Redcliffs Road, Kerikeri, legally described as Lot 2 DP 557844 and Lot 1 DP 194534. One building will accommodate a new garage and gym, and the second building will provide pavilion accommodation adjacent to the existing outdoor swimming pool.

The application includes the following supporting information:

- A copy of the record of title.
- Application drawings.
- Assessment against the rules of the Far North Operative District Plan.
- Assessments against the relevant objectives and policies of the Far North Operative District Plan (ODP) and the Far North Proposed District Plan (PDP).
- Original consent decision and plans.

Resource consent is required as a Restricted Discretionary Activity as the proposed buildings will have a gross floor area that exceeds 50m² within the General Coastal Zone under the Far North Operative District Plan (ODP).

This report has been prepared to address the applicable information as required by Schedule 4 of the Resource Management Act 1991 (the 'Act') in appropriate detail relative to the scale and complexity of the proposal. This resource consent application addresses the subject site and its context, the scope of the proposal, and the consent requirements. The corresponding assessment of effects on the environment concludes that the actual and potential effects of the proposed activity will be appropriate for the receiving environment.

Having assessed the steps in sections 95A and 95B of the Act, it is considered that the application does not require public or limited notification and should be processed on a non-notified basis.

The assessment confirms that the proposal is consistent with the relevant objectives and policies of the ODP and the PDP, and that it will promote the sustainable management of natural and physical resources. Accordingly, Far North District Council (FNDC) may grant this application subject to appropriate conditions of consent.



3.0

The site and surrounding area

The subject site, 438B Redcliffs Road, Kerikeri (known as “Koru House”), is a front lot with a total area of 32.8213 ha, situated on the eastern side of Redcliffs Road. The site is irregular in shape, with varying, elevated topography. The northeastern boundary adjoins a strip of coastal reserve land owned by the Crown. The site is shown in the Locality Diagram in Section 1.0 of this report.

An existing residential dwelling is located within the eastern portion of the site on a flat plateau. The dwelling is a single-storey, pavilion-style residence, architecturally designed to maximise panoramic views across Te Puna Inlet (refer **Figure 1**).

The existing dwelling complex (refer **Figure 1 and 2**) comprises seven pavilions, connected by walkways, landscaping, and outdoor living areas, including an outdoor swimming pool and spa located to the north. The main living spaces are the five pavilions on the eastern side, include an entrance foyer, sitting room, living and kitchen area, one bedroom, laundry, and a double garage. Two additional pavilions are located slightly west of the main living area and are connected by glazed walkways. One functions as a guest house containing a bedroom, bathroom, and office, and the other functions as a storage/plant room.

Access to the property is gained via a shared vehicle crossing and accessway off Redcliffs Road. The accessway extends approximately 1km from Redcliffs Road, leading to the garage and concrete paved area to the southwest of the dwelling. At least two parking spaces and on-site manoeuvring is supplied.

The wider environment surrounding the subject site is predominantly zoned General Coastal Zone, with Coastal Living Zone and Rural Production Zone located to the south and west. The character of the immediate surrounding area is therefore defined by established rural residential development.

The Te Puna Inlet lies to the northeast of the site, while the Kerikeri Inlet is situated to the south. The Kerikeri township is located approximately 10 kilometres south of the site.



Figure 1: Site photo

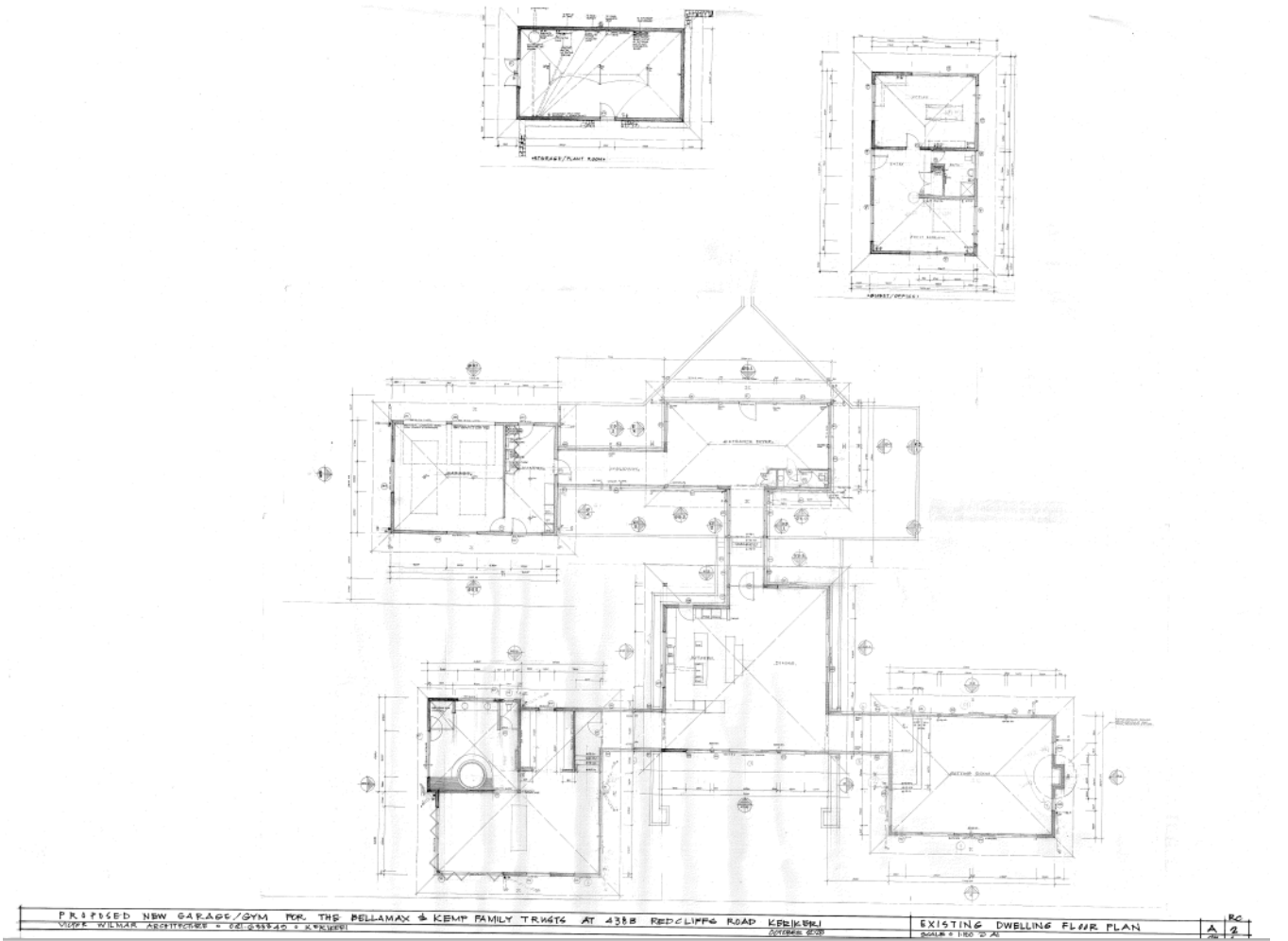


Figure 2: Existing Floor Plan

4.0 Background

4.1 Consent History – RC Number 1980440

The original resource consent for the dwelling was granted in November 1997, and construction of the house was completed in 1998. The original consent decision and the approved plans are provided in **Appendix 4. Figure 3** below is the approved site plan showing eight pavilions and **Figure 4** shows the approved floor plan.

The seven pavilions described in Section 3.0 above have been constructed. **Figures 3 and 4** show that the original consent also granted an additional pavilion to the south of the garage as a guest wing, comprising two bedrooms and two bathrooms. Although this guest pavilion was not constructed, the consent established a baseline dwelling configuration of at least four bedrooms.

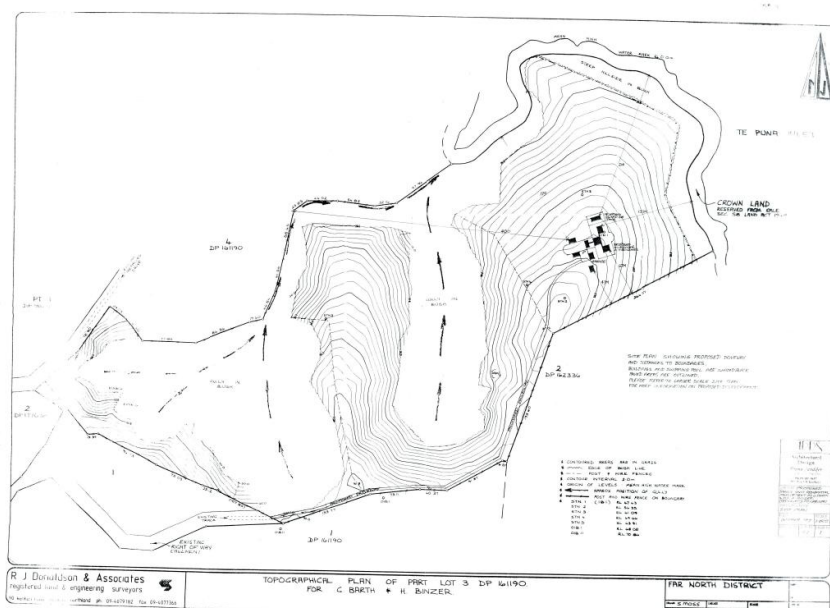


Figure 3: Approved Site Plan from the original consent

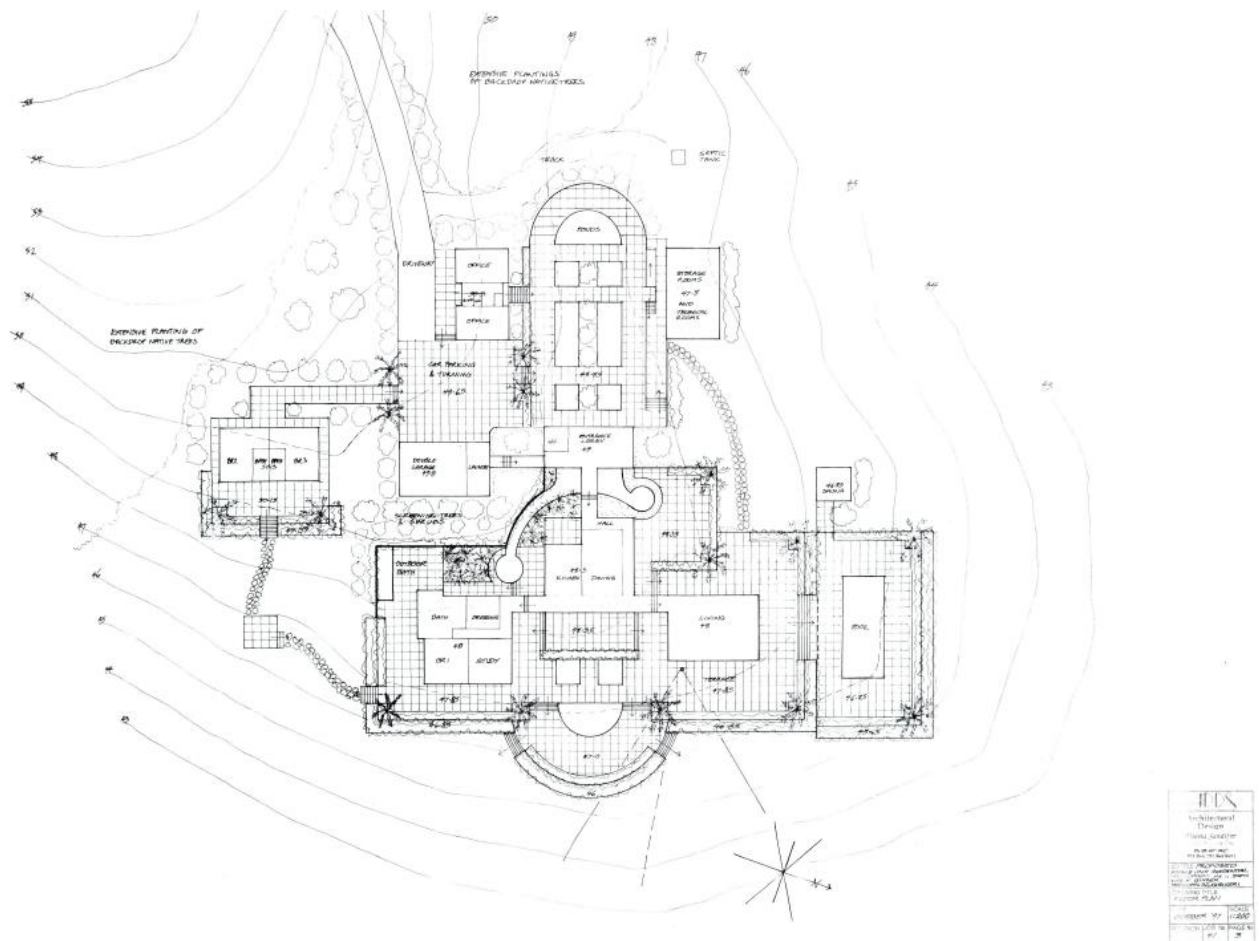


Figure 4: Approved Floor Plan from the original consent

The applicant now wishes to convert the existing garage to provide additional bedroom accommodation, and to construct a new garage and gym adjacent to the original garage. The applicant also proposes a new pool pavilion adjacent to the existing outdoor pool.

4.2 Proposed Far North District Plan (PDP)

4.2.1 Status of the proposed plan

It is noted that the Far North District Council (FNDC) publicly notified the PDP in 2022. Formal Council decisions on submissions are expected to be released by 27 May 2026.

While still subject to change, provisions relating to hazardous substances, historic and cultural heritage, notable trees, indigenous biodiversity, activities on the surface of water, some rules in earthworks, subdivision, and signs have immediate legal effect. Provisions relating to land use within the proposed zone for the application site are not yet operative and remain subject to change. We note that the PDP is well-advanced through the statutory process and the reporting officers' recommendations provide an indication of direction for the next generation of the district plan.

4.2.2 Relevant provisions in the PDP

Under the notified PDP, the application site is proposed to be zoned Rural Production Zone, with the Coastal Environment overlay applying to most of the site. The High Natural Character overlay applies to the area of vegetated shrublands within the gullies on the site, and a small northern portion of the site is subject to the Coastal Flood (1:50 year scenario) overlay. **Figure 5** below shows the proposed zoning and overlay mapping of the site associated with the notified PDP. The buildings proposed by this application will not be located within the High Natural Character or Coastal Flood Hazard overlays; they will however be located within the Coastal Environment Overlay.

The latest reporting officer's recommendations has been reviewed. The Section 42A Report Writers Right of Reply¹ published on the FNDC website as the date of 26 May 2025, included the latest update relating to provisions for new buildings and alterations (Rule CE-R1). A building with a gross floor area of up to 100m², not used for residential activity, located within the Coastal Environment Overlay but not within the High Natural Character or Coastal Flood Hazard Overlays, would be a permitted activity provided it complies with the relevant height, colour, material, and setback standards. Extensions or alterations to a lawfully established building that do not exceed 20% of its gross floor area, and that comply with the maximum height standard, would also be a permitted activity.

The earthworks rules with legal effect relate to the accidental discovery protocol and erosion and sediment control standards. Any earthworks associated with the proposal will comply with these requirements. No other provisions of the notified PDP with immediate legal effect are considered relevant to this proposal.

As outlined above, there are no other rules under the PDP that are operative. Therefore, no reasons for consent are required under the PDP.

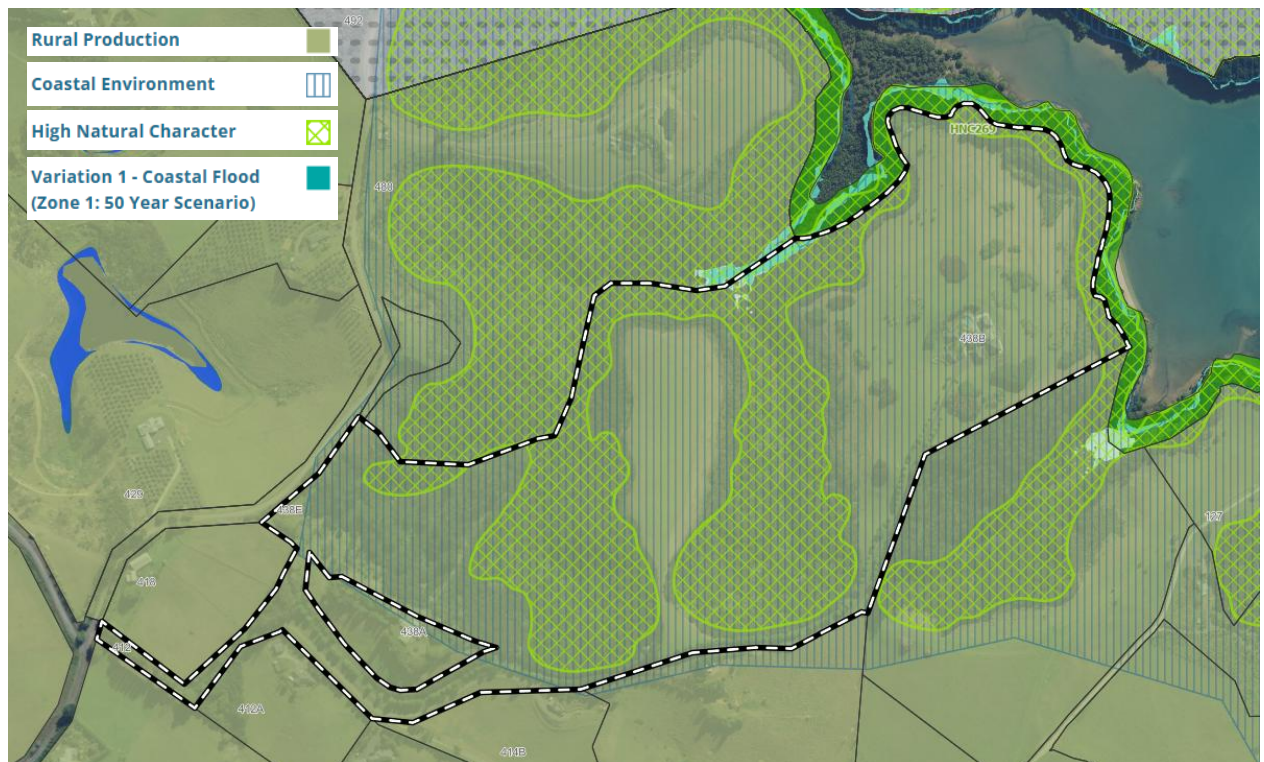


Figure 5: Subject site under the PDP planning maps

¹ [Appendix 3.1 Recommended Amendments to Coastal Environment \(Right of Reply\)](#) published on the FNDC website



5.0

The proposal

The proposal involves the construction of two new pavilions at the application site to enable conversion of the existing garage to provide additional bedroom accommodation and to provide changing room, bathroom and an indoor-outdoor living area adjacent to the existing pool. The proposal is shown in **Figures 6 and 7**.

The proposed new garage/gym pavilion will enable conversion of the existing double garage to create two bedrooms, one bathroom, and a sitting area. The conversion would involve reconfiguration of existing internal space and minor external alterations (new window openings) only; the existing building would not be enlarged.

A new pavilion building is proposed to the south of the existing garage pavilion with an approximate area of 105m². This building will accommodate a new double garage, a gym, a bathroom and a sauna room. The building will be connected to the converted garage pavilion by a louvred roof structure, forming an open carport with an area of approximately 36m². The proposed building will be the same height as the existing pavilions.

