

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:

Christopher and Rochelle Bates

Email:

Phone number:

Postal address:

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

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

If yes, please provide details.

6. Address for correspondence

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

Name/s:

Northland Planning & Development 2020 Ltd

Email:

Phone number:

Postal address:

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

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

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

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

Name/s:

C J & R Bates Family Trust Limited, Christopher John Bates and Rochelle Bates

Property address/
location:

8. Application site details

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

Name/s:

Site address/
location:

 Postcode

Legal description:

Val Number:

Certificate of title:

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

Site visit requirements:

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

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

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

9. Description of the proposal

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

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

10. Would you like to request public notification?

☐ Yes ☐ No

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

(more than one circle can be ticked):

☐ Building Consent

☐ Regional Council Consent (ref # if known)

☐ National Environmental Standard Consent

☐ Other (please specify)

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

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

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

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

☐ Subdividing land

☐ Disturbing, removing or sampling soil

☐ Changing the use of a piece of land

☐ Removing or replacing a fuel storage system

13. Assessment of environmental effects:

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

Your AEE is attached to this application ☒ Yes

14. Draft conditions:

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

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

15. Billing Details:

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

Name/s: (please write in full)

Chris & Rochelle Bates

Email:

c

Phone number:

v

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)

Chris Bates

Signature:

(signature of bill payer)

Date 28/07/26

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)

Chris Bates

Signature

Date 28/07/26

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
Chris and Rochelle Bates
441B Rangiputa Road, Rangiputa

Date: 29 July 2026

Please find attached:

- an application form for a land-use consent to construct a 144m² shed at 441B Rangiputa Road, Karikari Peninsula; and
- an Assessment of Environmental Effects indicating the potential and actual effects of the proposal on the environment.

Within the Operative District Plan (ODP), the site is zoned as General Coastal. The proposal results in an infringement of the Permitted rule for Visual Amenity given the floor area of the proposed shed. The proposal is assessed as a **Restricted Discretionary Activity** under the ODP.

Within the Proposed District Plan – Notified Decisions Version (PDP-DV), the site is zoned as Rural Production and also noted as being within the Coastal Environment Overlay as well as being partially covered by the High Natural Character Overlay (which corresponds with the Regional Policy Statement (RPSN) maps). There are areas of the site which are also shown to be susceptible to coastal and river flood hazards; however the proposed shed location is outside of these areas. The proposal has been assessed as a **Discretionary Activity** in terms of the PDP given the proposed floor area will exceed 50m² and associated earthworks and indigenous vegetation clearance will exceed 50m² within the Coastal Environment and High Natural Character Overlays.

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

Regards



Alex Billot

Resource Planner

Reviewed by



Sheryl Hansford

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 6345619.5 – LINZ**
- 4. Plan Set – Totalspan**
- 5. Site Plan – Inspired Architecture Ltd**
- 6. Objectives and Policies**



Assessment of Environment Effects Report

1. DESCRIPTION OF THE PROPOSED ACTIVITY

- 1.1. The Applicants are seeking a land use consent to construct a 144m² shed within their property at 441B Rangiputa Road, Karikari Peninsula. The site contains an existing dwelling, sheds and sleepout as shown on the Site Plan attached within **Appendix 5**. The proposed shed will be located along the western side of the existing driveway and will be utilised for private storage by the Applicant. The shed will have a maximum height of 4.806 metres and the exterior will be finished in Coloursteel Karaka Green which has a Light Reflectance Value (LRV) of 8%.
- 1.2. The proposed shed will contain 4 bays with roller doors at the front and a PA door located on the northern and southern sides. The shed is to be located approximately 49 metres from the existing dwelling and will be in excess of 50 metres from all site boundaries.

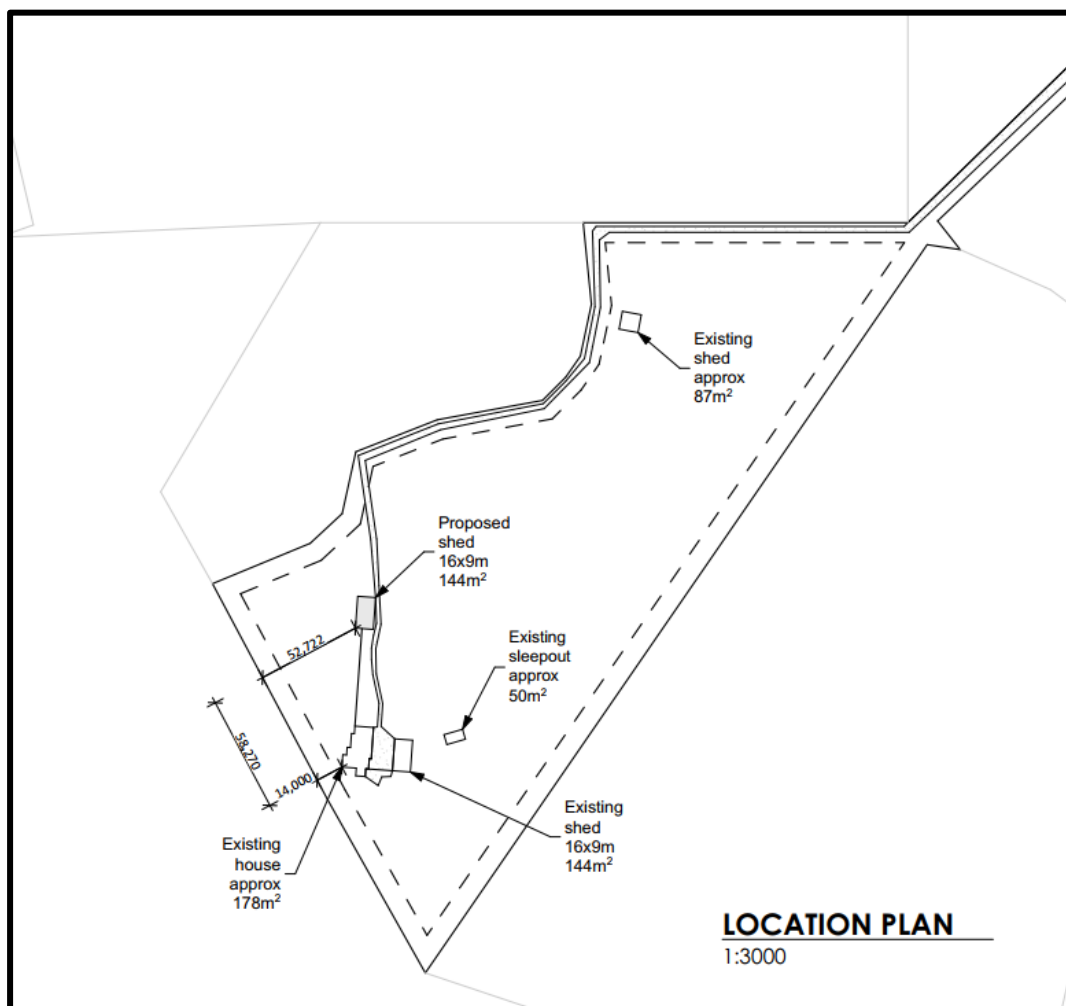


Figure 1: Site Plan.