A new pool pavilion/changing lounge (**Figure 7**) is also proposed, with an approximate footprint of 48m² and a building height of 3.5m. The pool pavilion will be located adjacent to the existing outdoor swimming pool.

The materials and finishes of the proposed pavilion buildings are depicted in the architectural plans (refer **Appendix 2**). The proposed materials and finishes will be consistent and compatible with the existing dwelling and sympathetic to the coastal environment. The exterior of the converted pavilion will use Berrington Blue with average 25% Light Reflectance Value (LRV) plaster finish to match with the existing dwelling. The new pavilions will use Heritage Tray roof and wall cladding in Grey Friars with 10% LRV.

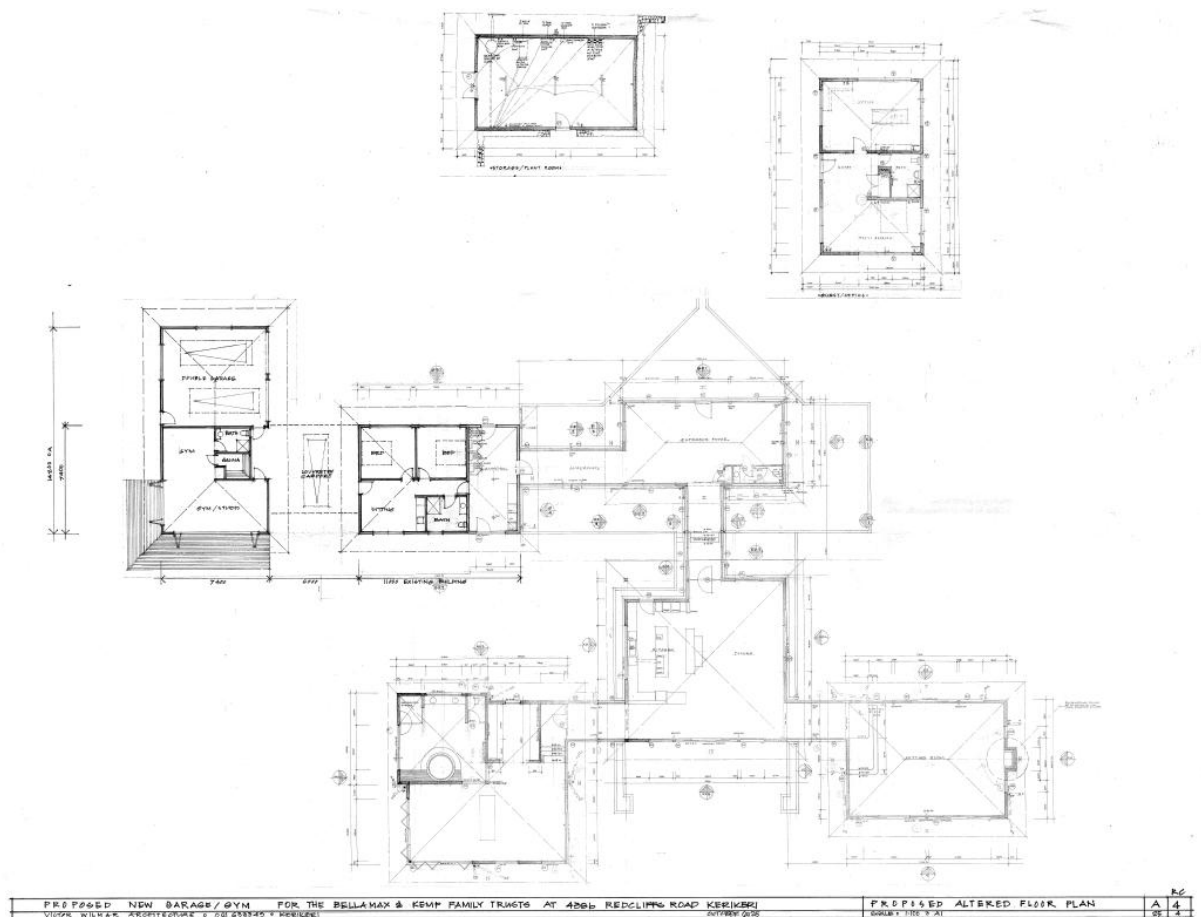


Figure 6: Proposed Floor Plan showing the conversion and new garage and gym

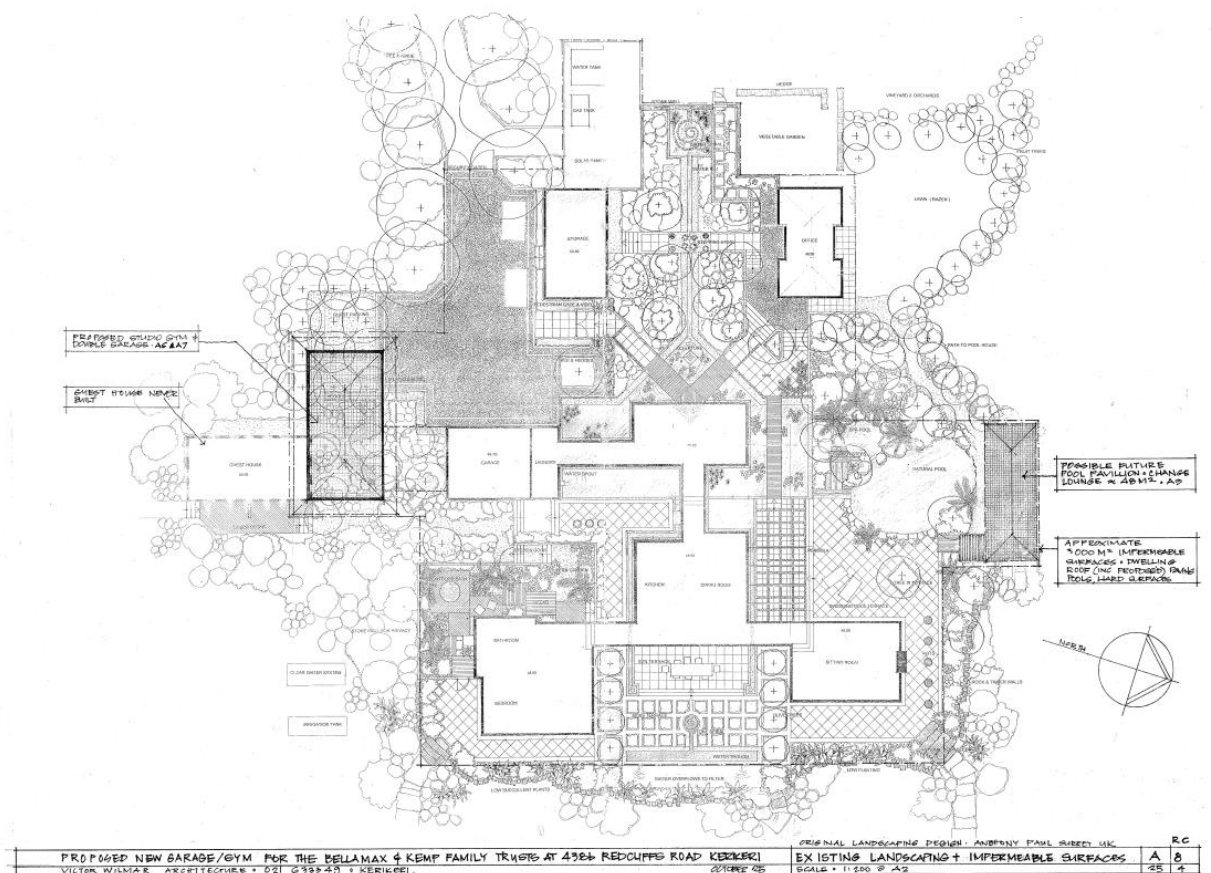


Figure 7: Proposed Site Plan showing the location of the new garage/gym and the pool pavilion

6.0

Reasons for the application

6.1 Operative Far North District Plan 2009

6.1.1 Operative District Plan (ODP) assessment

An assessment of the proposal against the relevant provisions of the ODP is contained in **Appendix 3**. This assessment is summarised below:

Reason for consent

Chapter 10 - Coastal Environment Section 6 - General Coastal Zone

- Resource consent is required under Rule 10.6.5.3(a) for a **Restricted Discretionary** Activity as the combined gross floor area of the proposed garage and gym/studio pavilion, and the proposed pool pavilion, will exceed the permitted 25m² gross floor area threshold for habitable buildings under Rule 10.6.5.1.1(a). The proposed conversion of the existing garage with minor external alterations has a floor area exceeding the permitted 50m² threshold. Resource consent is conservatively sought under Rule 10.6.5.1.1(c).

6.2 Status of the Application

Overall, the proposal requires assessment as a **Restricted Discretionary** activity.



7.0

Schedule 4 information requirements

7.1 Assessment against Part 2 of the Act

Sections 5 to 8 of the Act contain its purpose and principles. The proposal will be an appropriate and sustainable use of the site (and consistent with these sections) because:

- The proposal is considered to be consistent with Section 5 of the Act as it enables the continued use and enhancement of the existing residential activity to be undertaken on the site whilst protecting the coastal environment and the natural features.
- The proposal is considered to be consistent with Section 6 of the Act as it protects the natural character and landscapes of the coastal environment from inappropriate development, allowing for improved residential functionality without compromising the coastal values of the area.
- Section 7 identifies a number of ‘other matters’ to be given particular regard to. The proposal is considered to be an efficient use of physical resources, consistent with clause (b) and a maintenance and enhancement of amenity values, consistent with clause (c). The proposal is not considered to be contrary to any of the other matters.
- The principles of Te Tiriti o Waitangi have been taken into account in the development of this proposal (Section 8). The proposal is not contrary to Te Tiriti o Waitangi.

7.2 Assessment of effects on the environment

Section 104 (1)(a) and Clause 2(3) of Schedule 4 require an assessment of the activity’s effects on the environment. The detail of this should correspond with the scale and significance of the effects that the activity may have on the environment.

The following assessment includes, where relevant, the information required by Clause 6 and the matters outlined in Clause 7.

As resource consent is sought as a Restricted Discretionary activity, the Council must restrict the exercise of its discretion to matters relating to the specific matters under the provision 10.6.5.3.1 Visual Amenity, which are:

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

The proposed conversion of the existing garage will remain within the existing building footprint and building bulk. The proposed new garage and gym pavilion will be located adjacent to the existing garage and dwelling in closer proximity to existing development than the originally consented location of the guest wing (not built). The proposed pool pavilion will be positioned beside the swimming pool, within the established dwelling activity area.

All new pavilions will be at or below the existing building height and will be set back more than 10m from all site boundaries. The size, bulk, and height of all structures are consistent with the existing dwelling, and will form part of the same complex of buildings ensuring minimal visual dominance. The selection of external materials and colours are compatible with the existing building and blend with the coastal environment, reducing reflectivity and visual contrast.

The property features high-quality and well-integrated onsite landscaping that ensures a high level of amenity and naturalness. Existing landscape features, private open space, and outdoor living areas will be retained. Given the small scale and compatible design of the proposed buildings, any adverse visual effects, including cumulative visual effects, are considered to be less than minor.

The site is located in an established rural-residential setting, with the nearest neighbouring dwelling more than 350m away. As such, there will be no adverse effects on privacy, outlook, or enjoyment of private open spaces on adjacent sites.

No vegetation clearance is required. The extent of earthworks will be limited and small in scale, will be and managed with appropriate erosion and sediment control measures.

The proposed garage complies with parking standards, with adequate on-site manoeuvring spaces and no changes to existing vehicle access. Accordingly, no adverse transport effects are anticipated.

Overall, any potential and actual adverse effects of the proposed development are considered to be less than minor.

In considering positive effects, the proposed alterations and the new pavilions improve functionality for the modern family and support ongoing amenity of the site without comprising coastal environmental values.

7.3 Section 104 provisions

The matters Council must have regard to when considering an application for resource consent are listed in section 104 of the Act.

This section provides an assessment of the matters that are required to be assessed within section 104 of the Act and, by doing so, also meets the requirements of Clauses 2(1)(g) and 2(2) in Schedule 4.

7.3.1 Relevant standards, statement and plans

New Zealand Coastal Policy Statement 2010 (NZCPS)

The NZCPS provides national direction for managing activities within the coastal environment. The application will be consistent with the objectives and policies of the NZCPS because the proposal is limited in scale and located within an established residential setting. Natural and recessive exterior materials and finishes are proposed to ensure the development remains visually compatible with the surrounding coastal environment, which will maintain the existing landscape character.

Regional Policy Statement for Northland (RPS)

The RPS provides the broad direction and framework for managing Northland's natural and physical resources. It identifies significant resource management issues for the region and sets out how resources such as land, water, soil, minerals, plants, animals and structures will be managed. The proposal is consistent with its objectives and policies, as the proposed pavilion buildings will be located outside areas of outstanding natural features or landscapes, will not involve vegetation removal, and will maintain the existing coastal character. The proposal will not therefore adversely affect natural features, landscape, or amenity values of the surrounding environment.

ODP - Objectives and Policies

The proposal is considered to be consistent with the relevant objectives and policies of the ODP.

The proposal is consistent with Objectives 10.6.3.1 and 10.6.3.2, which seek to enable appropriate use and development while preserving the natural character of the coastal environment. The proposal will enhance the functionality of the existing dwelling in a manner consistent with Objective 10.6.3.3, which promotes the sustainable management of physical resources to meet the reasonably foreseeable needs of future generations.

The proposal is consistent with Policies 10.6.4.2, 10.6.4.3(b), and 10.6.4.4 which seek to protect and maintain the visual and landscape qualities of the coastal environment and to minimise adverse visual effects through the use of recessive colours and natural materials as the proposed buildings are of a design and scale that is appropriate to their setting and the new buildings will form part of the existing complex of development within the site. External materials and finishes have been carefully selected to minimise the visual effects of the building when viewed from the coastal environment.

Overall, the proposal achieves the expected environmental outcomes set out in 10.6.2.1 and 10.6.2.2 by enabling development consistent with the sustainable management of natural and physical resources and preserving the natural character of the coastal environment from inappropriate use and development.

PDP - Objectives and Policies

As outlined in the background section 4.2, the PDP is at the hearings stage, with no formal decisions released and all provisions relevant to this proposal subject to change. A brief assessment concludes that the relevant objectives and policies proposed in the PDP are considered generally consistent with those of the ODP.

The proposal aligns with the proposed Coastal Environment Overlay Objectives CE-O1 to CE-O3, which seek to ensure land use is compatible with its surroundings, protect and enhance the natural character of the coastal environment, and support the wellbeing of people and communities without compromising coastal values. The proposal is located outside the High Natural Character Area and is consistent with Policy CE-P3, which seeks to avoid significant adverse effects on areas of Outstanding Natural Character. It also aligns with the proposed Policies CE-P4 and CE-P10, as the development is

within a previously approved building platform, and designed to be compatible with the existing environment.

The proposal is also generally consistent with the proposed Objectives RPROZ-O1 and O2, and Policies RPROZ-P2 and P4 for the Rural Production Zone, as the proposed pavilion buildings will complement the existing established rural residential activity, maintain rural character and amenity, and reflect low-density, low site coverage development typical of the rural-residential environment.

7.3.2 Other matters

Section 104(1)(c) allows Council to consider any other matters that are relevant and reasonably necessary to determine the application.

There are no other matters that are relevant or necessary to assist Council in determining this application.

7.3.3 Section 104 assessment conclusion

The potential adverse effects of this proposal are considered to be less than minor, and acceptable.

This assessment has also demonstrated that this proposal is not contrary to the relevant objectives and policies and meets the assessment criteria.

Overall, the relevant matters of section 104 of the Act have been comprehensively covered within this section and provides Council with sufficient information to make a determination under section 104C of the Act.

8.0

Notification assessment

8.1 Public notification

An assessment of the steps that a consent authority must follow to determine whether to publicly notify an application for resource consent is undertaken in the following tables.

Table 1: Section 95A – Steps for determining whether public notification of consent applications is required under S95A of the RMA

Step	RMA section	Response	Comment
ONE: Mandatory public notification in certain circumstances	95A(3)(a)	No	The applicant does not request public notification.
	95A(3)(b)	No	This is not a relevant consideration at this stage as it relates to further information requests under s95C.
	95A(3)(c)	No	This application does not involve the exchange of reserve land under the Reserves Act.
TWO: Public notification precluded in certain circumstances	95A(5)(a)	No	Not every applicable rule under which resource consent is being sought (in the District Plan) precludes public notification.
	95A(5)(b)(i)	No	The overall activity status is not controlled under the District Plan.
	95A(5)(b)(iii)	No	The proposed activity is not a boundary activity.
THREE:	95A(8)(a)	No	No rule under which resource consent is being sought (in the District Plan) requires public notification.

Step	RMA section	Response	Comment
Public notification required in certain circumstances	95A(8)(b)	No	In accordance with s95D of the RMA (refer to assessment below) the potential adverse effects of the proposal are considered to be no more than minor.
FOUR: Public notification in special circumstances	95A(9)	No	There is nothing exceptional or out of the ordinary in this application that would constitute a special circumstance to warrant public notification.

Table 2: Section 95D – Consent Authority decides if adverse effects likely to be more than minor

A Consent Authority that is deciding, for the purpose of Section 95A(8)(B), whether an activity will have or is likely to have adverse effects on the environment that are more than minor...

RMA Section	Comment
(a) 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; and	The effects on the persons identified in 95D(a) (i) and (ii) have been disregarded.
(b) may disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect; and	The permitted baseline has not been applied to this application.
(c) in the case of a restricted discretionary activity, must disregard an adverse effect of the activity that does not relate to a matter for which a rule or national environmental standard restricts discretion; and	The matters of discretion for particular infringements have been considered and detailed in section 7.2 of this report.
(d) must disregard trade competition and the effects of trade competition; and	The proposal will not result in trade competition.
(e) must disregard any effect on a person who has given written approval to the relevant application.	No written approvals have been sought/ obtained.

Assessment

The potential adverse effects of this proposal are considered in section 7.2 of this report and it is concluded that they will be no more than minor.

Our notification assessment has demonstrated that:

- Public notification is not mandatory under Step One;
- Public notification is not precluded under Step Two;
- Under Step Three, the activity is not expected to have adverse effects that are more than minor; and
- No special circumstances exist under Step Four.

Accordingly, it is considered appropriate for this application to be processed without the need for public notification.

8.2 Limited notification

Having determined that public notification of the application under s95A of the RMA is not necessary, an assessment of the steps that a consent authority must follow to determine whether to give limited notification of an application is undertaken in the following tables.

Table 3: Section 95B – Steps for determining whether limited notification of Consent applications is required under S95B of the RMA

Step	RMA section	Response	Comment
ONE: Certain affected groups and parties must be notified	95B(2)	No	There are no affected customary rights groups or affected customary marine titles groups.
	95B(3)	No	The proposed activity is not on or adjacent to land that is subject to a statutory acknowledgement nor will it affect any land that is subject to a statutory acknowledgement.
TWO: Limited notification precluded in certain circumstances	95B(6)(a)	No	Not every applicable rule under which resource consent is being sought (in the ODP) precludes limited notification.
	95B(6)(b)	No	The overall activity status is not controlled under the ODP.
THREE: Certain other affected persons must be notified	95B(7)	No	The proposal does not involve a boundary activity.
	95B(8)	No	No persons are considered to be adversely affected (in accordance with s95E of the RMA) as any actual or potential effects will be less than minor– refer to assessment in the table below.
FOUR: Further notification in special circumstances	95B(10)	No	There is nothing exceptional or out of the ordinary in this application that would constitute a special circumstance to warrant limited notification.

Table 4: Section 95E – Consent Authority decides if person is an affected person

RMA Section	Comment
(1) For the purpose of giving limited notification of an application for a resource consent for an activity to a person under section 95B(4) and (9) (as applicable), a person is an affected person if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but are not less than minor).	
(2) The consent authority, in assessing an activity's adverse effects on a person for the purpose of this section, –	

RMA Section	Comment
(a) may disregard an adverse effect of the activity on the person if a rule or a national environmental standard permits an activity with that effect; and	The permitted baseline has not been applied to this application.
(b) must, if the activity is a controlled activity or a restricted discretionary activity, disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and	The matters of discretion for particular infringements have been considered and detailed in section 7.2 of this report.
(c) must have regard to every relevant statutory acknowledgement made in accordance with an Act specified in Schedule 11.	There are no statutory acknowledgements relevant to the subject site or the proposed activity.
(3) A person is not an affected person in relation to an application for a resource consent for an activity if –	
(a) the person has given, and not withdrawn, approval for the proposed activity in a written notice received by the consent authority before the authority has decided whether there are any affected persons; or	No written approvals have been sought.
(b) the consent authority is satisfied that it is unreasonable in the circumstances for the applicant to seek the person's written approval.	This is not a relevant consideration.

Assessment

A full assessment of effects is provided in Section 7.2, which concludes that the potential adverse effects of the proposal are considered less than minor. The nearest dwelling is located more than 350m from the proposed development. Therefore, there will be no adverse effects on the privacy, outlook, amenity or enjoyment of the coastal environment on the owners and occupants of adjacent land.

Our assessment has demonstrated that:

- There are no certain affected groups or persons under Step One;
- Limited notification is not precluded by Step Two;
- There are no other identified affected persons by Step Three; and
- There are no special circumstances under Step Four.

Accordingly, it is considered appropriate for this application to be considered without the need for limited notification.

8.3 Notification summary

Based on the assessment in the preceding sections, it is considered that this application can be considered without the need for either public or limited notification.

9.0

Conclusion

The applicant seeks resource consent to construct two new pavilion buildings at “Koru House”, 438B Redcliffs Road, Kerikeri, legally described as Lot 2 DP 557844 and Lot 1 DP 194534. The proposed buildings will enable an existing garage to be converted to provide additional bedrooms and a bathroom, and will provide garaging and a gym, and a pool pavilion, that will complement the family home.

An assessment of the proposal has been prepared using Schedule 4 of the Act and covers the matters that Council must consider when making a decision on an application under section 104 of the Act. The assessment has:

- Demonstrated that the proposal is consistent with the purpose and principles of the Act;
- Found that the potential adverse effects on the environment of the proposal will be less than minor;
- Identified the positive effects that approval of this application will generate; and
- Concluded that the proposal is consistent with the relevant objectives, policies and assessment criteria of the applicable statutory documents.

A consideration of this proposal against both the public and limited notification requirements of the Act has concluded that this application does not warrant notification under sections 95A-95E of the Act.

Taking all of the above into account, the Council has sufficient information to make a decision on this application and it is appropriate for consent to be granted in accordance with section 104C of the Act.



10.0

Limitations

10.1 General

This report is for the use by Bella Max & Kemp Family Trust only and should not be used or relied upon by any other person or entity or for any other project.

This report has been prepared for the particular project described to us and its extent is limited to the scope of work agreed between the client and Harrison Grierson Consultants Limited. No responsibility is accepted by Harrison Grierson Consultants Limited or its directors, servants, agents, staff or employees for the accuracy of information provided by third parties and/or the use of any part of this report in any other context or for any other purposes.



2.0

Appendices

Appendix 1

Record of title

Appendix 2

Application drawings

Appendix 3

District Plan Rules Assessment

TABLE 1: Operative Far North District Plan 2009 - Rules Assessment

Chapter 10.6 General Coastal Zone

10.6.5.1 Permitted Activities

An activity is a permitted activity in the General Coastal Zone if:

- (a) it complies with the standards for permitted activities set out in Rules 10.6.5.1.1 to 10.6.5.1.11 below; and
- (b) it complies with the relevant standards for permitted activities set out in Part 3 of the Plan - District Wide Provisions.

Rule	Rule Description	Comment
10.6.5.1.1 Visual Amenity	The following are permitted activities in the General Coastal Zone: (a) any new building(s) not for human habitation provided that the gross floor area of any new building permitted under this rule, does not exceed 50m² or for human habitation provided that the gross floor area does not exceed 25m²; and (b) the exterior is coloured within the BS5252 standard colour palette range with a reflectance value of 30% or less or are constructed of natural materials which fall within this range; or (c) any alteration/addition to an existing building which does not exceed 50m², provided that any alteration/addition does not exceed the height of the existing building and that any alteration/addition is to a building that existed at 28 April 2000; or (d) renovation or maintenance of any building.	Does not comply (a) the proposed garage and studio/gym space, and a new pool pavilion, which are for human habitation, will have a gross floor area of greater than 25m². (b) The exterior of the proposal will comply with the reflectance value requirements of 30% or less. The converted garage will use Berrington Blue with average 25% LRV plaster finish to match with the existing dwelling. The new pavilions will use materials/finishes with 10% LRV. (c) the conversion of the existing garage with a total area of approximately 73m², exceeds 50m² but does not alter the existing building footprint. Also, no changes to the existing building height.
10.6.5.1.2 Residential Intensity	Residential development shall be limited to one unit per 20ha of land. In all cases the land shall be developed in such a way that each unit shall have at least 3,000m² for its exclusive use surrounding the unit plus a minimum of 19.7ha elsewhere on the property.	Complies The proposal will continue to maintain one single household on the 30ha site and at least 3,000m² exclusive surrounding use.
10.6.5.1.3 Scale of Activities	The total number of people engaged at any one period of time in activities on a site, including employees and persons making use of any facilities, but excluding people who normally reside on the site or are members of the household shall not exceed 4 persons per site or 1 person per 1ha of net site area whichever is the greater. 	Complies The proposal will facilitate the provision of additional bedroom accommodation so that the dwelling can function as a modern, family home.

TABLE 1: Operative Far North District Plan 2009 - Rules Assessment

10.6.5.1.4 Building Height	The maximum height of any building shall be 8m.	Complies The proposal will continue to be single storey, below the maximum height limit.
10.6.5.1.5 Sunlight	No part of any building shall project beyond a 45 degree recession plane as measured inwards from any point 2m vertically above ground level on any site boundary (refer to definition of Recession Plane in Chapter 3 - Definitions), except where a site boundary adjoins a legally established entrance strip, private way, access lot, or access way serving a rear site, the measurement shall be taken from the farthest boundary of the entrance strip, private way, access lot, or access way.	Complies The proposed building will be located approximately 50m away from the southern boundary and will easily comply with the recession plane requirements.
10.6.5.1.6 Stormwater Management	The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 10%.	Complies The total impermeable surfaces will be less than 10% of the gross site area.
10.6.5.1.7 Setback from Boundaries	(a) no building shall be erected within 10m of any site boundary, except that on any site with an area of less than 5,000m ² , this setback shall be 3m from any site boundary; (b) no building for residential purposes shall be erected closer than 100m from the boundary of the Minerals Zone. ...	Complies The proposed building will be located more than 10m away from all the site boundaries.
10.6.5.1.8 Transportation	Refer to Chapter 15 – Transportation for Traffic, Parking and Access rules.	Complies The proposed new double garage will comply with the car parking space standards. No changes to the existing access.
10.6.5.1.9 Keeping of Animals	Any building, compound or part of a site used for factory farming, boarding kennels or a cattery shall be located no closer than 50m from any site boundary except for a boundary which adjoins the Residential, Coastal Residential or Russell Township Zones where the distance shall be a minimum of 600m.	Not applicable
10.6.5.1.10 Noise	All activities shall be so conducted as to ensure that noise from the site shall not exceed the following noise limits at or within the boundary of any other site in this zone, or at any site zoned Residential, Russell Township or Coastal Residential, or at or within the notional boundary of any dwelling in any other rural or coastal zone: 0700 to 2200 hours 55 dBA L10	Will comply

TABLE 1: Operative Far North District Plan 2009 - Rules Assessment

	2200 to 0700 hours 45 dBA L10 and 70 dBA Lmax Construction Noise: Construction noise shall meet the limits recommended in, and shall be measured and assessed in accordance with NZS 6803P:1984 "The Measurement and Assessment of Noise from Construction, Maintenance and Demolition Work".	
10.6.5.1.11 Helicopter Landing Area	A helicopter landing area shall be at least 200m from the nearest boundary of any of the Residential, Coastal Residential, Russell Township or Point Veronica Zones.	Not applicable

10.6.5.3 RESTRICTED DISCRETIONARY ACTIVITIES

An activity is a restricted discretionary activity in the General Coastal Zone if:

- (a) it does not comply with any one of the following Rules 10.6.5.1.1 Visual Amenity; 10.6.5.1.4 Building Height; 10.6.5.1.5 Sunlight; 10.6.5.1.7 Setback from Boundaries and/or 10.6.5.1.10 Noise; but
- (b) it complies with all of the other rules for permitted activities under Rules 10.6.5.1 and 10.6.5.2; and
- (c) it complies with Rules 10.6.5.3.1 Visual Amenity; 10.6.5.3.2 Building Height; 10.6.5.3.3 Sunlight; 10.6.5.3.4 and Setback from Boundaries; 10.6.5.3.5 Noise below; and
- (d) it complies with the relevant standards for permitted, controlled or restricted discretionary activities set out in Part 3 of the Plan - District Wide Provisions.

In assessing an application for a restricted discretionary activity, the Council will restrict the exercise of its discretion to the specific matters listed for each rule below, or where there is no rule, to the specific matters listed below under the appropriate heading.

Rule	Rule Description	Comment
10.6.5.3.1 Visual Amenity	The following are restricted discretionary activities in the General Coastal Zone: (a) any new building(s); or (b) alteration/addition to an existing building that do not meet the permitted activity standards in Rule 10.6.5.1.1 where the new building or building alteration/addition is located partially or entirely outside a building envelope that has been approved under a resource consent.	Resource consent is required for a Restricted Discretionary activity. Resource consent is sought under (a) for the proposed garage and studio/gym space, and a new pool pavilion, which are for human habitation and that will have a gross floor area of greater than 25m². Resource consent is conservatively sought under (b) for the proposed alteration to the existing building exceeds 50m² but does not exceed the height of the existing building.
10.6.5.3.2 Building Height	The maximum height of any building shall be 9m.	Complies

TABLE 1: Operative Far North District Plan 2009 - Rules Assessment

10.6.5.3.3 Sunlight	No part of any building shall project beyond a 45 degree recession plane as measured inwards from any point 3m vertically above ground level on any site boundary (refer to definition of Recession Plane in Chapter 3 - Definitions), for a length not exceeding 25% of the relevant boundary.	Complies
10.6.5.3.4 Setback from Boundaries	Required if the proposal breaches of Rule 10.6.5.1.7 Setback from Boundaries	Not applicable
10.6.5.3.5 Noise	Required if the proposal breaches Rule 10.6.5.1.10 Noise	Not applicable

Chapter 12.3 3 – Soils and Minerals

12.3.6.1 Permitted Activities

An activity is a permitted activity if:

- (a) it complies with the standards for permitted activities set out in Rules 12.3.6.1.1 to 12.3.6.1.5 below; and
- (b) it complies with the relevant standards for permitted activities in the zone in which it is located, set out in Part 2 of the Plan - Environment Provisions; and
- (c) it complies with the other relevant standards for permitted activities set out in Part 3 of the Plan - District Wide Provisions.

Rule	Rule Description	Comment
12.3.6.1.2 Excavation And/Or Filling, Including Obtaining Roding Material But Excluding Mining And Quarrying, In General Coastal Zone	Excavation and/or filling, excluding mining and quarrying, on any site in the General Coastal Zone is permitted, provided that: (a) it does not exceed 300m ³ in any 12 month period per site; and (b) it does not involve a cut or filled face exceeding 1.5m in height i.e. the maximum permitted cut and fill height may be 3m.	Will comply The locations of the two proposed buildings are relatively level. Given the modest footprints of the buildings, and the need to scrape topsoil to shallow depth only, the volume of excavations required will fall within permitted limits.

Appendix 4

RC1980440 Decision and Plans



**HARRISON
GRIERSON**



**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 **978318**
Land Registration District **North Auckland**
Date Issued 15 June 2022

Prior References

NA121C/673 NA121D/471

Estate Fee Simple
Area 32.8213 hectares more or less
Legal Description Lot 2 Deposited Plan 557844 and Lot 1
Deposited Plan 194534

Registered Owners

Janine Maree Budden and Shale Chambers as to a 2/3 share
Anthony Edward Kemp and Bruce Robert Sharrock as to a 1/3 share

Interests

Subject to Section 8 Mining Act 1971

Subject to Section 168A Coal Mines Act 1925

Subject to a right of way, and a right to convey water, electricity and telecommunications over part Lot 2 DP 557844 marked A on DP 557844 specified in Easement Certificate D066530.11 - 12.11.1996 at 12:10 pm

Appurtenant hereto is a right of way and a right to convey water, and electricity & telecommunications rights specified in Easement Certificate D066530.11 - 12.11.1996 at 12.10 pm

The easements specified in Easement Certificate D066530.11 are subject to Section 243 (a) Resource Management Act 1991

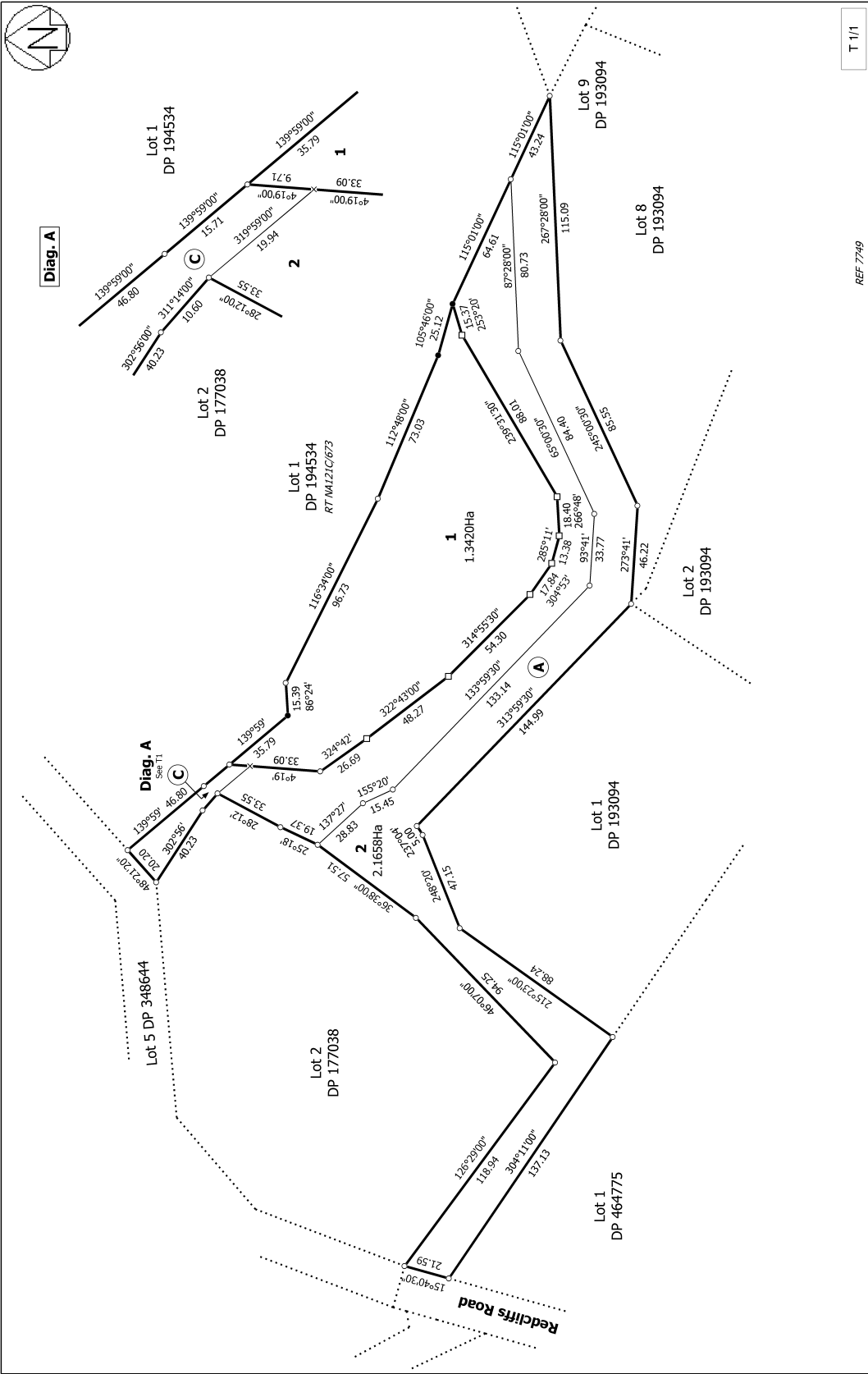
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The easements specified in Easement Certificate D349890.4 are subject to Section 243 (a) Resource Management Act 1991