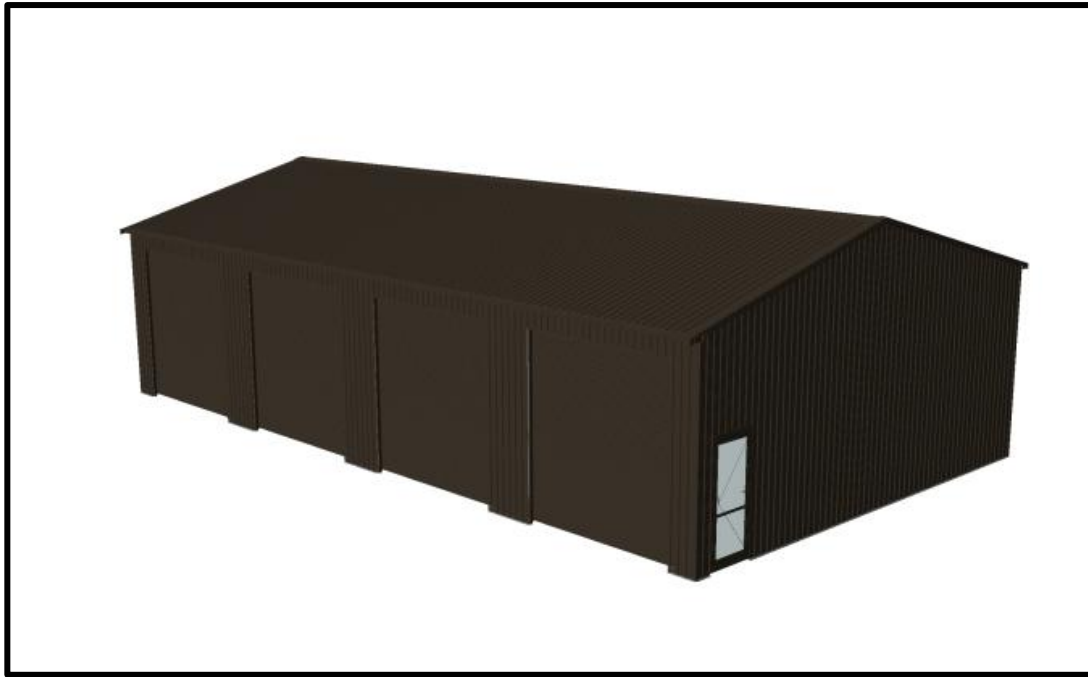


Figure 2: Concept view of shed.

- 1.3. Approximately 80-100m³ of excavation works are proposed over an area of 200m² to construct the building platform. Cut/fill heights will comply with the permitted threshold for the zone. Roof water will be directed to a new water tank on the site.

- 1.4. Within the Operative District Plan (ODP), the site is zoned as General Coastal. Within the Proposed District Plan – Notified Decisions Version (PDP-DV), the site is zoned as Rural Production and also noted as being within the Coastal Environment Overlay as well as being partially covered by the High Natural Character Overlay (HNC) which corresponds with the Regional Policy Statement (RPSN) maps. The shed will be located within the very southern extent of the area identified as HNC. There are areas of the site which are also shown to be susceptible to coastal and river flood hazards, however the proposed shed location is outside of these areas.

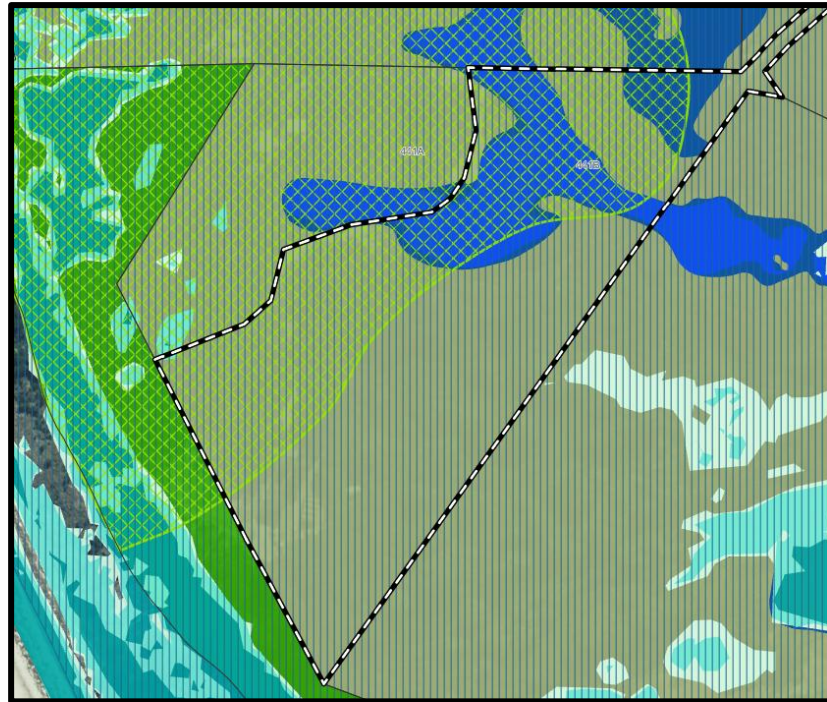


Figure 3: PDP Zoning & Overlay Maps.

- 1.5. Under the ODP, the proposal results in an infringement of the permitted rule for visual amenity, given the floor area of the shed equates to 144m². The proposal complies with all other permitted zone and district wide rules under the ODP. The proposal is assessed as a Restricted Discretionary Activity under the ODP.
- 1.6. Within the PDP-DV, the proposal complies with the RPZ permitted rules as well as the District Wide Matters. The proposal does result in infringements under the Coastal Environment (CE) overlay, given the building will exceed 50m² within a HNC. Consent is also sought within the CE overlay given approximately 200m² of earthworks area and vegetation clearance within an HNC is required, which will provide clearance for and around the building. As this area exceeds 50m² and is located within an area of HNC, consent is triggered as a Discretionary Activity.
- 1.7. As the application is lodged after 30 June 2026, the PDP-DV rules have legal effect and must be assessed in full. The plan is currently open to Appeals which timeframe concludes on the 12th August 2026. In terms of weighting the PDP-DV has high weight, however, as the applicable rules could still be subject to an appeal the ODP continues to have the highest weighting. The activity status of the Operative and Proposed Plans must still be assessed separately rather than bundled.



- 2.3. The site is predominantly covered in vegetation throughout the site as can be seen in *Figure 4 above*. The shed is proposed to be located to the north of the dwelling, alongside the existing access to provide ease of use and minimise vegetation clearance.



Figure 8: Entrance to the site from right of way.



Figure 5: Existing dwelling and shed on the site.



Figure 6: Looking south over proposed shed location.



Figure 7: Looking north to proposed shed location. Image taken from near existing dwelling and shed.

- 2.4. The site is not within an area which is serviced by Councils reticulated wastewater, water or stormwater networks and as such, these are managed onsite.
- 2.5. The site is shown to be covered by PNA Rangiputa Rd Shrublands as well as being partially identified as HNC. The site is also within the Coastal Environment under the RPSN. The site is not shown to be in an area where kiwi are present.



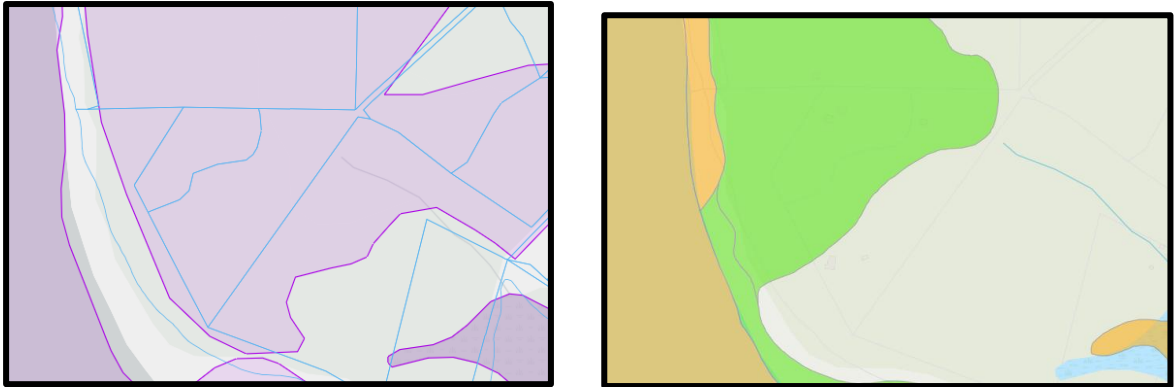


Figure 9: FNDC PNA Maps (left) and RPSN Maps (right).

- 2.6. The site is shown to have areas which are susceptible to coastal and river flood hazards under the NRC Hazard Maps, however the proposed shed is located outside of these areas. The site is located within the Tsunami 'Safe' zone.

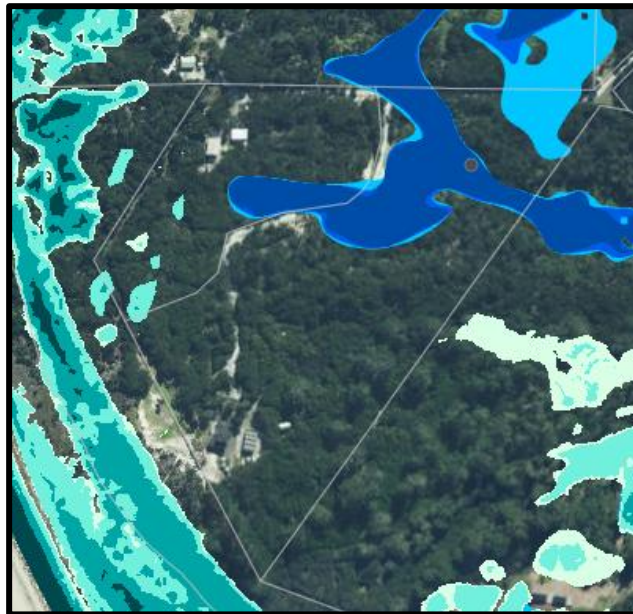


Figure 10: NRC Hazard Maps showing flood susceptible areas elsewhere within the site.

- 2.7. There are archaeological sites recorded on adjoining sites. It is noted that RC 2180128 which was approved for the existing shed on the site, proceeded under the guidance of an ADP. It is considered appropriate for the proposal to proceed under the guidance of an ADP.
- 2.8. The soils within the site are classified as LUC 4s5 which are not considered to be highly versatile under the RPSN. The National Policy Statement for Highly Productive Land (NPS-HPL) is therefore not considered applicable to the proposal.



Title

- 2.9. The site is legally described as Lot 1 DP 470508, with a land area of 6.3305ha. The site is held within Record of Title 636251 which is dated 10 February 2015 (see **Appendix 2**). There is one consent notice registered on the title, which will be detailed below. There are also easements registered on the title which will remain unaffected.

Consent Notice 6345619.5

- 2.10. This consent notice document is dated 2004. It contains four conditions which related to Lot 1 DP 330928, which was the parent lot of the subject site. Conditions 1(a) and (b) relate to vegetation located within the right of way. The proposal does not affect these conditions. Condition 1(c) requires buildings with effluent disposal to obtain Council approval. The proposed shed does not include effluent disposal. Condition 2 requires the conditions to be retained unless written consent is provided.
- 2.11. The proposal is not considered to affect these consent notice conditions.

3. REASONS FOR CONSENT

Operative District Plan (ODP)

- 3.1. The application site is zoned General Coastal (GCZ) under the ODP.

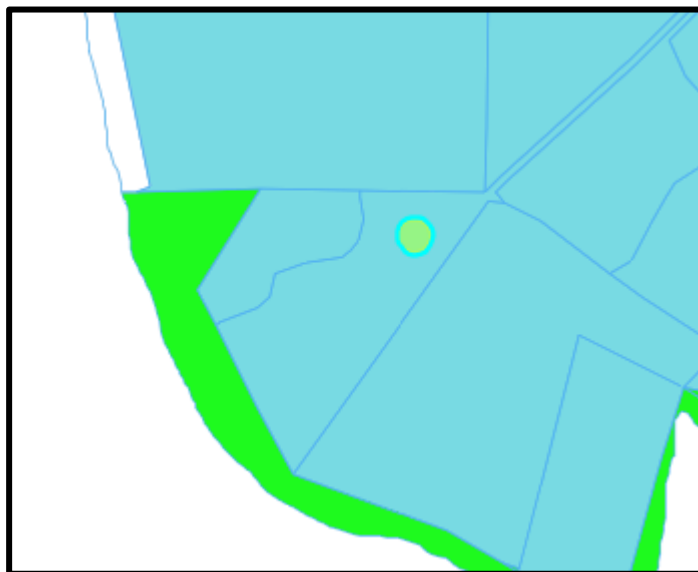


Figure 11: ODP Zoning of the site.

- 3.2. An assessment against the relevant District Plan rules is set out in Tables 1 & 2 below:

Table 1 - Assessment of General Coastal Zone Rules

Plan Reference	Rule	Performance of Proposal
10.6.5.1.1	Visual Amenity	Restricted Discretionary (a) The proposal is for a non-habitable shed, which has a gross floor area of 144m². This exceeds the permitted 50m² allowance. <i>Consent required.</i> (b) The proposed colour scheme is of a natural and recessive colour. The shed exterior is a coloursteel product. The colour steel product colours are not listed within the BS5252 colour range. This results in a technical non-compliance. <i>Consent required.</i> (c) The proposed activity is not an addition or alteration to an existing building. (d) The proposed activity is not a building renovation.
10.6.5.1.2	Residential Intensity	Not applicable
10.6.5.1.3	Scale of Activities	Not applicable.
10.6.5.1.4	Building Height	Permitted. The height of the proposed shed is 4.806m which is within the permitted height of 8m.
10.6.5.1.5	Sunlight	Permitted. The shed is located in excess of 50 metres from all boundaries.
10.6.5.1.6	Stormwater Management	Permitted The impermeable surface coverage has been calculated as 5703m ² which amounts to 9.01% of the total site area and therefore complies with the permitted 10%.
10.6.5.1.7	Setback from Boundaries	Permitted



		The shed is located in excess of 50 metres from all boundaries.
10.6.5.1.8	Transportation	Permitted. <u>Traffic</u> – the proposal will not alter the existing TIF of the site. <u>Parking</u> – Parking is not considered required for the proposed activity. <u>Access</u> – access to the site will remain unchanged.
10.6.5.1.9	Keeping of Animals	Not applicable.
10.6.5.1.10	Noise	Permitted.
10.6.5.1.11	Helicopter Landing Area	Not applicable

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

Plan Reference	Rule	Performance of Proposal
12.1	Landscape and Natural Features	Permitted The site is not within any mapped outstanding natural landscape or outstanding natural feature. The site is partially covered by an area of high natural character, however there are no rules applicable under this section for areas of HNC.
12.2	Indigenous Flora & Fauna	Permitted. The proposal does not fall under any item listed within Permitted rule 12.2.6.1.1. Rule 12.2.6.1.3 relates to indigenous vegetation clearance within the General Coastal Zone, which permits: (a) The vegetation is less than 6m in height or 600mm in girth and <i>Proposal complies.</i> (b) The clearance is not within 20m of a lake, coastal marine area, indigenous wetland or continually flowing river and



		<i>Proposal complies.</i> (c) Any clearance involving remnant forest does not exceed 500m² and <i>Not applicable.</i> (d) In relation to the total area of any site existing as at 1 February 2005 which has more than 50% of that area in indigenous vegetation, the total clearance does not exceed 1ha or 15% of that area, whichever is the lesser, in any 10 year period; or <i>It is considered that the site has more than 50% of indigenous vegetation and therefore this rule applies to the site. The total clearance within the site is considered to be less than 1 hectare given impermeable areas are 5703m². As such, the proposed vegetation clearance is considered to be Permitted in terms of this rule.</i> (e) in relation to the total area of any site existing as at 1 February 2005 which has less than 50% of that area in indigenous vegetation, the total clearance does not exceed 1,000m² of that area in any 10 year period. <i>Not applicable.</i>
12.3.	Excavation and/or Filling	Permitted The permitted volume of excavation and earthworks fill in the General Coastal Zone is 300m³. The maximum cut/fill face is 1.5m or combined cut and fill height of 3m. Proposed excavation earthworks volumes are 80-100m³. Combined cut / fill faces will not exceed the 1.5m high requirement.
12.3.6.1.4	Nature of Filling Material in all zones	Permitted



12.4.6.1.2	Fire Risk to Residential Units	Not applicable
12.5	Heritage	Not Applicable.
12.7	Setback from Lakes, Rivers and the Coastal Marine Area	Permitted The shed is located in excess of 50 metres from all boundaries. There are no known wetlands or rivers in proximity to the proposed shed location.
12.8	Hazardous Substances	Not applicable
12.9	Renewable Energy	Not applicable.