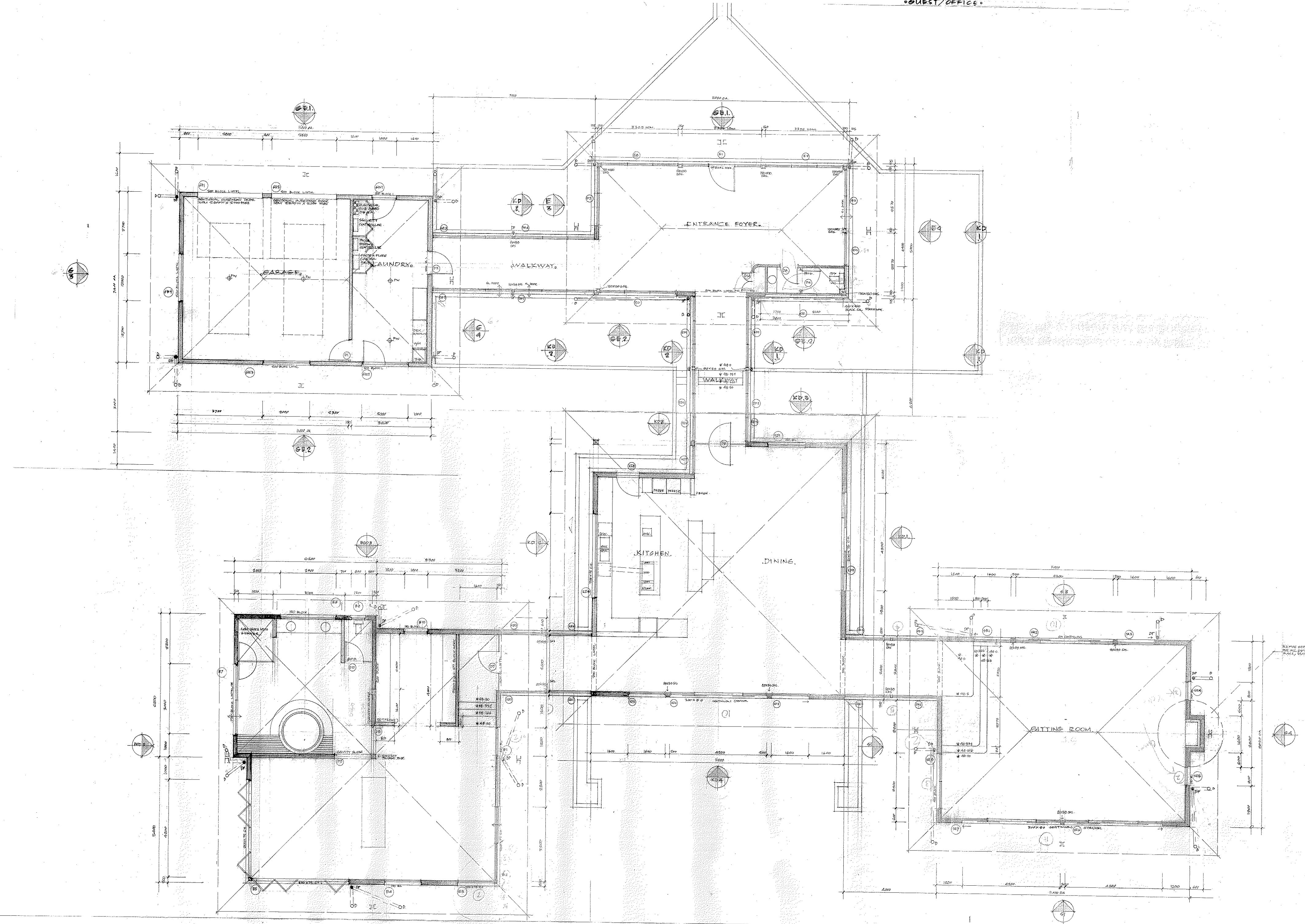
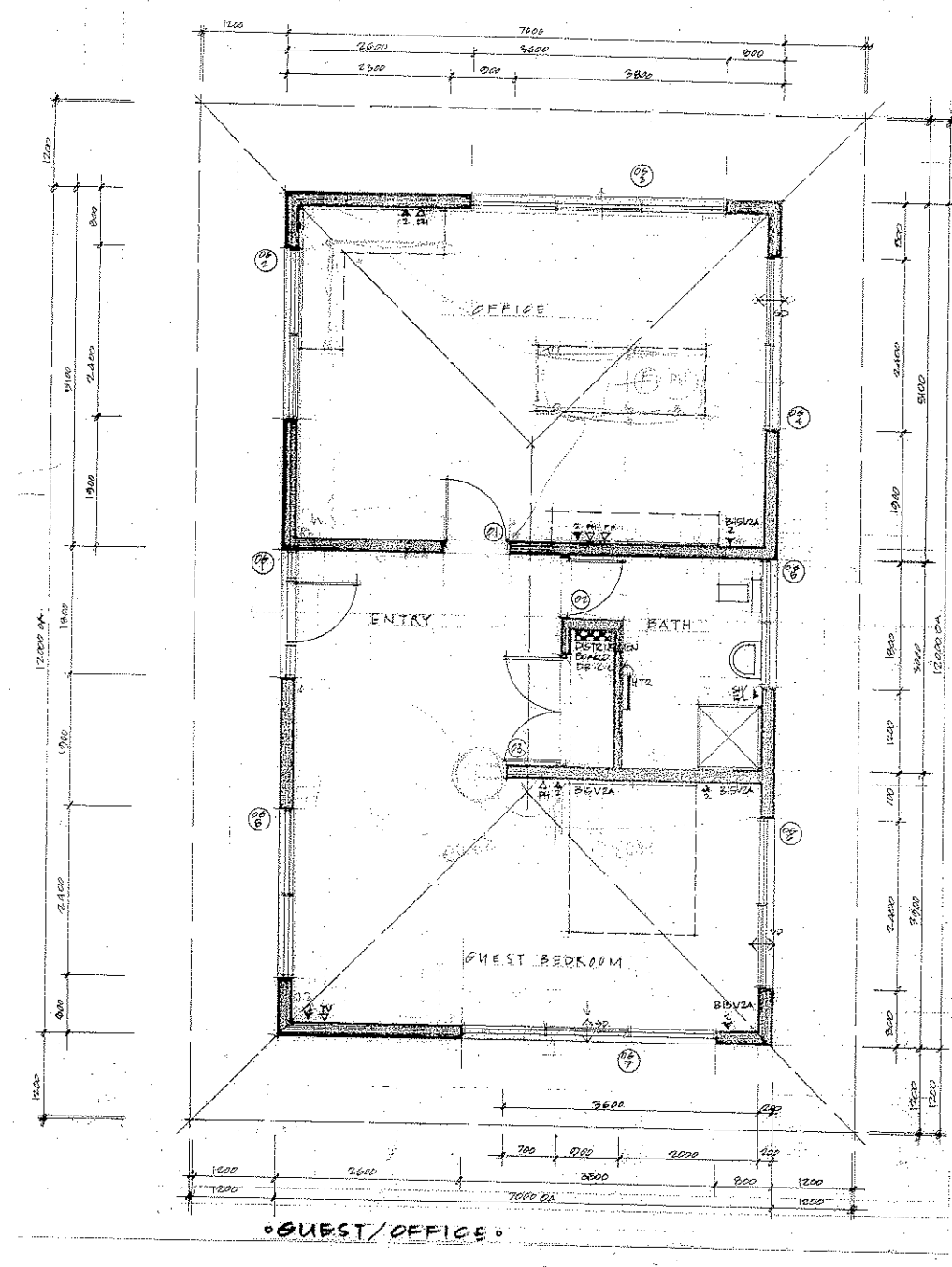
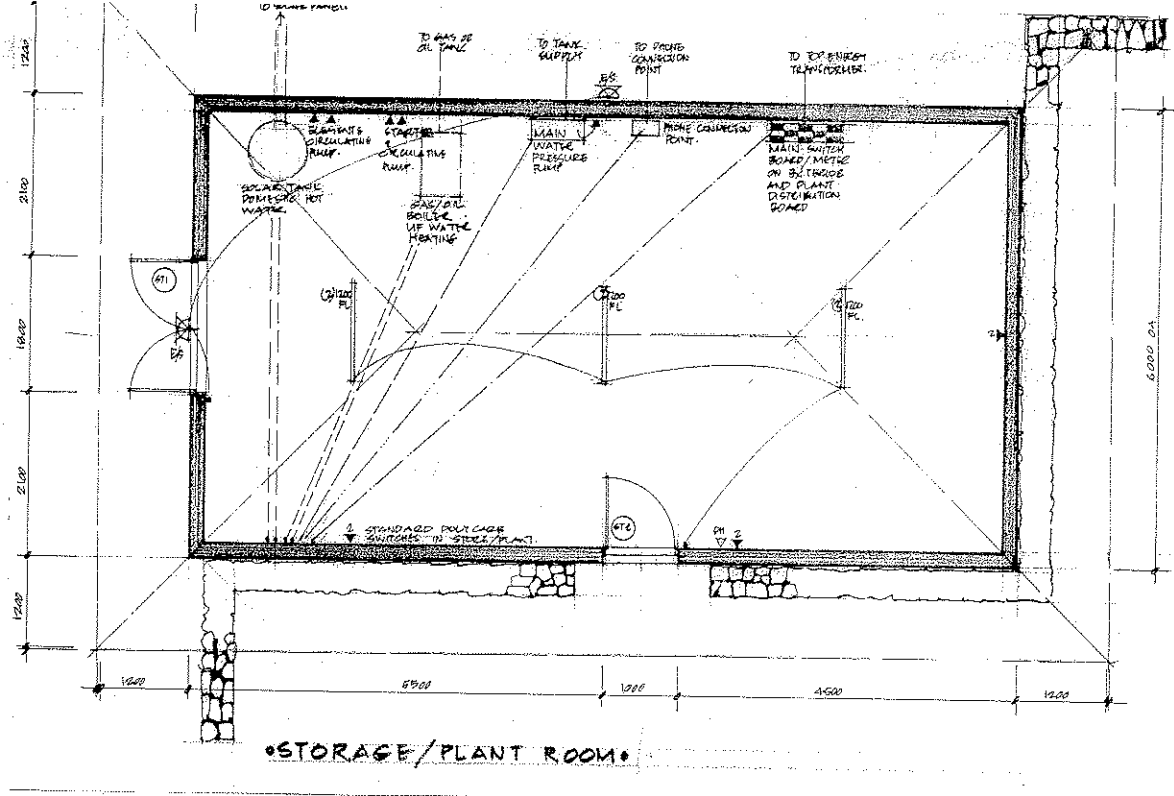
Subject to Section 241(2) Resource Management Act 1991 (affects DP 557844)

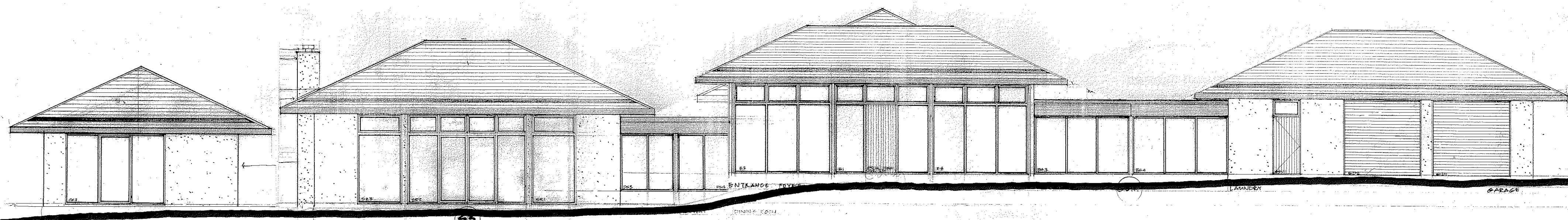
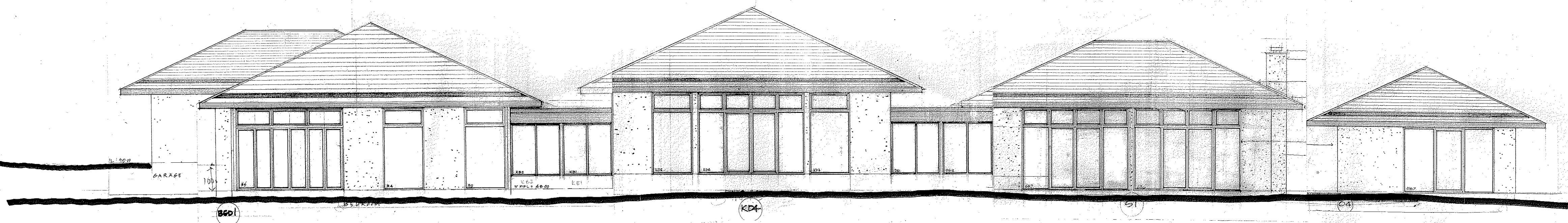
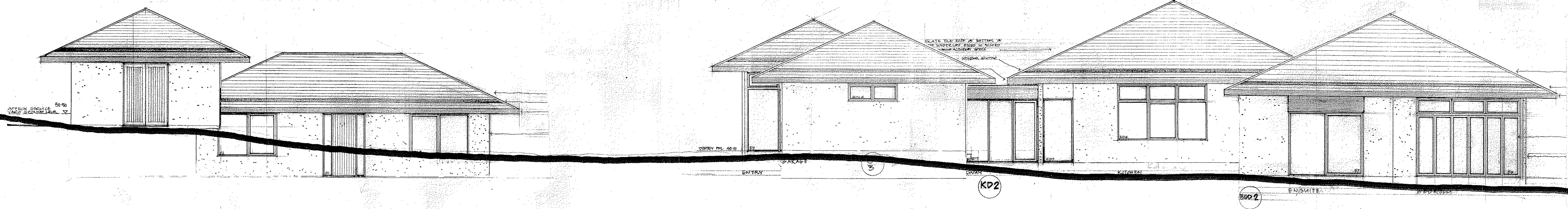
Subject to a right of way, a right to convey electricity, telecommunications and water, and a right to drain water over part Lot 2 DP 557844 marked C on DP 557844 created by Easement Instrument 12468770.3 - 15.6.2022 at 2:39 pm

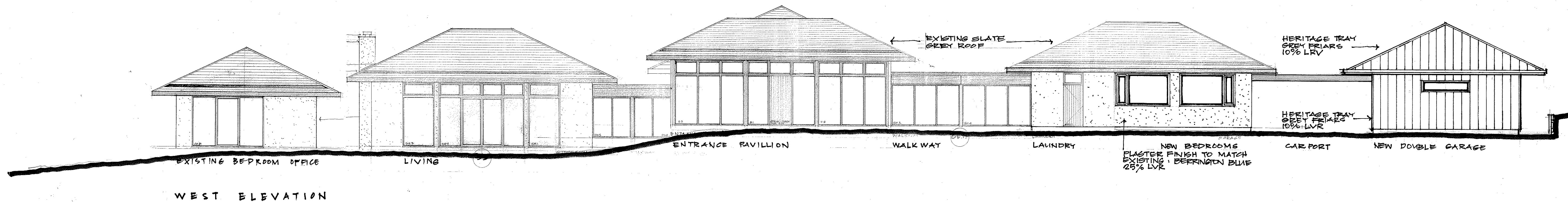
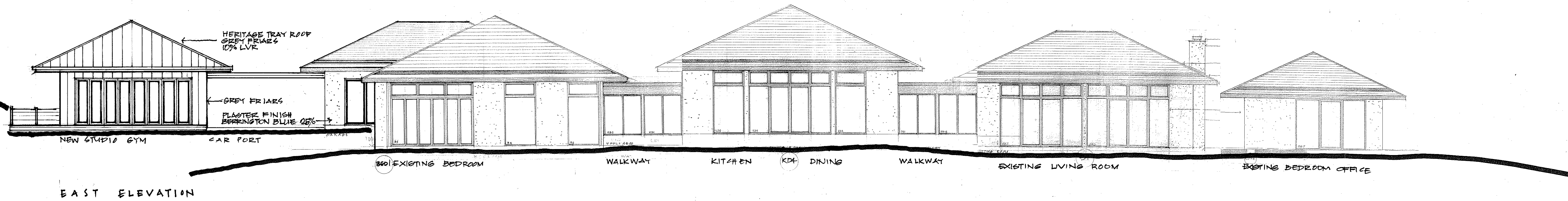
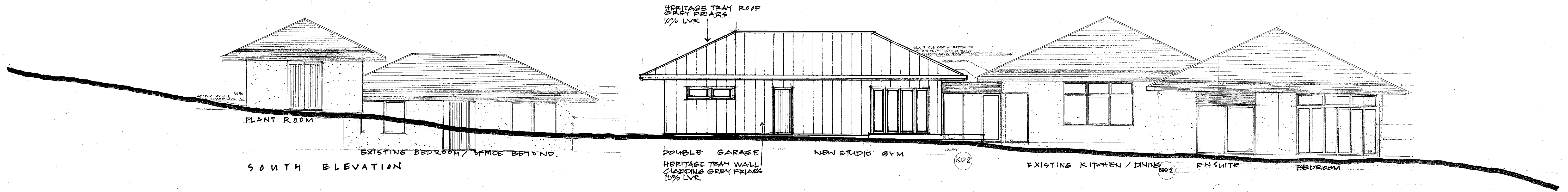
The easements created by Easement Instrument 12468770.3 are subject to Section 243 (a) Resource Management Act 1991

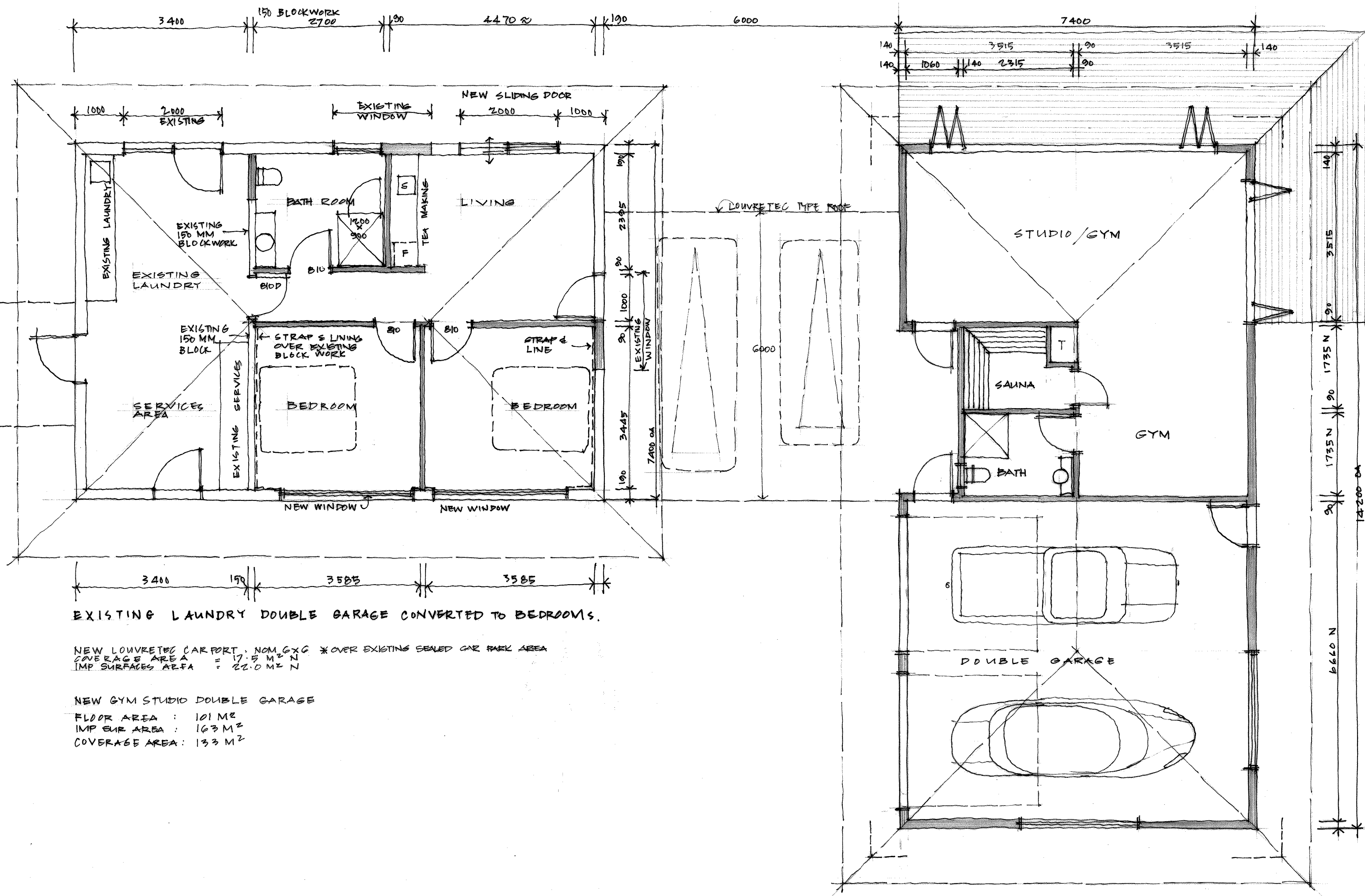


Land District: North Auckland	Lots 1 and 2 being a Subdivision of Lot 1 DP 192248	Surveyor: Aaron Robert Donaldson Firm: Donaldsons	Title Plan DP 557844
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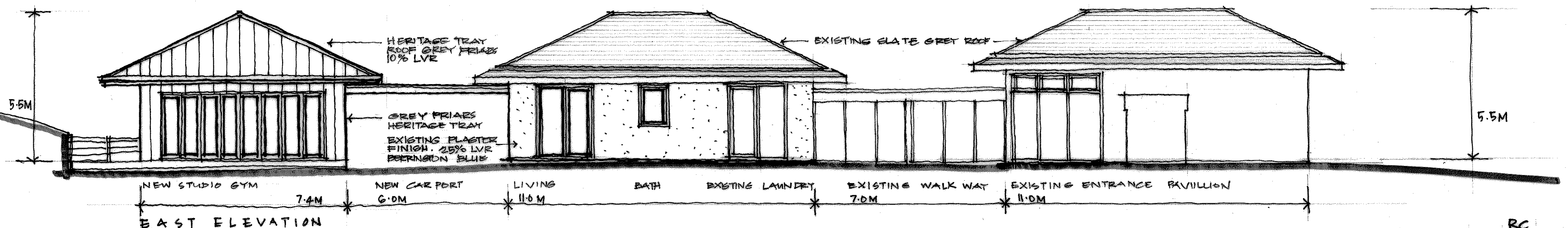
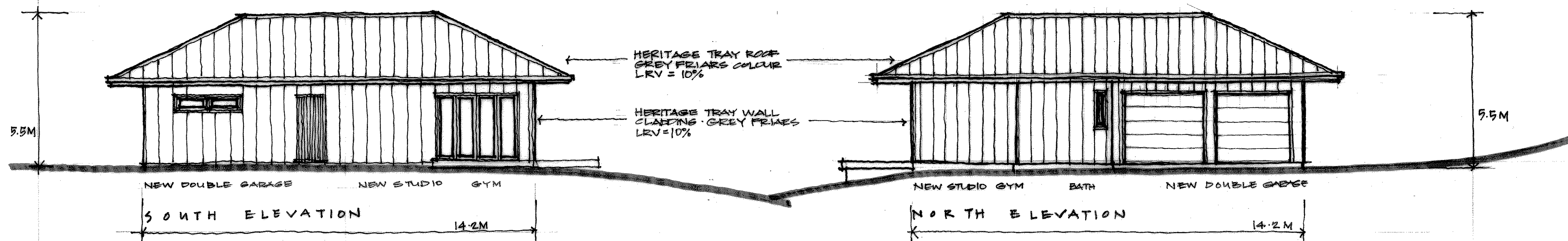
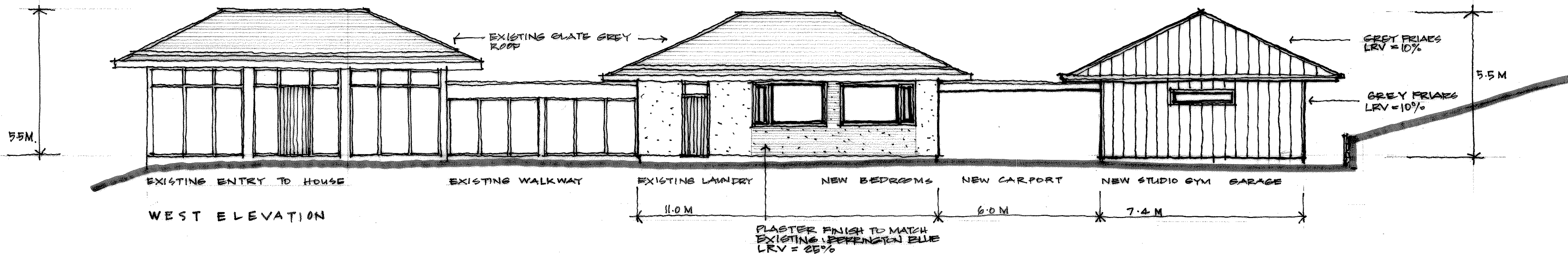








PROPOSED NEW GARAGE/GYM FOR THE BELLAMAX & KEMP FAMILY TRUSTS A 4386 REDCLIFFS ROAD		PROPOSED NEW STUDIO/GYM /GARAGE		RC
VICTOR WILMAR ARCHITECTURE • 021-633349 KERIKERI		SCALE • 1:50 A2		A 6
				25 4



PROPOSED NEW GARAGE/GYM FOR THE BELLAMAX & KEMP FAMILY TRUSTS • 4386 REDCLIFFS ROAD
VICTOR WILMAR ARCHITECTURE • KERIKERI • 021 6333 49

PROPOSED ELEVATIONS OF NEW STUDIO • GARAGE
SCALE • 1:100 @ A2

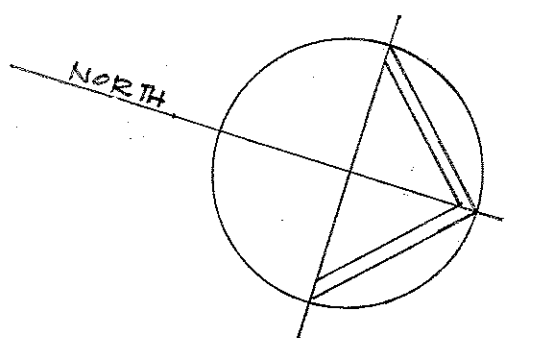
RC
A 7
25 4

PROPOSED STUDIO GYM &
DOUBLE GARAGE - A6 & A7

GUEST HOUSE NEVER
BUILT

POSSIBLE FUTURE
POOL PAVILLION & CHANGE
LOUNGE ~ 48 M² . A9

APPROXIMATE
3 000 M² IMPERMEABLE
SURFACES • DWELLING
ROOF (INC PROPOSED) PAVILION
POOLS, HARD SURFACES



PROPOSED NEW GARAGE/GYM FOR THE BELLAMAX & KEMP FAMILY TRUSTS AT 4386 REDCLIFFS ROAD KERIKERI
VICTOR WILMAR ARCHITECTURE • 021 6333 49 • KERIKERI

OCTOBER 25

ORIGINAL LANDSCAPING DESIGN • ANTHONY PAUL SURREY UK

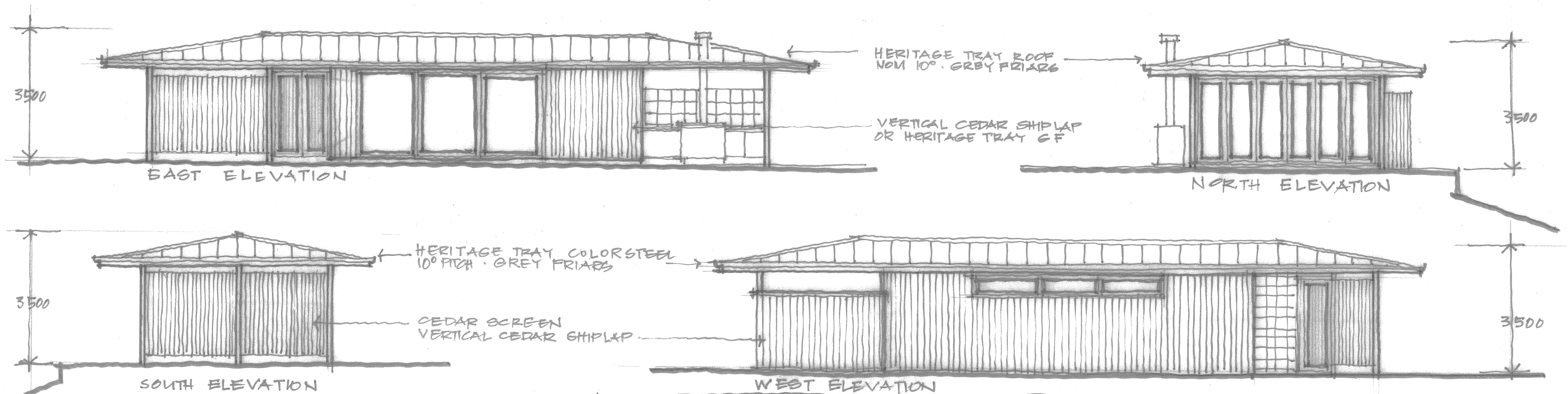
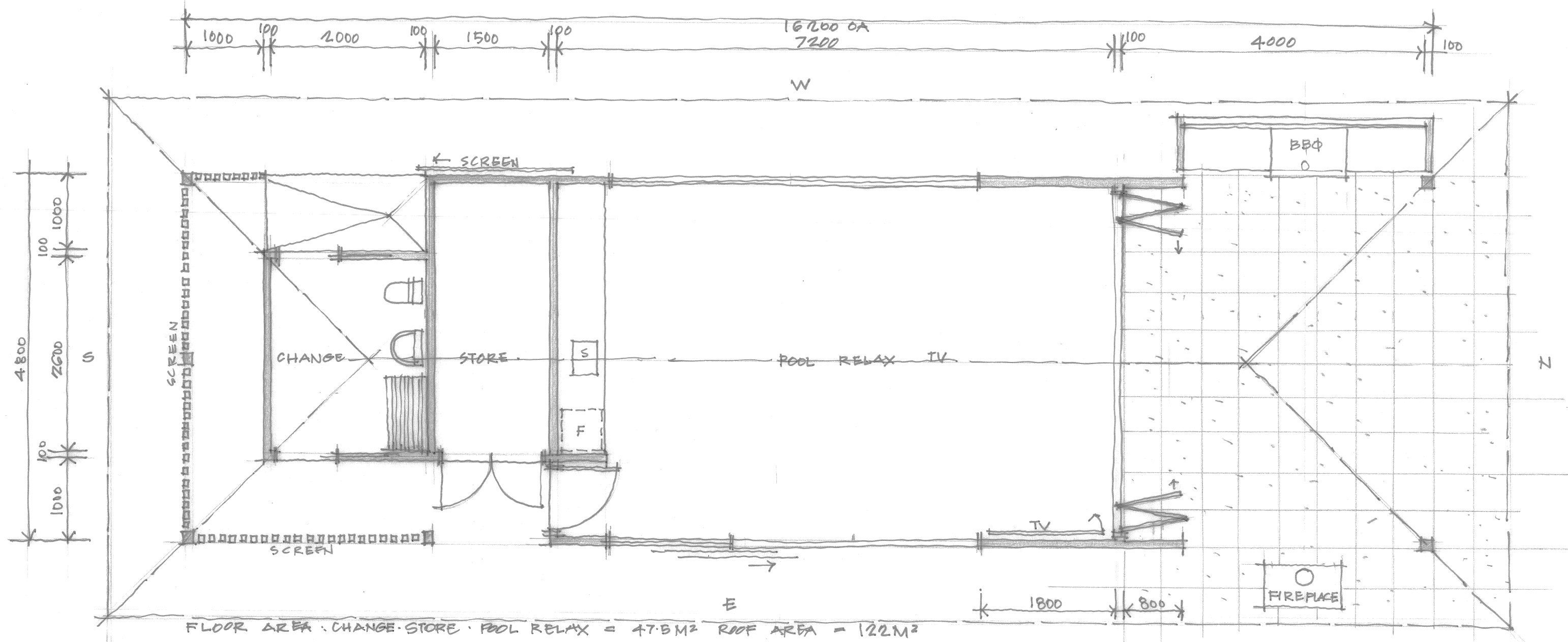
EXISTING LANDSCAPING + IMPERMEABLE SURFACES

SCALE • 1:200 @ A2

RC

A 8

25 4



PROPOSED POOL PAVILION FOR THE BELLAMAX & KEMP FAMILY TRUSTS • 4386 REDCLIFFS ROAD • KERIKERI
 VICTOR WILMAR ARCHITECTURE • 021 633349 KERIKERI
 OCTOBER 2025 1:50 1:100 A3

RC
 A 9

Cost-effective in summer

In summer, when the sun is at its most intense for greatly increased periods, extreme levels of solar energy land on a roof. Depending on the nature of the structure, this can produce a high level of heat within the building itself. This, in turn, often requires the near constant use of power-hungry electric cooling systems.

The IR technology present in COLORSTEEL® enables a reduction in roof temperature, particularly in darker colours. This can moderate the temperature of the internal environment and reduce required cooling costs when compared to roofing materials of a similar colour with low solar reflectance².

Of course, depth of colour has a major impact on a roof's heat levels. Specifying lighter colours undeniably reduces temperatures. However, building design and appropriate insulation can also affect this.

The Metal Roofing Manufacturers' (MRM) Code of Practice provides the following approximate temperatures that a lightweight metal roof can be expected to reach on a hot summer's day in New Zealand.

COLOUR DEPTH/ INSULATION	DEGREES CELSIUS
Insulated dark colour	80°
Insulated light colour	60°
Uninsulated dark colour	65°
Uninsulated light colour	50°

With an eye on the environment

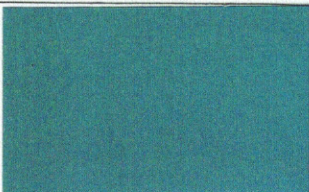
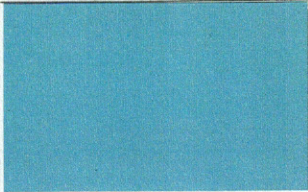
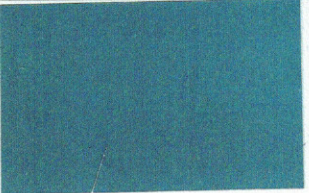
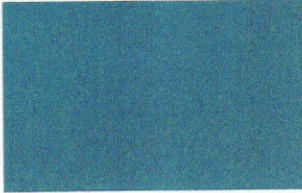
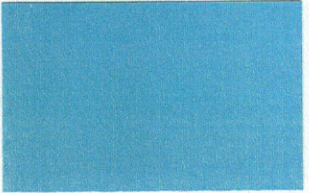
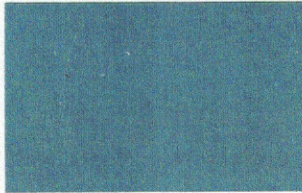
Reduced LRV values may also prove helpful when meeting local authority guidelines in relation to the reflectivity of roofing and cladding materials. These restrictions are generally applied to coastal locations or other visually attractive or significant landmarks, with the aim of preserving the natural amenity and character of the area. In these instances, LRV will provide the best measure of visible reflectance.

Reflectance Measures of COLORSTEEL®

COLORSTEEL® COLOUR	TOTAL SOLAR REFLECTANCE %	LIGHT REFLECTANCE VALUE %
Cloud	72	76
Desert Sand	58	51
Ebony	5	5
FlaxPod®	25	7
Grey Friars	28	10
Gull Grey	57	50
Ironsand	28	8
Karaka	25	8
Lichen	44	28
Lignite	30	11
Mist Green	40	25
New Denim Blue	25	11
Permanent Green	26	10
Pioneer Red	36	15
Sandstone Grey	42	27
Scoria	32	12
Slate	27	9
Thunder Grey	30	12
Titania	67	69
Windsor Grey (G10)	23	7

cannot be produced with solar reflectance technology. Figures are also available for many
information.
average reduction is approximately 5%.

NEW GARAGE/GYM • BELLAMIX + KEMP FAMILY TRUSTS • COLOURS + LRV

22 LRV →	 Calypso™cc B54-052-225	 Hemisphere™ B64-058-237	← 32 LRV
20 LRV →	 Wavelength™cc B52-054-243	 Matisse™cc B49-059-247	← 18 LRV
35 LRV →	 Subzero™ B66-066-246	 Wedgewood™cc B53-043-247	← 21 LRV

BERRINGTON BLUE = AVERAGE 25 LRV



FAR NORTH DISTRICT COUNCIL



Our reference RC 1980440
If calling, please ask for
Resource Planner

Kawakawa Service Centre
Main North Rd, PO Box 11, Kawakawa
Telephone: (09) 404-0371 Fax: (09) 404-1544

17 NOV 1997

Kaylee Wilson
Thomson & King
P O Box 372
KERIKERI

Dear Sir/Madam,

RC 1980440 APPLICATION BY BINZER & BARTH.

Council's decision is attached.

The application was considered and determined under authority delegated to the Manager, Environmental Services of the Far North District Council, pursuant to Section 34(4) of the Resource Management Act 1991. If you are dissatisfied with the decision of any part of it, you have the right (under Section 357 of the Act) to object to the decision. The objection must be in writing, stating reasons for the objection, and must be received by Council within 15 working days of your receipt of this decision.

Yours faithfully

Dougall Campbell
RESOURCE PLANNER

FAR NORTH DISTRICT COUNCIL
FAR NORTH TRANSITIONAL DISTRICT PLAN
(Bay of Islands Section)

AND PROPOSED FAR NORTH DISTRICT PLAN

IN THE MATTER OF the Resource Management
Act 1991

AND

IN THE MATTER OF an application for
Resource Consent under the aforesaid Act, by
BINZER & BARTH

FILE NUMBER RC 1980440

APPLICATION

Application for LAND USE CONSENT construct a dwelling in the Coastal 1A zone that exceeds the open space and impermeable surfaces requirement.

The property in respect of which the application is made is situated at Redcliffs Road Kerikeri and is legally described as at Lot 3 DP 161190.

DECISION

That pursuant to Section 105(1)(c) of the Resource Management Act 1991, Council grants its consent to the application (being RC 1980440 by Binzer & Barth construct a dwelling in the Coastal 1A zone that exceeds the open space and impermeable surfaces requirement on Lot 3 DP 161190 as shown on the plans and information provided with the application.

This consent is subject to the following conditions imposed pursuant to Section 108 of the Act:

1. That the development proceed in accordance with the plans and information provided with the application.
2. Prior to the issue of the building consent the applicant is to supply the following:
 - A colour chart which shows the proposed finishing colours of the dwelling to be approved by the Environmental Services Manager of the Far North District Council. The colours are to be natural and compatible with the surrounding environment.

3. That the Landscape Development Plan prepared by C Hawthorn dated October 1997, be implemented within 6 months of the issue of the building consent and maintained for the duration of RC 1980440.
4. That the supply of electricity to the site be in general accordance with the updated information submitted with the application. The power supply is to be located following the gully on the northern side of the site (via two support poles) with the balance coastal portion to the building site (approximately 120m) to be supplied by underground power.
5. Obtain all necessary building, plumbing and drainage consents.

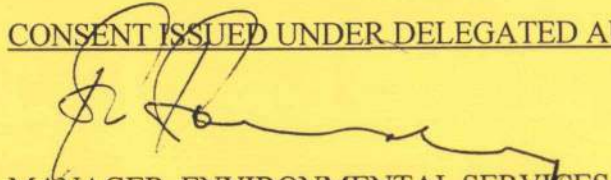
The Reasons for the Decision

1. The effects of the proposal are deemed to be minor and mitigated by the conditions of consent.
2. The conditions of consent imposed will ensure that the natural character of the coastal environment is protected.
3. Written approval has been obtained from all adjoining owners and interested parties who might be adversely affected by the proposed activity.
4. The proposal is in accordance with Part II of the Resource Management Act 1991.

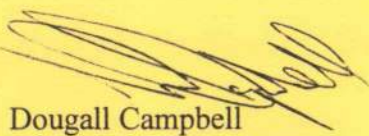
RIGHT OF OBJECTION

Section 357 of the Act provides the Right of Objection to the Council within 15 working days from the notice of the decision received in accordance with the Act.