ODP Activity Status

- 3.3. The overall activity status under the ODP is Restricted Discretionary resulting from a breach to the permitted standard for Visual Amenity Rule 10.6.5.1.1.

Proposed District Plan

- 3.4. Council have released their decision to adopt the majority of the Hearing Panel's recommendations, including those which relate to this application. Under Section 86B(1) all PDP-DV rules now have legal effect. After notification of decisions, there is a 30-working day period for submitters to appeal.
- 3.5. An assessment of the relevant rules and standards which have current legal effect has been undertaken below.
- 3.6. Within the PDP-DV, the site is located within the Rural Production Zone (RPZ) as well as being within the Coastal Environment Overlay and a portion of the site being covered by High Natural Character (HNC), which corresponds with the RPSN Maps. The shed will be located within the area identified as HNC. There are also areas of the site shown to be susceptible to coastal and river flood hazards. The proposed shed is located outside of these areas.
- 3.7. No assessment of the *Natural Hazards* section of the PDP will be undertaken given no rules are relevant as works will not be undertaken in the flood susceptible areas. In terms of the HNC overlay, assessment of the *Ecosystems and Indigenous Biodiversity* chapter will be undertaken given this has relevance. The *Natural Character* section is not applicable given



these rules relate to works on and within wetland, lake and river margins, which is not relevant to the proposal.



Figure 12: PDP-DV Zoning of the site.

3.8. Rules that have current legal effect are set out below in **Table 3**.

TABLE 3 - ASSESSMENT AGAINST THE PDP RULES THAT HAVE IMMEDIATE LEGAL EFFECT		
Plan Reference	Rule	Performance of Proposal
Area Specific Matters		
Rural Production Zone		
RPROZ-R1	New buildings or structures and relocated buildings or extensions or alterations to existing buildings or structures.	Permitted. PER-1 New buildings or structures and relocated buildings or extensions or alterations to existing buildings or structures. <i>Comment – Complies. The new building will be utilised as a shed.</i> 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; <i>Proposal complies – permitted height is 12m.</i> RPROZ-S2 Height in relation to boundary; <i>Proposal complies given large setback distances from boundaries.</i> RPROZ-S3 Setback (excluding from MHWS or wetland, lake and river margins); <i>Proposal complies.</i> RPROZ-S4 Building or structure coverage; <i>Proposal complies.</i> RPROZ-S5 Buildings or structures used to house, milk or feed stock (excluding buildings or structures used for an intensive indoor primary production activity); and RPROZ-S6 Sensitive activities setback from boundaries of the Mineral extraction zone. RPROZ-S7 Sensitive activities setback from intensive indoor and outdoor primary production activities; and RPROZ-S8 Sensitive activities setback from buildings or structures used to house, milk or feed stock (excluding buildings or structures used for an intensive indoor or outdoor primary production activity).
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		RPROZ-S9 Sensitive activities setback from the boundaries of the Heavy Industrial Zone RPROZ-S10 Sensitive activities setback from the boundary of the Horticulture Precinct <i>RPROZ-S5-S10 not applicable.</i> Per-3 <i>Not applicable.</i>
RPROZ-R2	Impermeable Surface Coverage	Permitted. PER-1 The impermeable surface coverage of any site is no more than 10%. <i>Proposal complies.</i>
RPROZ-R3	Residential Activity	Not applicable as the proposal does not alter the residential activity within the site.
RPROZ-R4 – R41	Not Applicable.	
<u>District Wide Matters - Overlays</u>		
Coastal Environment		
CE-R1	New buildings or structures and relocated buildings and extensions or alterations to existing buildings or structures	Discretionary PER-1 <i>Not applicable.</i> PER-2 If a new building or structure and relocated building is not located within any of the zones referred to in PER-1 it: 1. is not used for a residential activity; <i>Proposal complies.</i> 2. is no greater than: a. 25m² within an outstanding natural character area; <i>Not applicable.</i>



		b. 50m² within a high natural character area; and Consent required. c. 110m² in all other areas of the coastal environment; and <i>Not applicable.</i> 3. complies with: a. CE-S1 Maximum height; <i>Proposal complies as is less than 5.5m in height.</i> b. CE-S2 Colour and materials; and <i>Proposal complies as will utilise exterior colour of LRV less than 30%.</i> c. CE-S4 Setbacks from MHWS. <i>Proposal complies.</i> <i>Consent is required under PER-1(2)(b) given the floor area exceeds 50m² within an area of HNC.</i> PER-3 <i>Comment – Not Applicable.</i> PER-4 <i>Comment – Not Applicable.</i> The proposal is unable to comply with CON-1 & CON-2 as there is no approved building platform and the site is not within the Māori Purpose Zone. The proposal cannot comply with RDIS-1 as the shed will be located within a HNC area. RDIS-2 is not applicable.
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		The proposal is therefore assessed as a Discretionary Activity as is located within a HNC area but not a ONC.
CE-R2	Earthworks or indigenous vegetation clearance. Activity Status: Permitted Where PER-1 and PER-2 are met.	Restricted Discretionary PER-1 Not applicable. PER-2 The earthworks or indigenous vegetation clearance is not provided for within CE-R2 PER-1 but it complies with standard CE-S3 Earthworks or indigenous vegetation clearance. <i>Earthworks – the proposal complies with CE-S3(1) as there are no works within outstanding natural character areas.</i> <i>The proposal cannot comply with CE-S3(2) as the works will exceed 50m² within an area of HNC.</i> Consent required. <i>The proposal can comply with CE-S3(3) as cut height will not exceed 1m.</i> <i>The proposal will comply with CE-S3(4).</i> <i>Indigenous vegetation clearance – the proposal complies with CE-S3(1) as no clearance in ONC is proposed.</i> <i>Some clearance of manuka has occurred within the development site. The vegetation cleared was sporadic and not densely populated, as the planner will see upon a site visit. Although it is considered that the vegetation clearance cumulatively was less than a 50m² area, given that the development area</i>



		is 200m², consent under this rule is sought for completeness. The proposal cannot comply with CE-S3(2) as more than 50m² of clearance is sought within an area of HNC. Consent required. <i>The proposal is assessed as a Restricted Discretionary Activity in terms of earthworks and indigenous vegetation clearance within the Coastal Environment.</i>
CE-R3	Farming	Not Applicable.
CE-R4	Afforestation for commercial forestry	Not Applicable.
CE-R5	Extension to existing mineral extraction activity	Not Applicable.
CE-R6	New mineral extraction activity	Not Applicable.
CE-R7	Land fill, managed fill, clean fill.	Not Applicable.
District Wide Matters General - Earthworks		
EW-R1	Earthworks Activity Status: Permitted Where PER-1 is met.	Permitted. PER-1 The earthworks complies with standards: EW-S1 Maximum earthworks thresholds; <i>The maximum threshold for the underlying zone is 5000m³ over an area of 2500m². The earthworks volumes are anticipated as 80-100m³ over an area of 200m² and therefore the proposal complies.</i> EW-S2 Maximum depth;



		<i>Maximum depth shall not exceed 1.5m or 3m if retained by an engineered wall. The proposal will comply with this.</i> EW-S3 Accidental discovery protocol; <i>Proposal complies.</i> EW-S4 Site reinstatement; <i>Proposal complies.</i> EW-S5 Erosion and sediment control; <i>Proposal complies.</i> EW-S6 Setbacks; <i>Setback requirements are 1.5m from boundary if supported by retaining walls or 3m if not supported by retaining walls. Earthworks will be in excess of this and as such, the proposal complies.</i> EW-S7 Land stability; <i>Proposal complies.</i> EW-S8 Nature of filling material; and <i>Proposal complies.</i> EW-S9 Flood and coastal hazards <i>Proposal complies.</i>
EW-R2	Earthworks within the National Grid Yard and within 10m of Top Energy Transmission Lines (110kV and 66kV)	Not Applicable.
EW-R3	Earthworks within 10m of Critical Electricity Lines	Not Applicable.