CONSENT ISSUED UNDER DELEGATED AUTHORITY:



MANAGER, ENVIRONMENTAL SERVICES



Dougall Campbell
RESOURCE PLANNER

Date: 17 November, 1997

RC 1980440

RECORD OF DECISION ON RESOURCE CONSENT APPLICATIONS

Participants:

Decision Date:

PJK

BTS

RC Number : 1980440

Val Number : 213-419-00

Lodged : 30 Oct 07

Applicant : BINZER & BARTH

Location : REDCLIFFS RD. PURELOA

Zoning - Transitional Plan : Coastal 1A.
Proposed Plan : General Coastal

Proposal : Construct a dwelling

Type - Transitional Plan : Discretionary
Proposed Plan : Non-complying

Issues : - Exceeds open space & impervious surfaces requirement.
- Top Energy servicing requirements - satisfied.

Approvals : YES, Inv, DC & adjoining landowners.

Notified : NO

Hearing :

Decision :

Findings :

Building (JSM)	Sewerage (MMG)	Roading (GKC)	Com Fac (GCR)	Projects (MPK)

Monitoring (CCO)	Health (BMD)	Liquor License (JEP)	Legal (SMH)	Transit



TE PUNA INLET

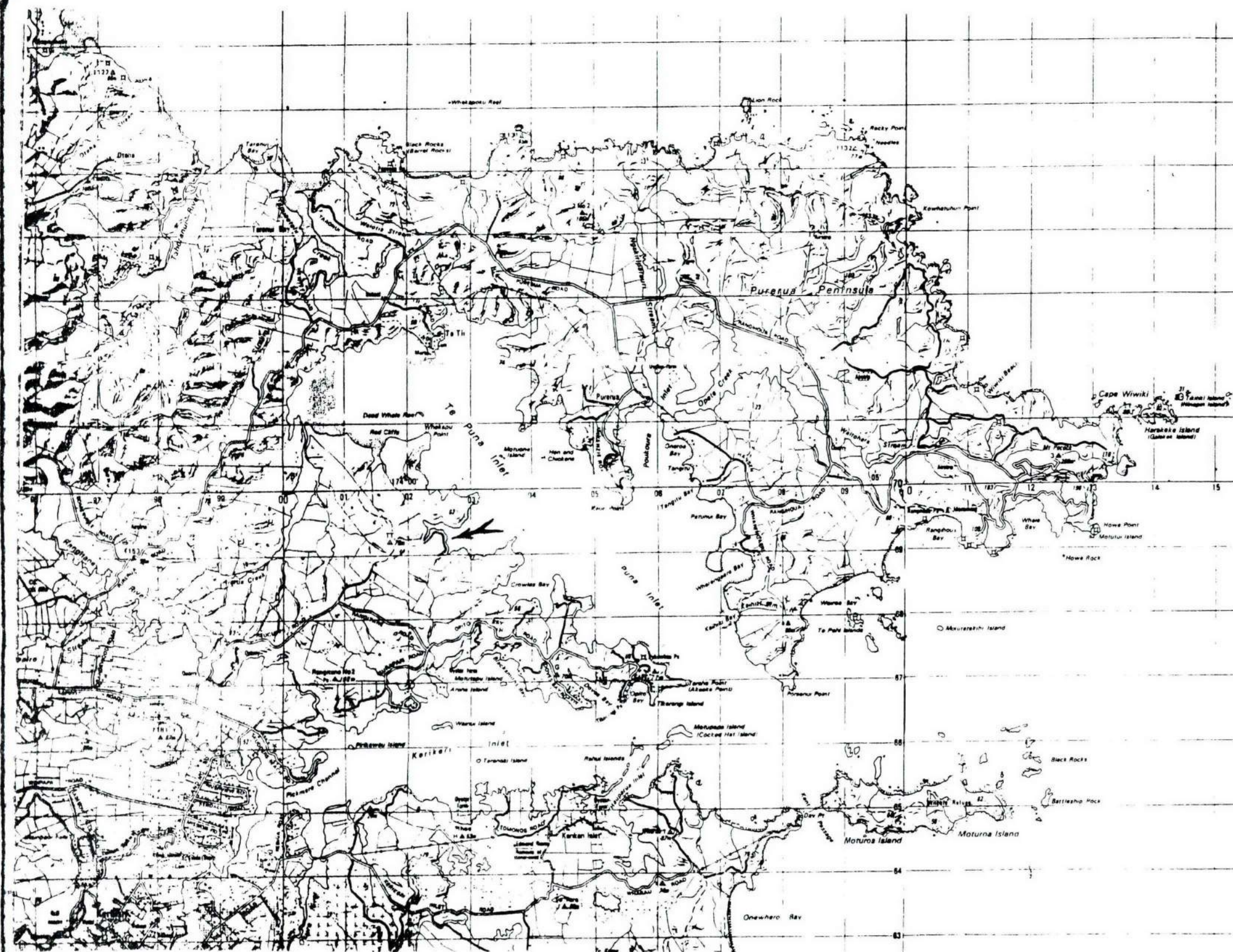
CROWN LAND
RESERVED FROM SALE
SEC 58 LAND ACT 1947

SITE PLAN SHOWING PROPOSED DRIVEWAY
AND DISTANCES TO BOUNDARIES.
BUILDINGS AND SWIMMING POOL ARE SHADED BLACK
PAVED AREAS ARE OUTLINED.
PLEASE REFER TO LARGER SCALE SITE PLAN
FOR MORE INFORMATION ON PROPOSED DEVELOPMENT.

- * CONTOURED AREAS ARE IN GRASS
- * --- EDGE OF BUSH LINE
- * --- POST & WIRE FENCES
- * CONTOUR INTERVAL 2.0m
- * ORIGIN OF LEVELS : MEAN HIGH WATER MARK
- * --- APPROX POSITION OF GULLY
- * --- POST AND WIRE FENCE ON BOUNDARY (1:1)
- * STN 1 RL 47.43
- * STN 2 RL 50.35
- * STN 3 RL 41.09
- * STN 4 RL 49.66
- * STN 5 RL 43.91
- * OIB 1 RL 68.08
- * OIB 11 RL 70.84

ILDS
Architectural
Design
Diana Sandifer
09 407 9182
09 407 9687
PO Box 191 Kerikeri

JOB TITLE PROPOSED
SINGLE UNIT RESIDENTIAL
DEVELOPMENT AS G. BARTH
& H. BINZER
(RELIGIOUS PROVERBIAL)
DRAWING TITLE
SITE PLAN
DATE OCTOBER 1997 SCALE 1:1500
PAGE NO 1 OF 1



LOCATION DIAGRAM
NOT TO SCALE

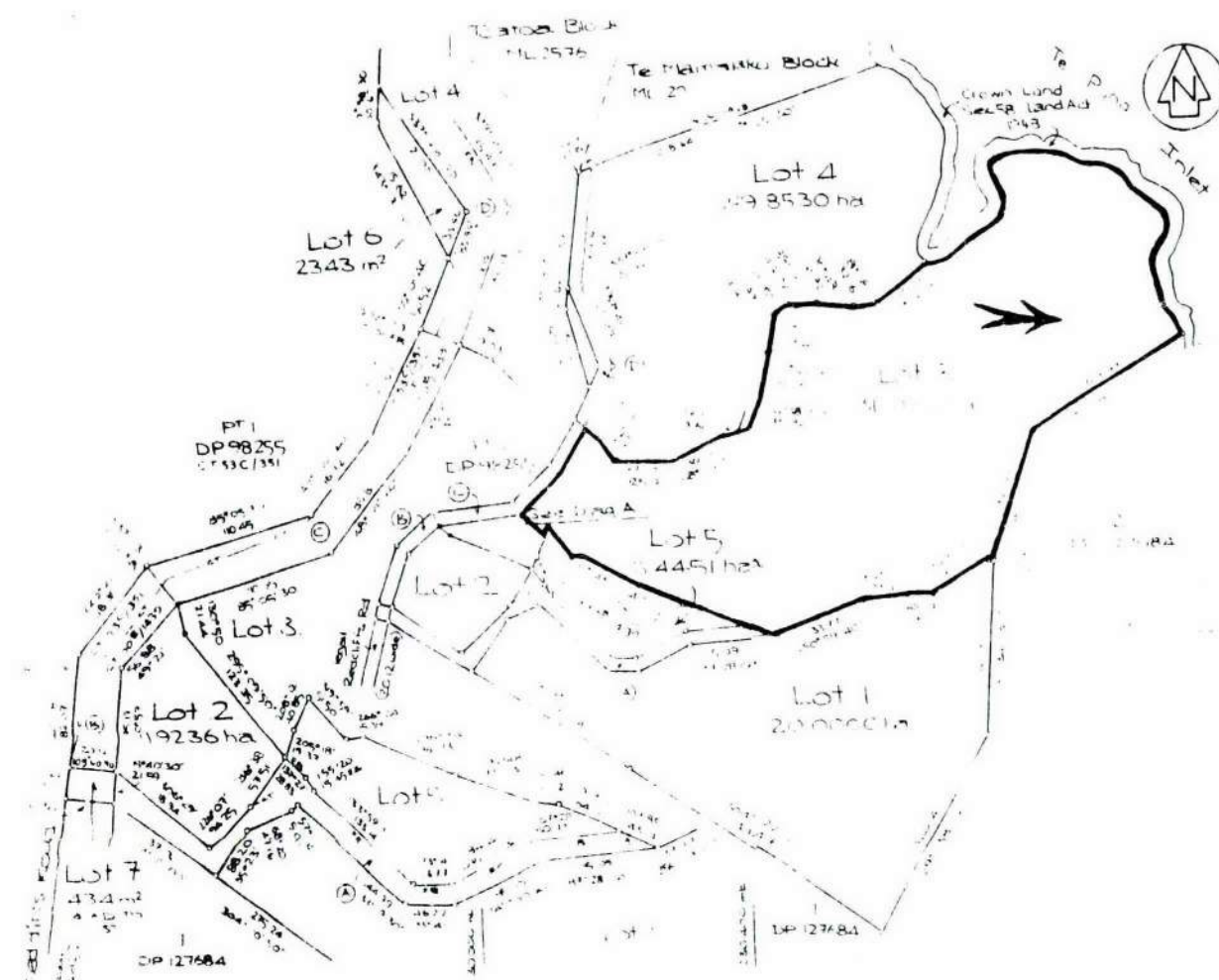
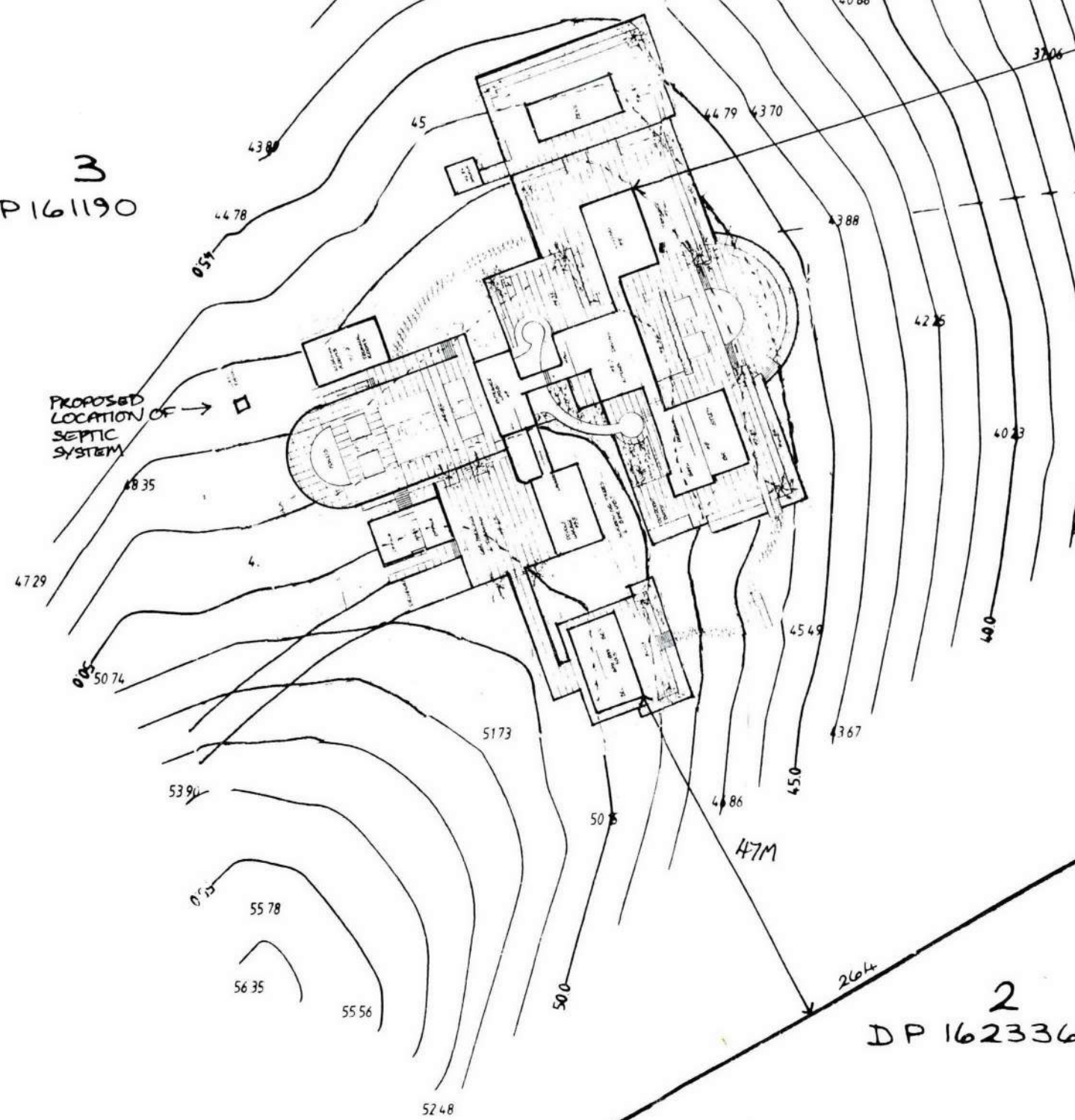


DIAGRAM OF LOT 3
NOT TO SCALE

3
DP 161190

PROPOSED
LOCATION OF
SEPTIC
SYSTEM



2
DP 162336

CROWN
LAND
SEC 5B
LAND ACT
1948

HILLSIDE
BUSH

TE PUNA INLET

SIGHT LINE TO TRIG 3 MATAHI

AREAS

SITE LOT 3 DP 161190 31.3150 ha
DWELLING 450 m²
GARAGE 72 m²
STORAGE/UTILITY BLDG 72 m²
OFFICES 72 m²
PAVED AREAS 1900 m²
DRIVEWAY 3000 m² APPROX

TOTAL SITE COVERAGE IS LESS THAN 5%
OF THE AREA OF THE SITE

ORIGIN OF LEVELS MEAN HIGH WATER R.L. 0.0m
CONTOUR INTERVAL 1.0m

ADDs	
Architectural Design	
Diana Sandifer	
Ph 09 407 0657	
PO Box 191 Kerikeri	
NOT TO BE PROPOSED	
SINGLE UNIT RESIDENTIAL	
DEVELOPMENT AS 6-3/4 BATH	
T.M.R. H. BINZER	
RECLIPS R/K KERIKERI	
DRAWING TITLE	
SITE/LOCATION PLAN	
DATE	SCALE
OCTOBER 97	1:750
REV. NO.	PAGE NO.
41	2

R J Donaldson & Associates
registered land & engineering surveyors

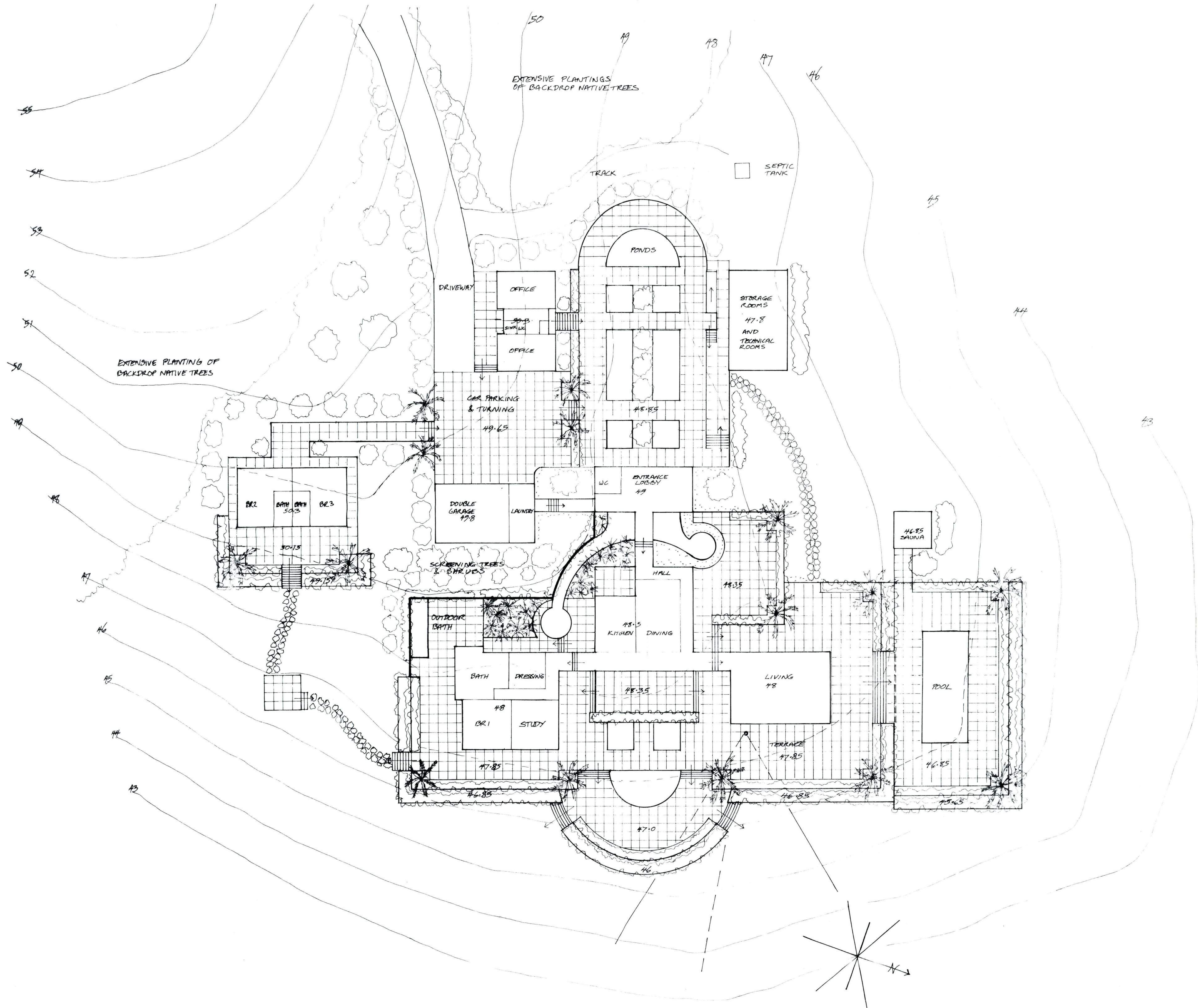
90 Kerikeri road kerikeri northland ph 09-4079182 fax 09-4077366