	(excluding Top Energy 110Kv and 66kV Transmission Lines)	
EW-R4	Earthworks Affecting a mapped Land Drainage Area of Benefit	Not Applicable.
District Wide Matters Natural Environment Values – Ecosystems and indigenous biodiversity		
IB-R1	Indigenous vegetation pruning, trimming and clearance and any associated land disturbance for specified activities	Not Applicable. The proposal does not meet any of the criteria within PER-1 given the indigenous vegetation clearance is proposed for a non-habitable shed.
IB-R2	Indigenous vegetation clearance and any associated land disturbance for papakāinga	Not Applicable.
IB-R3	Indigenous vegetation clearance and any associated land disturbance	Permitted. PER-1 1. It does not occur in a remnant forest except that for within the Māori Purpose zones or Treaty Settlement Land Overlay – 1,500m ² over a calendar year; and <i>Not applicable.</i> 2. For areas outside of remnant forest it does not exceed the following amounts per site over a calendar year; a. Māori Purpose zones and Treaty Settlement Land Overlay - 1,500m²; <i>Not applicable.</i> b. Rural Production zone - 500m²;



		<i>Proposal complies as clearance area is less than 500m².</i> c. Rural Lifestyle zone - 250m²; or <i>Not applicable.</i> d. All other zones - 100m². <i>Not applicable.</i>
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PDP Activity Status

- 3.9. The proposed activity is therefore assessed as Permitted in terms of the rules associated within the Rural Production Zone, Earthworks and Ecosystems and Indigenous Biodiversity Chapter.
- 3.10. Consent is triggered within the Coastal Environment overlay given that the floor area exceeds 50m² within an area of HNC as well as the required earthworks and indigenous vegetation clearance also exceeding 50m² within an area of HNC. The proposal has been assessed as a **Discretionary Activity** under the PDP-DV.

National Environmental Standards

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

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

Other National Environmental Standards

- 3.12. There are no other National Environmental Standards that apply to this development.



4. STATUTORY ASSESSMENT UNDER THE RESOURCE MANAGEMENT ACT 1991 (RMA)

Section 104C of the RMA

4.1. Section 104C governs decisions on Restricted Discretionary Activities. A consent authority may grant or refuse an application, but only for those matters over which discretion is restricted in a Plan or Proposed plan, or any national environmental standard, wastewater or stormwater environmental performance standard, infrastructure design solutions, or other regulations. This relates to the consent required under the ODP for visual amenity.

Section 104B of the Act

4.2. Section 104B governs the determination of applications for a Discretionary Activity. A consent authority may grant or refuse consent and impose conditions under section 108.

4.3. This relates to the consent required under the PDP-DV Coastal Environment Overlay given that the floor area of the shed will exceed 50m² within an area of HNC and earthworks and indigenous vegetation clearance exceeds 50m².

Section 104(1) of the RMA

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

“the consent authority must, subject to Part II, have regard to –

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

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

(b) any relevant provisions of –

i. a national environmental standard:

ii. other regulations:

iii. a national policy statement:

iv. a New Zealand Coastal Policy Statement:

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

vi. a plan or proposed plan; and



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

- 4.5. Actual and potential effects arising from the development as described in 104(1)(a) can be both positive and adverse (as described in Section 3 of the Act). The proposed shed will provide all weather storage for the Applicant, enhancing the site. The proposed shed location is within an area which is already fragmented from larger areas of indigenous vegetation due to existing driveways and tracks, such that the required clearance is not considered to adversely affect existing links between vegetation on the site whilst providing a firebreak for the shed.
- 4.6. Section 104(1)(b) requires that the consent authority consider the relevant provisions of the above listed documents. There are no national standards, regulations or national policy statements that are directly relevant to the proposed activity and / or that are not adequately managed within the planning framework of the ODP and PDP-DV.
- 4.7. 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 that are relevant to the assessment of this application.
- 4.8. In accordance with Section 104(6), adequate information is provided to determine this application. This includes associated activities that are assessed to be permitted by the ODP and PDP-DV.

Environmental Effects Assessment

- 4.9. Having reviewed the relevant plan provisions and taking into account the matters that must be addressed by an assessment of environmental effects as outlined in Clause 7 of Schedule 4 of the Act, the following environmental effects warrant consideration as part of this application.
- 4.10. The Council has broad discretion to consider all effects in the context of the primary objectives and policies for the relevant zoning and wider District Plan matters. The majority



of the zone and district-wide matters are complied with and potential adverse effects are assessed to be within acceptable permitted standards.

- 4.11. The proposal will see a shed constructed on the site which will be utilised for storage for the Applicant. The shed exterior of the shed is proposed to be Karaka Green which has an LRV of 8%. This colour is the same as the existing shed on the site, providing coherence between structures. The karaka green exterior will also blend into the existing manuka on the site, visually mitigating the sheds appearance from the surrounding environment.

Operative District Plan

- 4.12. Within the Operative District Plan (ODP) the proposal results in a Restricted Discretionary Activity with the matters of discretion restricted to Rule 10.6.5.3.1 Visual Amenity. The matters of discretion are assessed below:

(i) the location of the building;

- 4.12.1. The shed is proposed to be located approximately 49 metres north of the existing dwelling and shed and in excess of 50 metres from all boundaries.
- 4.12.2. The location of the shed is within an area which was not densely covered in manuka. As can be seen within the site photos and shown below in Figure 13, there was some sporadic manuka within the proposed shed location, which has been removed. The anticipated clearance of manuka is considered to be much less than 200m² cumulatively, however inclusion of this clearance area has been provided for completeness.
- 4.12.3. The proposed shed location is bounded by the internal metalled driveway along the eastern and southern edges, with an informal track on the northern and western edge. From the site visit, it appears that this informal track does not contain any regenerating indigenous vegetation and hence, provides a natural fire break between the proposed shed and other indigenous vegetation within the site. This informal track also confirms the suitability of proposed shed location, given minimal manuka was required to be cleared and there was no connection of the proposed location with adjoining regenerating and existing indigenous vegetation.



- 4.12.4. The existing indigenous vegetation within the site will provide visual mitigation of the shed from the surrounding environment, including the coastal marine area. This combined with the proposed recessive colour scheme and the large setback distance of over 50 metres from the site boundaries, will ensure that visual effects are less than minor. Potential adverse landscape effects arising from the location of the building will be less than minor.



Figure 13: Image of the proposed shed location, looking north over the shed site. Access tracks can be seen along all edges, providing a natural firebreak and separation from other areas of vegetation.

(ii) the size, bulk, and height of the building in relation to ridgelines and natural features;

- 4.12.5. Proportionately, the size of the proposed building relative to the surrounding landform, and vegetation will be small and relatively indiscernible. As shown in Figure 13 above, the building will be obscured by existing landform and vegetation and given the large separation distances from boundaries, the proposed shed is not anticipated to be prominent in the landscape.

(iii) the colour and reflectivity of the building;

- 4.12.6. The proposed shed has been designed with a natural and recessive colour scheme that integrates with the surrounding environment. The shed is proposed to utilise NZ Coloursteel “Karaka Green” for the entire building (LRV 8%) which also matches the existing shed on the site.

(iv) the extent to which planting can mitigate visual effects;

- 4.12.7. The use of dark colours avoids the need for additional vegetation to further mitigate the effects of the new building within the landscape. Similarly, the location of the shed near to accessways and existing built development is consistent with the character of the existing environment where buildings are scattered along the coastline.

(v) any earthworks and/or vegetation clearance associated with the building;

- 4.12.8. Proposed earthworks volumes are minor, with only 80-100m³ of excavation required. Some manuka has been removed as shown in Figure 13, however this was sporadic areas of manuka and was not densely populated.

(vi) the location and design of associated vehicle access, manoeuvring and parking areas;

- 4.12.9. Vehicle access is existing to the dwelling and shed, and the proposed shed will utilise the same access. Parking and manoeuvring on site will remain unchanged.