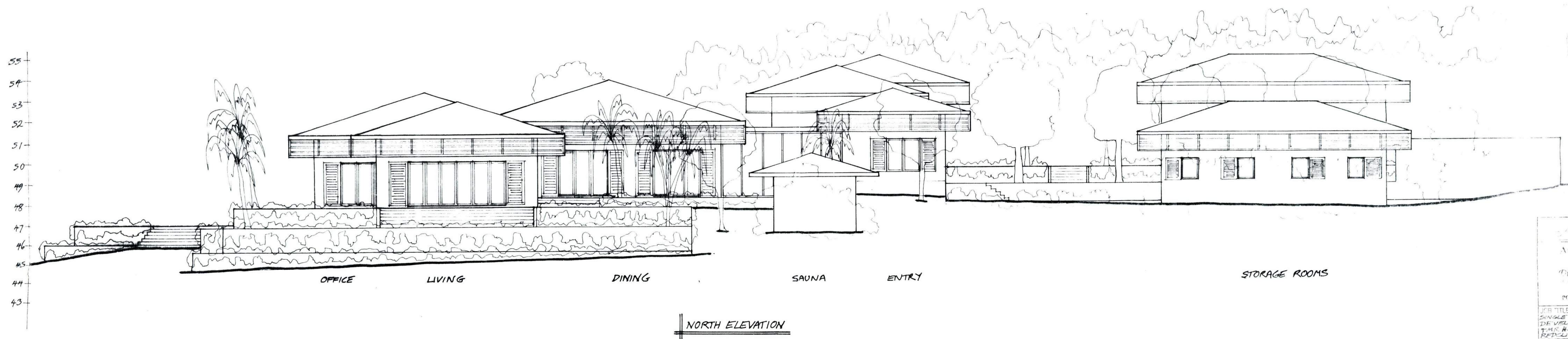
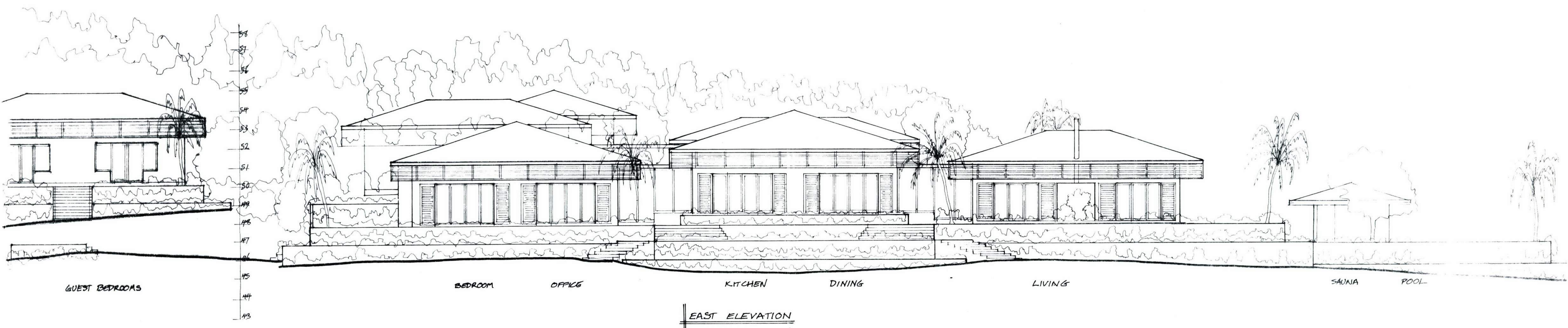
TOPOGRAPHICAL PLAN OF PROPOSED HOUSE SITE FOR
G. BARTH & H. BINZER

FAR NORTH DISTRICT

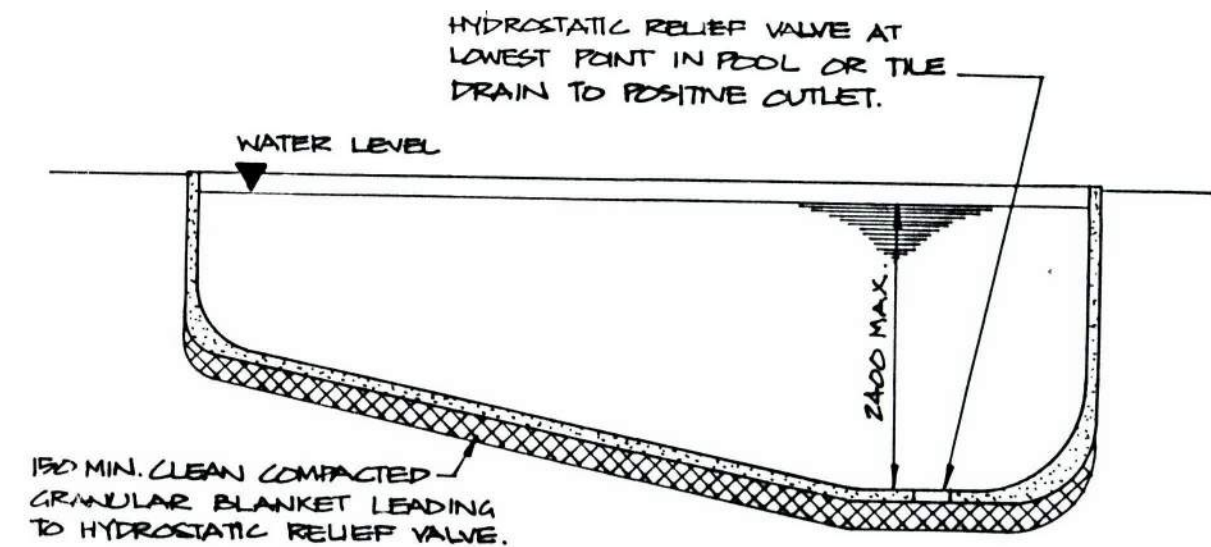
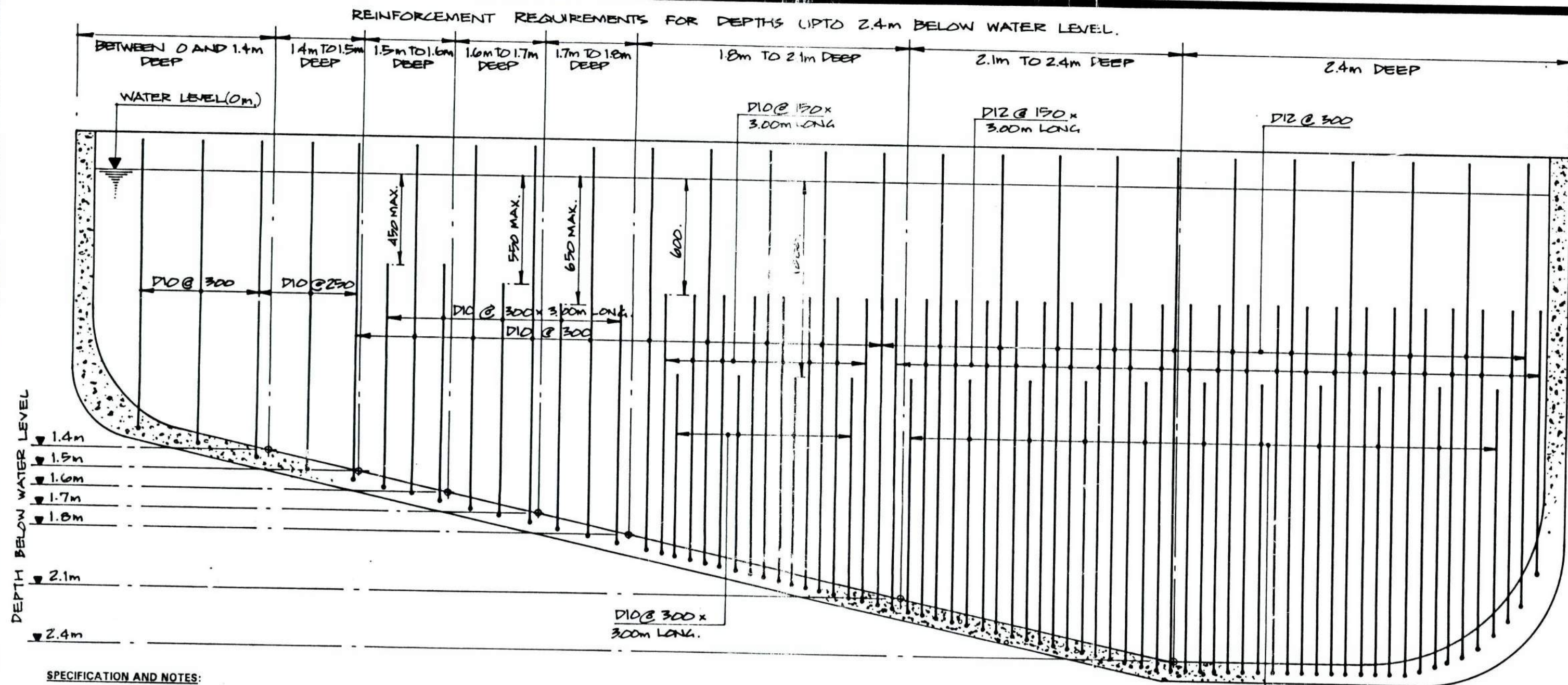
DRAWN S.MOS: CHECKED: RECALC: 1:750

DATE AUG. 1997

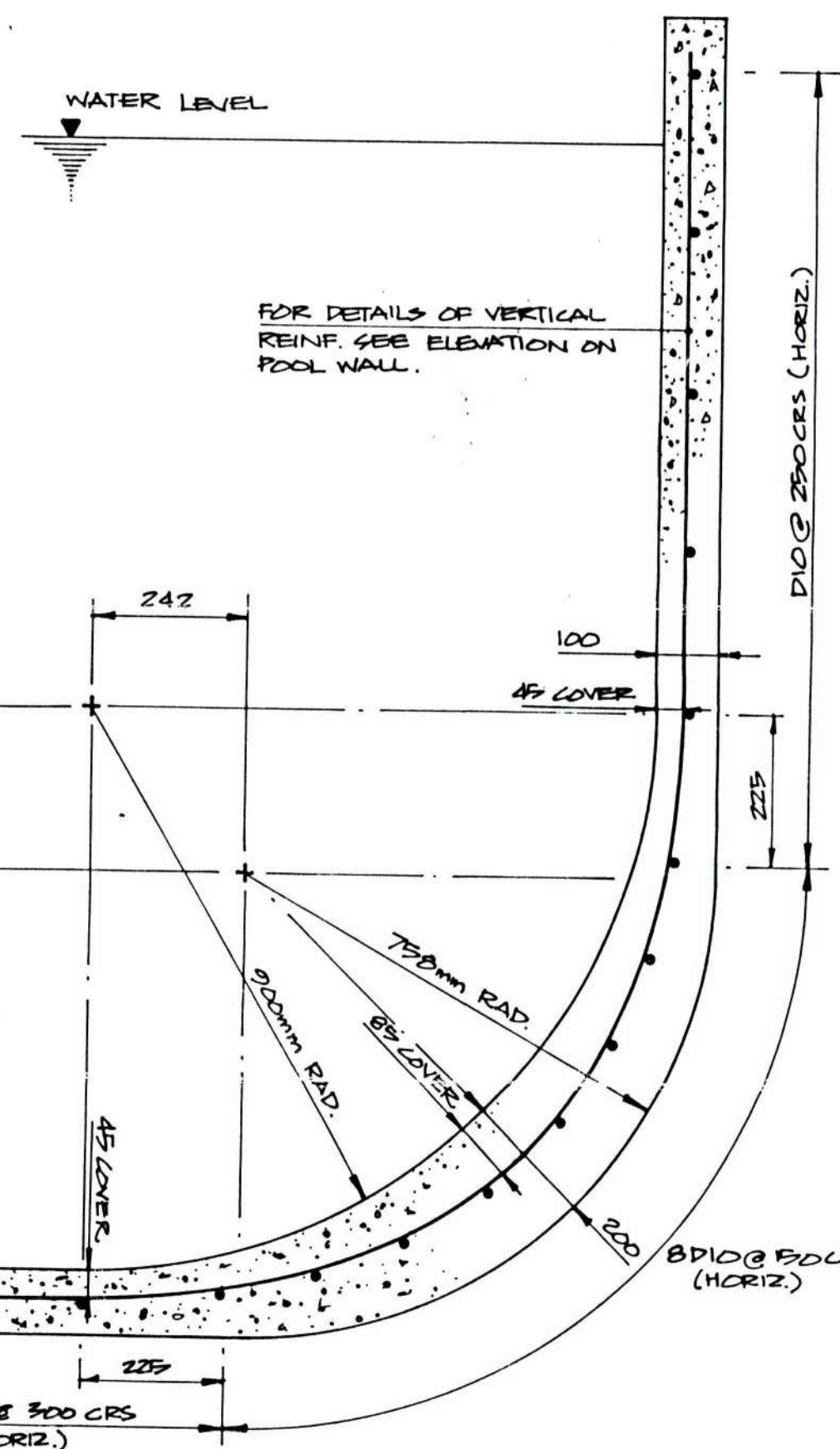




IDS Architectural Design Diana Sandifer March 1996 PO Box 191 Kerikeri	
JOB TITLE PROPOSED SINGLE UNIT RESIDENTIAL DEVELOPMENT 150-160 T. M. H. BUNZER REPAIRS RD, KERIKERI	
DRAWING TITLE	
ELEVATIONS	
DATE	SCALE
OCTOBER 197	1:100
NO. OF SETS	PAGE No
41	4



TYPICAL SECTION



TYPICAL WALL SECTION

SCALE 1:10

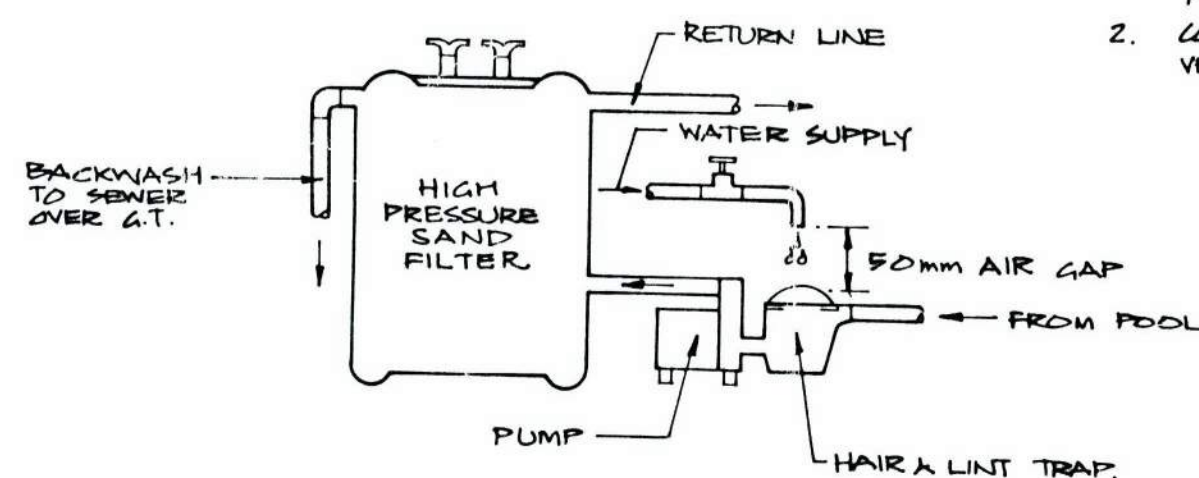
SPECIFICATION AND NOTES:

- GENERAL:
 - THE POOL STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF NZS 3106:1986 "CODE OF PRACTICE FOR CONCRETE STRUCTURES FOR THE STORAGE OF LIQUIDS".
 - ALL CONCRETE WORK SHALL COMPLY WITH THE REQUIREMENTS OF NZS 3109:1987 "SPECIFICATION FOR CONCRETE CONSTRUCTION", UNLESS MODIFIED BY THE REQUIREMENTS OF NZS 3106.
- MATERIALS:
 - CONCRETE: SHALL BE "SPECIAL GRADE" AND SUPPLIED BY A READY MIX CONCRETE PLANT, TO COMPLY WITH NZS 3104:1991.
 - REINFORCING:
 - SHALL COMPLY WITH NZS 3402:1989;
 - WELDED WIRE FABRIC SHALL COMPLY WITH NZS 3422:1975;
 - PROTECTION: ALL MATERIALS AND OTHER COMPONENTS SHALL BE PROTECTED FROM DAMAGE THROUGHOUT CONSTRUCTION.
- WORKMANSHIP:
 - ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH GOOD TRADE PRACTICE AND TO THE REQUIREMENTS OF THE NZ BUILDING CODE.
- EXCAVATION:
 - ALL EXCAVATIONS SHALL BE TAKEN DOWN TO FIRM MATERIALS WITH A BEARING CAPACITY EXCEEDING 100 kPa. THE ENGINEER SHALL BE ADVISED OF ALL BEARING MATERIALS THAT MAY BE EASILY INDENTED BY THE THUMB AND MOULDED BY LIGHT FINGER PRESSURE. WATER SHALL BE REMOVED FROM THE EXCAVATIONS BEFORE ANY CONCRETE IS POURED, AND ALL EXCAVATIONS SHALL BE KEPT CLEAR OF WATER WHILE OPEN.
- EXISTING DRAINS AND SERVICES:
 - ANY DRAINS OR SERVICES PASSING BENEATH THE POOL FLOOR SHALL EITHER BE DIVERTED OR EXPOSED FOR INSPECTION BY THE ENGINEER, FOLLOWING WHICH SPECIFIC PROTECTION MEASURES WILL BE DETERMINED.
 - EVERY ENDEAVOUR SHOULD BE MADE TO ENSURE THAT NEARBY EXISTING DRAINS EXTERNAL TO POOL WALLS ARE NOT DISTURBED. ANY DIVERSION WORKS, OR SHORING REQUIRED TO PROTECT DRAINAGE LINES, SHALL BE AT THE OWNER'S EXPENSE.
- GRANULAR BASE:
 - A 150mm THICK LAYER OF GRADED CLEAN GRANULAR FILL MATERIAL (50mm MAXIMUM AGGREGATE SIZE) SHALL BE PLACED OVER THE POOL FLOOR.
 - THE BASE TO THE CONCRETE COVERS SHOULD BE FORMED WITH 10:1 AP7 SCORIA/CEMENT MIX ACCURATELY SHAPED TO THE EXTERNAL COVE RADIUS.
- REINFORCEMENT:
 - SHALL BE PLACED IN POSITION AND WITH COVERS SHOWN ON THIS DRAWING.
 - LAPS SHALL BE 40 DIAMETERS FOR ALL DEFORMED MILD STEEL BARS AND 225mm FOR ALL WELDED STEEL FABRIC;
 - SPACERS SHALL BE USED BETWEEN REINFORCING AND FORMWORK TO MAINTAIN REQUIRED COVER.
- SHOTCRETE:
 - SHALL HAVE A MINIMUM 28 DAY CRUSHING STRENGTH OF 35 MPa AND SHALL BE PLACED IN A CONTINUOUS OPERATION.
- CURING:
 - IMMEDIATELY AFTER SHOTCRETE HAS BEEN PLACED IT SHALL BE PROTECTED AGAINST PREMATURE DRYING BY SHADING FROM STRONG SUNSHINE AND SHIELDING FROM WIND. AS SOON AS THE CONCRETE HAS HARDENED JUST SUFFICIENTLY TO AVOID DAMAGE, IT SHALL BE WETTED AND KEPT WET BY A DAMP HESSIAN COVER, HOSE SPRAY, OR SIMILAR, FOR 7 DAYS.
- EXTERNAL HYDROSTATIC PRESSURE RELIEF:
 - SHALL BE MAINTAINED AT ALL TIMES AFTER CONCRETE HAS BEEN PLACED AND UNTIL THE POOL IS FINALLY FILLED.
- BACKFILL:
 - SHALL BE CLEAN GRADED 20mm MAXIMUM AGGREGATE SIZE, LIGHTLY HAND COMPACTED TO PREVENT UNEVEN SETTLEMENT.
 - SHALL NOT BE PLACED UNTIL 7 DAYS AFTER CONCRETING COMPLETED.
- PLUMBING AND DRAINAGE:
 - ALL WORK NECESSARY TO CONNECT THE POOL TO THE WATER SUPPLY AND TO THE FILTRATION PLANT IS TO BE INCLUDED AS PART OF THE BUILDING CONSENT. THE COMPLETED INSTALLATION SHALL BE THE SUBJECT OF A CODE COMPLIANCE CERTIFICATE;
 - ALL WATER SUPPLY AND WATER DISPOSAL CONNECTIONS ARE TO BE MADE BY A REGISTERED PLUMBER;
 - ALL BACKWASH WATERS FROM THE FILTRATION PLANT ARE TO BE DISCHARGED INTO A SANITARY DRAINAGE SYSTEM (OVER A GULLY TRAP);
 - ALL OVERFLOW WATERS AND EMPTYING WATERS ARE TO BE DISCHARGED INTO A 100mm WATER DISPOSAL SYSTEM;
 - AN AIR GAP OF NOT LESS THAN 50mm IS TO BE MADE BETWEEN THE WATER SUPPLY AND THE FILLING POINT OF THE POOL.