(vii) the extent to which the building and any associated overhead utility lines will be visually obtrusive;

- 4.12.10. Given the large separation distance of the shed from the boundaries and the CMA, combined with the shed being located within the existing dwelling’s curtilage area and the use of the same natural and recessive colour scheme, the proposed shed is not considered to be visually obtrusive.

(viii) the cumulative visual effects of all the buildings on the site;



4.12.11. Having a shed located in close proximity to an existing dwelling on a site is not uncommon in this rural environment. The shed is not considered to be visually obtrusive and will be consistent with other built development in the area. Cumulative visual effects are considered to be less than minor.

(ix) the degree to which the landscape will retain the qualities that give it its naturalness, visual and amenity values;

4.12.12. The landscape is considered to be rural in nature, which is reflected within the new PDP zoning of 'Rural Production'. Buildings of this type are not uncommon in the rural environment and as such, it is considered that the proposal will enable the landscape to retain visual and amenity values of the site and surrounding environment.

4.12.13. The shed will be located within an area which did not have connection with other areas of indigenous vegetation given the location of existing metalled accessways as well as informal tracks which were not apparent to contain regenerating vegetation. It is therefore considered that the proposed shed location will enable the retention of the qualities that give the landscape its naturalness as only minimal manuka was required to be removed, enabling the larger areas of indigenous vegetation to remain intact and unfragmented.

(x) the extent to which private open space can be provided for future uses;

4.12.14. There is more than adequate area on this 6.3 hectare property to provide for private open space.

(xi) the extent to which the siting, setback and design of building(s) avoid visual dominance on landscapes, adjacent sites and the surrounding environment;

4.12.15. The proposed shed will appear as a rural building and is consistent with the surrounding pastoral farming character of the area. The shed is setback in excess of 50 metres from all boundaries, which is a significant distance. The shed is not located on a ridgeline or prominent area of the site, such that visual dominance is considered to be less than minor. The proposed shed will be largely indiscernible as viewed from the surrounding environment.



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

4.12.16. The proposed building will not affect the privacy, outlook or enjoyment or private open spaces on adjacent sites.

Summary

4.13. Overall adverse effects on the visual amenity of the existing environment are assessed to be no more than minor. Changes to landscape character are consistent with the intent of the General Coastal zone which anticipates buildings that are well integrated and subservient to the natural features including landform, indigenous vegetation and the coastal environment.

Proposed District Plan

4.14. Within the Proposed District Plan, the site is zoned as Rural Production as well as being within the Coastal Environment Overlay. Some of the site, including the proposed location of the shed is shown to be of HNC.

4.15. The proposal has been assessed as Permitted in terms of the underlying Rural Production zone (RPZ) rules, however the proposal triggers consent under the Coastal Environment overlay given the proposal will result in a shed within the HNC area with a floor area over 50m², as well as earthworks and indigenous vegetation clearance exceeding 50m². The proposal has been assessed as a Discretionary Activity under the PDP-DV.

4.16. In terms of assessment of the infringements, an overall assessment of Coastal Environment Policy CE-P9 has been undertaken below as well as the positive effects the proposal may have.

4.17. As detailed earlier in this report, the proposal will result in a storage shed for the Applicant. The shed is to be located within the curtilage of the existing dwelling and shed, such that it will appear as an extension of the built development within the site. The shed is to be located within an area which contained sporadic areas of manuka (now cleared) and is physically separated from larger areas of indigenous vegetation by the internal metalled driveway and informal tracks which do not appear to contain regenerating vegetation. The location will be screened and backdropped by existing vegetation and with the proposed karaka green



colour scheme, the shed will be adequately absorbed into the vegetated environment such that it will not be visible from outside of the property boundaries. The proposed shed presence is not considered to be dominant in the environment given the above factors, which will also ensure adverse effects are mitigated to a less than minor degree.

- 4.18. The surrounding environment consists of similar sized lots, which are also developed with dwellings and sheds used for storage. Given the susceptibility of vehicles, machines and personal belongings to the coastal environment, storage of these items within sheds is much needed to ensure the longevity of such items. Given that the shed will be located within the curtilage area of existing built development on the site, it is considered that the shed will be easily absorbed into the surrounding environment.
- 4.19. In terms of earthworks and indigenous vegetation clearance, this has been kept to a minimum. The proposed location is considered the most suitable and practical site location for the shed as well as a suitable area to ensure that effects are less than minor. As detailed, excavations are anticipated to be minimal (80m³ - 100m³) and clearance of the manuka was also minimal given the sporadic nature of the manuka within this location. The metalled driveway and informal track which surrounds the shed site also provides a firebreak as well as ensuring that the proposal does not fragment areas of dense indigenous vegetation. No viable alternative locations have been considered as there are no others considered available within the site. To the extent possible, the site will remain in its natural state.
- 4.20. The proposed shed location is not known to have any historical, spiritual or cultural association held by tangata whenua. As mentioned, the shed will be located within the existing dwelling curtilage.
- 4.21. In terms of natural hazards, the only applicable hazard would be considered to be wildfire. The shed will be non-habitable such that it is considered there is less risk to human-life compared to a dwelling, given that the shed will be occupied on an infrequent basis. The metalled drive and informal track surrounding the building site will act as a natural firebreak and will be kept clear to ensure effects from wildfire are mitigated to a less than minor degree.
- 4.22. Effects on the coastal marine area and HNC values are considered to be less than minor given that the shed will utilise a natural recessive colour scheme, which will also be visually absorbed into the vegetated surroundings. Given the location of the shed is not on a



prominent area of the site, it is considered that visual effects as seen from the CMA will not be adversely affected. The proposal is not considered to alter the current ecological value of the area of HNC, given that the shed will be located within an area of the site which already has built development present and the shed will be located in an area which is separated from larger more intact areas of indigenous vegetation.

- 4.23. Potential adverse effects on local biodiversity and life-supporting capacity of this area will be no more than minor. The site remains connected to the wider ecological environment, and given the location of the proposed shed, no fragmentation of the ecological environment is anticipated given the shed location is already separated from such areas. The High Natural Character value of the site will remain intact as there is a continuous area of bush through the upper part of the site adjacent to the coastal margin which acts as a vegetation corridor connecting through adjacent sites. The overall natural character of the coastal environment will be preserved.
- 4.24. Higher order RPS policy requires that adverse effects (that are not significant) on areas of predominantly indigenous vegetation and associated habitat values in the coastal environment are avoided and / or remedied or mitigated. The site is not known to be an area where habitat species (such as kiwi) are present such that effects on habitat values are not considered to be more than minor. For sites that are within areas of high natural character, the test for acceptable effects is minimising to the extent practicable the effects of vegetation clearance and site modification including earthworks. This is also reflected in the PDP-DV Indigenous Biodiversity objectives and policies. For the reasons stated above, it is considered that potential adverse effects on indigenous vegetation, habitat values and the high natural character values will be no more than minor. It is also worth noting that the proposal has been assessed as permitted in terms of the PDP-DV Indigenous biodiversity chapter.
- 4.25. Overall, given the proposed mitigation measures and the relatively small area of indigenous vegetation required to be removed to give effect to the proposal, it is considered that the proposal will have less than minor effects on the Coastal Environment. The shed is not anticipated to be seen from the CMA and will be integrated within the existing vegetation on the site.



5. Statutory Assessment

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

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

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

- 5.1.1. There are currently 10 operative National Policy Statements. These are as follows:
- New Zealand Coastal Policy Statement (NZCPS)
 - National Policy Statement on Urban Development (NPS UD)
 - National Policy Statement for Freshwater Management (NPS FM)
 - National Policy Statement for Renewable Electricity Generation (NPS RE)
 - National Policy Statement on Electricity Networks
 - National Policy Statement for Highly Productive Land (NPS HPL)
 - National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat (NPS-GG)
 - National Policy Statement for Indigenous Biodiversity (NPS-IB)
 - National Policy Statement for Infrastructure
 - National Policy Statement for Natural Hazards
- 5.2. The applicable NPS is the NZCPS given the site is located within the Coastal Environment. The NPS-IB has limited relevance given the minor indigenous vegetation clearance required and considering that effects from this removal are not considered to adversely affect other areas of indigenous biodiversity within the site as there was already a buffer surrounding the proposed location which fragmented it from other areas of vegetation within the site.
- 5.3. An assessment of the NZCPS will be undertaken below.

New Zealand Coastal Policy Statement

- 5.4. The NZCPS provisions apply to this proposal but are generally given effect to within the context of the District Plan and the higher order RPSN. The NZCPS is concerned with



sustainable management of the coastal environment including its ecological function, and the preservation of its natural character and landscape values. Effects on Te Tiriti values, public access to the coast, coastal hazards and the wellbeing of people are also relevant considerations.

- 5.5. The site is within the coastal environment as mapped by the Regional Policy Statement for Northland. The current District Plan site zone is GCZ, which is within the ODP coastal environment. The PDP-DV zoning is Rural Production. Coastal values and features are to be managed via a coastal environment overlay. Matters relating to the preservation of natural character and associated landscape and ecological values subject to building (visual amenity), vegetation clearance, and earthworks rules that are directly relevant to RMA s6(a) matters of national importance.
- 5.6. Despite the relatively intact natural character of the site that sits above the coastal marine area, the District Plan zone does enable vegetation clearance, earthworks and associated built development on the site. The proposed shed location will be within the curtilage area of the existing built development on the site and will be located within an area which is considered separated from larger areas of intact indigenous vegetation. The proposed development is consistent with development along this part of the coastline which in this location is characterised by larger lots containing a mix of vegetated areas and open areas utilised for grazing as well as accommodating residential dwellings and ancillary buildings. The consolidation of development within existing coastal settlements is supported by the NZCPS.

Regional Policy Statement for Northland (RPSN) 2016

- 5.7. 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.
- 5.8. The RPS sets out policies and methods to achieve integrated management of Northland's natural and physical resources. The proposed activity is located outside of any regionally mapped outstanding landscape. It is within an area of high natural character that includes the coastal margin that bounds the western side of Rangiputa Road and southern side of Gillies Road. It is noted that the 2009 ODP predates the 2016 RPSN and does not reflect the



mapped areas of high natural character that were applied to the site. This has been rectified in the PDP-DV which includes a high natural character overlay.

- 5.9. Objective 3.4 seeks to protect areas of significant indigenous vegetation and fauna habitats, maintain the extent of ecosystem diversity and habitat and where practicable, enhance these environments. Within the coastal environment, this includes avoiding adverse effects on threatened or at-risk indigenous species and avoiding significant adverse effects on areas of indigenous vegetation, habitats that have recreational, commercial, traditional or cultural value (Policy 4.4.1(1)-(2)). It is considered that in the context of the existing site zoning and the extent to which existing vegetation will be retained, the proposed development will not be contrary to the objectives and policies of the RPSN.
- 5.10. The application site is within a previously developed part of Rangiputa and is zoned for low density residential development. Existing indigenous vegetation and associated habitat values will be protected to the extent possible, whilst enabling a shed on a site that already contains existing residential development.
- 5.11. It is considered that in the context of the existing site zoning and the extent to which existing vegetation will be retained, the proposed development will not be contrary to the objectives and policies of the RPSN.

Operative District Plan

- 5.12. The proposed activity results in a Restricted Discretionary Activity under the ODP, given the site is located within the General Coastal zone and the proposed shed floor area exceeds the permitted threshold under the visual amenity rule. The relevant objectives and policies are those within the Coastal Environment and General Coastal zone. As detailed throughout this assessment, it is considered that the proposal will not have adverse effects on the coastal environment. Given the proposal results in a Restricted Discretionary Activity, it is considered that activities similar to what is proposed are anticipated by the Plan and as such, the proposal is considered to be consistent with the relevant objectives and policies which are stated within **Appendix 6**.



Proposed District Plan

- 5.13. Under the PDP-DV, the site is located within the Rural Production zone and has been assessed as a Permitted Activity insofar as the current proposed RPZ rules. The key objectives and policies are providing land availability for primary production and protecting areas of HPL for future generations. Maintaining amenity and character values is also a key objective. The proposal is considered to be consistent with the RPZ objectives and policies given the use of the site will remain unchanged and character and amenity will also be maintained. The proposal is not considered to create incompatible effects and is considered to have a functional need to be located within the environment given the shed will provide storage for the Applicant.
- 5.14. To manage resource management issues relating to the coastal environment, a mapped coastal overlay has been applied to District land to differentiate between land that is within, or outside of, the mapped coastal environment. To manage effects on the natural environment, the PDP-DV has adopted environment overlays, including a high natural character overlay, which applies to the site. This overlay adopts the same RPSN high natural character area overlay, the basis of which is the Rangiputa Rd Shrublands PNA.
- 5.15. In terms of the proposal, the required earthworks and indigenous vegetation clearance have been assessed as exceeding the permitted 50m² within the Coastal Environment Overlay. The indigenous vegetation clearance has been assessed as Permitted in terms of the IB section of the PDP-DV. Development within the coastal environment overlay is controlled by ensuring that the natural character of the coastal environment is preserved and protected (CE-O1), which is achieved by the proposal via the chosen location and natural recessive colour scheme. The proposed shed is considered compatible with surrounding land use (CE-O3(b)) and will be located within the curtilage area of the existing built development on the site (CE-O2(a) and Policy CE-P4).
- 5.16. The site has not been identified as an area of ONC, ONL or ONF, however does contain an area of HNC. The shed location is within the far reaches of the southern extent of this area. In terms of Policy CE-P9, this was assessed earlier within this report, which found the proposal consistent with the relevant criteria.
- 5.17. Overall, the inclusion of a shed within the curtilage area of the existing built development within the site, which is also located alongside the existing internal metalled accessway and



informal track, which provides a natural firebreak, is considered to not be contrary to the relevant objectives and policies of the PDP-DV. Earthworks and indigenous vegetation clearance have been kept to a minimum, ensuring the remainder of the indigenous vegetation on site remains intact.

Plan Weighting Summary

- 5.18. As required by Section 104(1)(b) of the RMA, a decision on this application must consider the extent to which a proposal is consistent with the relevant provisions of the ODP and PDP.
- 5.19. As detailed earlier in this application, Council have now released their decision to adopt the majority of the Hearings Panel recommendations, including those which relate to this application. Under Section 86B(1) all PDP-DV rules now have legal effect. After the notification of decision, there is a 30-working day period for submitters to appeal.
- 5.20. Now that the PDP has advanced beyond a Council Decision, greater weighting is applied to the PDP-DV, however until the Appeals period has been settled and the ODP rules fall away substantial weighting still applies to the ODP.

6. Notification Assessment – Sections 95A to 95G of The Act

Public Notification Assessment

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

Step 1 Mandatory public notification in certain circumstances

(2) Determine whether the application meets any of the criteria set out in subsection (3) and,—

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

(b) if the answer is no, go to step 2.

(3) The criteria for step 1 are as follows:

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

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

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



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

Step 2: Public Notification precluded in certain circumstances.

(4) Determine whether the application meets either of the criteria set out in subsection (5) and,—

(a) if the answer is yes, go to step 4 (step 3 does not apply); and

(b) if the answer is no, go to step 3.

(5) The criteria for step 2 are as follows:

(a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes public notification:

(b) the application is for a resource consent for 1 or more of the following, but no other, activities:

(i) a controlled activity:

(ii) [Repealed]

(iii) a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity.

(iv) [Repealed]

(6) [Repealed]

- 6.1.2. The application is for a Restricted Discretionary and Discretionary activity but not a boundary activity. No preclusions apply in this instance. Therefore, Step 3 must be assessed.

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

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

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

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

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

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

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



- 6.1.3. No applicable rules require public notification of the application. The proposal is not considered to have a more than minor effect on the environment as detailed in the sections above.