ELEVATION ON POOL WALL

SCALE 1:20

- USE OF POOL:
 - POOL SHALL BE USED AS A PRIVATE SWIMMING POOL ONLY, AND SHALL NOT BE AVAILABLE FOR PUBLIC USE.
- HEATING:
 - NO ALLOWANCE HAS BEEN MADE FOR HEATING THE POOL.
- POOLS REQUIRING SPECIFIC DESIGN:
 - POOLS DEEPER THAN 2.4m, OR IN WHICH THE TEMPERATURE DIFFERENTIAL BETWEEN WALL FACES MAY EXCEED 12°C (22°F), WILL REQUIRE A SPECIFIC DESIGN TO BE PREPARED.



FILTRATION PLANT

NOTE

- SHALLOW END COVE RADIUS (0.6m TO 1.5m) DEEP TRANSITIONS FROM 600mm RADIUS UPTO 900mm RADIUS @ 1.5m DEEP MAINTAIN 900mm RADIUS FROM 1.5m TO 2.4m DEEP
- COVER SHOWN ARE TOO VERTICAL REINFORCING.

MACDONALD BARNETT PARTNERS LTD.
CONSULTING CIVIL & STRUCTURAL ENGINEERS
REGISTERED ENGINEERS
429 PARNELL ROAD, AUCKLAND
PHONE (09) 379-5670

MORGAN POOLS LTD
P O BOX 51-337 PAKURANGA
AUCKLAND PHONE: 525-1242

PROPOSED SWIMMING POOL
FOR
AT

No.	DATE	AMENDMENT
1		
SCALE	AS SHOWN	
DRAWN	LAR	
TRACED		
CHECKED	MBS	DATE FEB 94
CALCULATIONS	MBS	

1

P.N. 5179



KEY

HIGH VOLTAGE POWER SUPPLY

* OVERHEAD

* UNDERGROUND

(* note: Approx. location - may vary with on site installation technique to be employed)

TE PUNA INLET

CROWN LAND
RESERVED FROM SALE
SEC 58 LAND ACT 1948

SITE PLAN SHOWING PROPOSED DRIVEWAY
AND DISTANCES TO BOUNDARIES.
BUILDINGS AND SWIMMING POOL ARE SHADED BLACK
PAVED AREAS ARE OUTLINED.
PLEASE REFER TO LARGER SCALE SITE PLAN
FOR MORE INFORMATION ON PROPOSED DEVELOPMENT.

- * CONTOURED AREAS ARE IN GRASS
 - * EDGE OF BUSH LINE
 - * POST & WIRE FENCES
 - * CONTOUR INTERVAL 2.0m
 - * ORIGIN OF LEVELS : MEAN HIGH WATER MARK
 - * APPROX. POSITION OF GULLY
 - * POST AND WIRE FENCE ON BOUNDARY (1B1)
- | | |
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| STN 1 | RL 47.43 |
| STN 2 | RL 56.35 |
| STN 3 | RL 41.09 |
| STN 4 | RL 49.66 |
| STN 5 | RL 43.91 |
| OIB 1 | RL 68.08 |
| OIB 11 | RL 70.86 |

ADD'S	
Architectural Design	
Dianna Sandifer	
1991-1992	
PO Box 191 Kerikeri	
JOB TITLE PROPOSED SINGLE UNIT RESIDENTIAL DEVELOPMENT, MS G BARTH & MR H BINZER (RESERVES ROKERIKERI)	
DRAWING TITLE SITE PLAN	
DATE	SCALE
OCTOBER 1997	1:800
REF. NO. 41	PAGE No 1

R J Donaldson & Associates
registered land & engineering surveyors



90 Kerikeri Road, Kerikeri, Northland ph. 09-4079182 fax. 09-4077366

TOPOGRAPHICAL PLAN OF PART LOT 3 DP 161190.
FOR G. BARTH & H. BINZER.

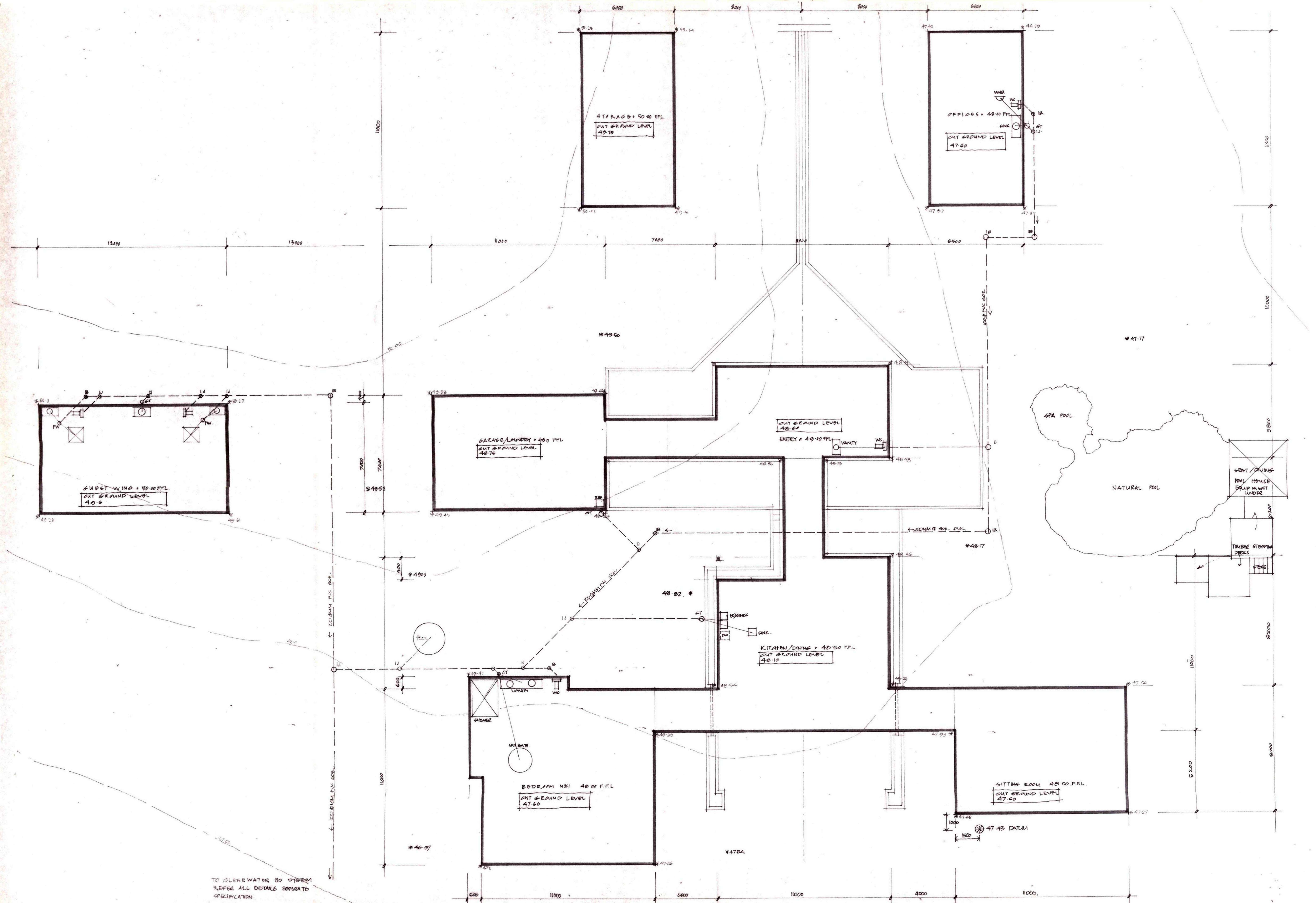
FAR NORTH DISTRICT

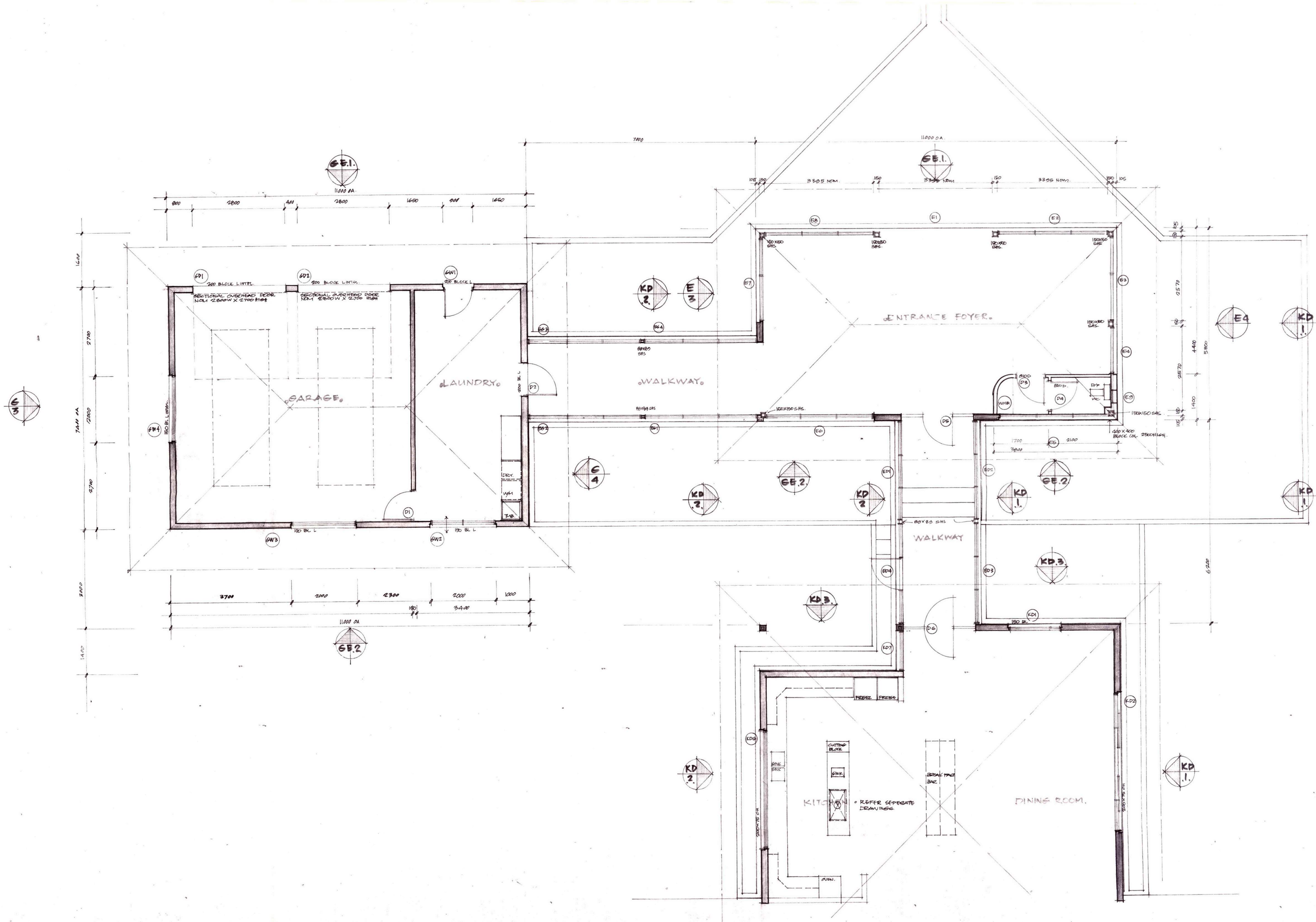
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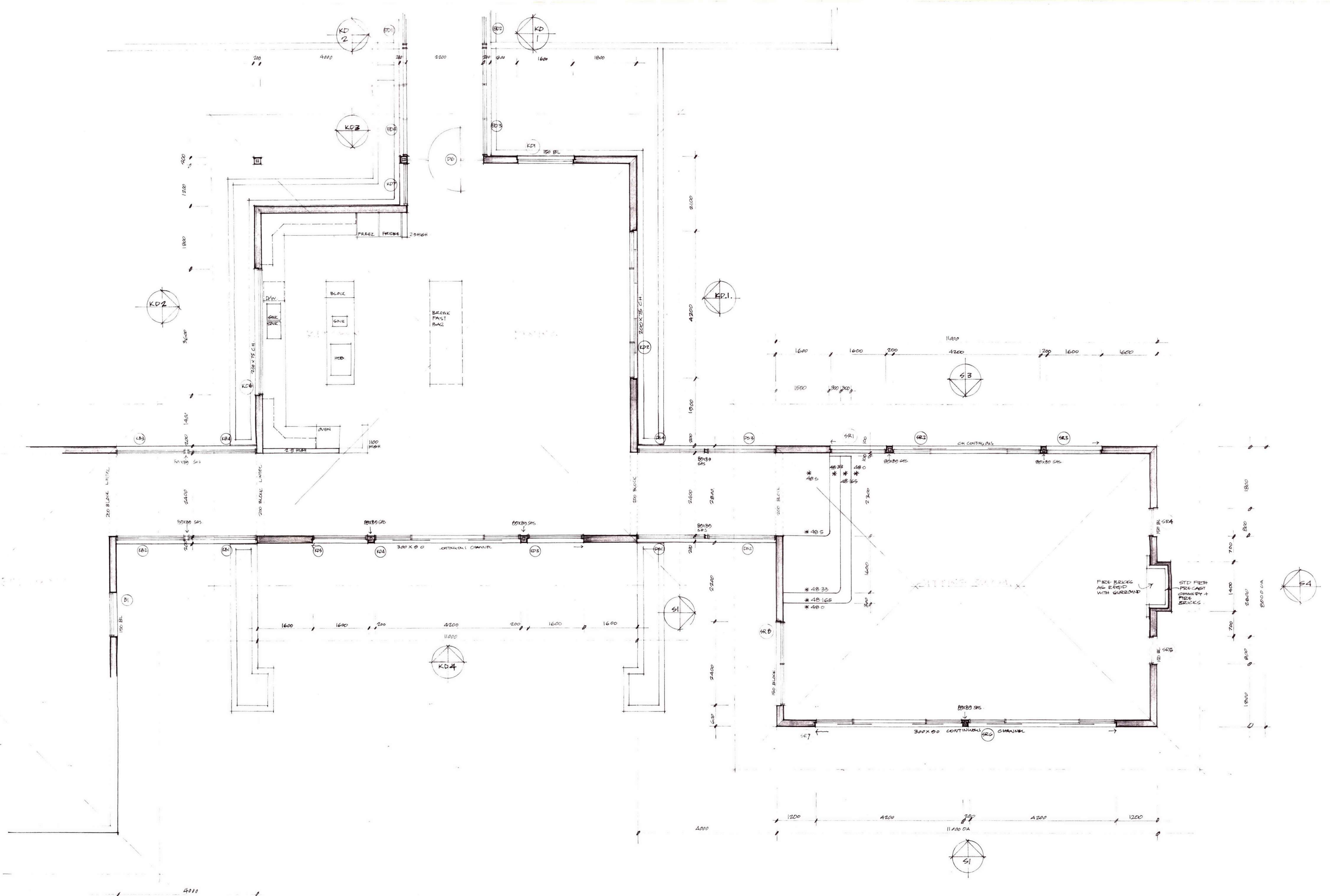
STORMWATER
 All yard - stormwater on driveway,
 paths, courtyards, etc. is to be
 collected by sumps(s) and piped to
 an outlet to the satisfaction of the
 Council Engineer.



RO CONSENT NO/ 1980 440
 17 NOV 1997







(Not to Scale)

80.0 m14

ML 2576

ML 293

E. FEATHERSTON HAUGH

REGISTERED OWNER
PT Sec 22 Blk VIII Nerikeri SD

Approvals E & ME FEATHERSTONHAUGH

REGISTERED OWNERS
Lot 1 DP87921

P.W + L.G. GERRARD

REGISTERED OWNER
Lot 1. DP 98255

Approved pursuant to Section 223 of the Resource Management Act 1991 on the 15th day of April, 1994 subject to the amalgamation conditions set out hereon and subject to the granting or reserving of the easements set out in the memorandum hereon.

The Seal of the Far North District Council is affixed hereto in the

THE COMMON SEAL OF THE COUNTY OF ...
↓
Authorised Officer
(under delegated authority)

MEMORANDUM OF EASEMENTS

Purpose	Servient Tenement	ENSL. Shown	ENLTS. Dominant Tenement
Right of Way	Lot 5.	(A)	Lot .1.
			Lot .3.
Right to Transmit Electricity & Telecommunications.	Lot 4.	(B)	Toatoa Block
		(C)	Temamaku Block
		(D)	PT.1 DP 98255
		(E)	
Right to Convey Water. ✓		(C)	Lot 3
		(B)	Lot .2.

New C'sT Allocated

Lot 1. 96D/807	Lot 2. 96D/808
Lot 3. 96D/809	Lot 4. 96D/810
Lot 5. 96D/811	Lot 6. 96D/812

Total Area... 76.8144 ha

Comprised in CTs 53C/351 (pt)
45C/447 (all) & 50B/1439 (all)

1. Robert John Donaldson
Registered Surveyor and holder of an annual practising certificate for
who may act as a registered surveyor pursuant to section 25 of the
Survey Act 1966] 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 Kerikeri this 5th day of April 1934 Signature R Donaldson

Field Book ... p. ... Traverse Book ... p.

Reference Plans

Examined	Correct
1	1
2	2
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Approved as to Survey

Chief Surveyor

Deposited this day of 19

District Land Registrar

File 24922 8 APR 1994
Received

DP 161190

AND DISTRICT North Auckland

URVEY BLK. & DIST. VIII Kerikeri SD.

CHS 261 SHT POS RECORD MAP No 7.1

Plan of Lots 1-7 Being a Subdivision of
Lot .1. DP98255, Lot 1 DP 87921
PT Sec 22 Blk VIII Kerikeri SD.

TERRITORIAL AUTHORITY Far North District

Surveyed by R. J. Donaldson & Assoc

Scale 1:4000 Date January 1994