Step 4; Public notification in special circumstances

(9) Determine whether special circumstances exist in relation to the application that warrant the application being publicly notified and,—

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

(b) if the answer is no, do not publicly notify the application, but determine whether to give limited notification of the application under section 95B.

- 6.1.4. There are no special circumstances that exist to justify public notification of the application because the proposal is to construct a shed within the site which is consistent with allotments in the surrounding environment, which is considered as neither exceptional nor unusual.

Public Notification Summary

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

Limited Notification Assessment

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

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

(2) Determine whether there are any—

(a) affected protected customary rights groups; or

(b) affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity).

(3) Determine—

(a) whether the proposed activity is on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11; and

(b) whether the person to whom the statutory acknowledgement is made is an affected person under section 95E.

(4) Notify the application to each affected group identified under subsection (2) and each affected person identified under subsection (3).



- 6.2.1. There are no protected customary rights groups or customary marine title groups or statutory acknowledgement areas that are known to be relevant to this application.

Step 2: Limited notification precluded in certain circumstances.

(5) Determine whether the application meets either of the criteria set out in subsection (6) and,—

(a) if the answer is yes, go to step 4 (step 3 does not apply); and

(b) if the answer is no, go to step 3.

(6) The criteria for step 2 are as follows:

(a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification:

(b) the application is for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land).

- 6.2.2. There is no rule in the plan or National Environmental Standard that precludes notification. Therefore Step 2 does not apply and Step 3 must be considered.

Step 3: Certain other affected persons must be notified

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

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

(9) Notify each affected person identified under subsections (7) and (8) of the application. The proposal is not for a boundary activity nor is it a prescribed activity.

- 6.2.3. The proposal is not for a boundary activity.

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

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

(a) may disregard an adverse effect of the activity on the person if a rule or a national environmental standard permits an activity with that effect; and

(b) must, if the activity is a controlled activity or a restricted discretionary activity, disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and



(c) must have regard to every relevant statutory acknowledgement made in accordance with an Act specified in.

- 6.2.4. A Council must not consider that a person is affected if they have given their written approval or it is unreasonable in the circumstances to seek that person's approval.
- 6.2.5. With respect to section 95B(8) and section 95E, the permitted baseline was considered as part of the assessment of environmental effects undertaken in Section 4 of this report, which found that the potential adverse effects on the environment will be no more than minor. In regard to effects on persons, the assessment in Section 4 is also relied on, and the following comments made:
- The proposed shed is consistent with the character of allotments in the locality. Therefore, the proposal is not objectionable with the surrounding environment.
 - The proposed shed will utilise a natural and recessive colour scheme which is consistent with the existing shed on the site.
 - The development is not considered to be contrary to the objectives and policies under the Operative District Plan or Proposed District Plan.
 - All other persons are sufficiently separated from the proposed development and works, such that there will be no effects on these people.
- 6.2.6. Therefore, no persons will be affected to a minor or more than minor degree.
- 6.2.7. Overall, the adverse effects on any persons are considered to be less than minor. Therefore Step 3 does not apply and Step 4 must be considered.

Step 4: Further notification in special circumstances

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

- 6.2.8. The proposal is to construct a shed on the site. No reverse sensitivity effects or incompatible land use activities are anticipated. It is considered that no special circumstances exist in relation to the application.



Limited Notification Assessment Summary

- 6.2.9. Overall, from the assessment undertaken Steps 1 to 4 do not apply and there are no affected persons.

Notification Assessment Conclusion

- 6.3. Pursuant to sections 95A to 95G it is recommended that the Council determine the application be non-notified for the above-mentioned reasons.

7. PART 2 ASSESSMENT

- 7.1. For completeness, the application is assessed in relation to the purpose and principles of the Resource Management Act 1991 which are contained in Section 5 to 8 of the Act inclusive.
- 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. In addition, the proposal will avoid adverse effects on the environment and will preserve the landscape character of the site and surrounding environment.
- 7.3. Section 6 of the Act includes matters of national importance. The site is located within the coastal environment. The development will remain consistent with the size and scale of adjacent buildings and be integrated in terms of the adopted natural and recessive colours. Earthworks and indigenous vegetation clearance has been kept to a minimum and the chosen location will not fragment areas of indigenous vegetation, with the extent of the vegetation onsite remaining intact. The shed location is not known to contain archaeological sites nor be subject to natural hazards.
- 7.4. Section 7 identifies several “other matters” to be given particular regard by a Council in the consideration of any assessment for resource consent, including the maintenance and enhancement of amenity values. The proposal is considered to be consistent with the amenity and character of the site and 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 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 consistent with the relevant provisions of Part 2 of the Act, as expressed through the objectives, policies and rules reviewed in earlier sections of this application. Given that consistency, we conclude that the proposal achieves the purposes of sustainable management set out by section 5 of the Act.

8. CONCLUSION

- 8.1. The applicants seek resource consent to construct a shed within their site at 441B Rangiputa Road, Karikari Peninsula. The site contains an existing dwelling, sheds and a sleep-out with the proposed shed being within the curtilage area of these buildings. The northern portion of the site is vegetated in predominantly manuka. The site vegetation forms part of the wider Rangiputa Road Shrublands and is noted as being of HNC. The proposed shed will be located along the southern boundary of the area of HNC.
- 8.2. A restricted discretionary resource consent is required for new built development for non-habitable purposes exceeding 50m² in the General Coastal Zone under the ODP. A Discretionary resource consent is sought under the PDP-DV for new built development exceeding 50m² floor area, earthworks and indigenous vegetation clearance within the Coastal Environment and High Natural Character overlays. The PDP-DV underlying zone is Rural Production, with the proposal assessed as Permitted in terms of the RPZ rules.
- 8.3. The proposal is not considered to result in the degradation of the character of the surrounding rural and coastal environment and is consistent with other development in this rural and coastal landscape.
- 8.4. No significant adverse effects are anticipated to arise from the activity included in the application and no consideration of alternatives has been undertaken. All effects of the activity are being managed within the locality. Overall, it is considered that the proposal will result in no more than minor effects on the environment.



- 8.5. In terms of section 104(1)(a) of the Act, the actual and potential effects of the proposal will be less than minor. The relevant provisions within Part 2 of the Act have been addressed as part of this application. The overall conclusion from the assessment of the statutory considerations is that the proposal is considered to be consistent with the sustainable management purpose of the Resource Management Act 1991.
- 8.6. It is also considered that the proposal will have less than minor adverse effects on the wider environment; no persons will be adversely affected by the proposal and there are no special circumstances.
- 8.7. In terms of section 104(1)(b) of the Act, the proposal is found to be generally consistent with the objectives, policies and assessment criteria of the relevant statutory documents as set out in this report. The extent of necessary vegetation clearance and earthworks is such that it would not be contrary to the objectives and policies of the ODP and PDP.
- 8.8. It is considered appropriate to grant the application 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 **636251**
Land Registration District **North Auckland**
Date Issued 10 February 2015

Prior References
127009

Estate Fee Simple
Area 6.3305 hectares more or less
Legal Description Lot 1 Deposited Plan 470508
Registered Owners
Christopher John Bates, Rochelle Bates and C J & R Bates Family Trustee Limited

Interests

Subject to Section 206 Land Act 1924

6345619.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 14.3.2005 at 9:00 am

Subject to a right to convey electricity over part marked G and H on DP 470508 created by Easement Instrument
6345619.17 - 14.3.2005 at 9:00 am

The easement created by Easement Instrument 6345619.17 is subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right to convey electricity created by Easement Instrument 6345619.18 - 14.3.2005 at 9:00 am

The easement created by Easement Instrument 6345619.18 is subject to Section 243 (a) Resource Management Act 1991

Subject to an electricity transmission easement (in gross) over part marked C, E, G and H on DP 470508 in favour of Top
Energy Limited created by Transfer 6345619.21 - 14.3.2005 at 9:00 am

The easement created by Transfer 6345619.21 is subject to Section 243 (a) Resource Management Act 1991

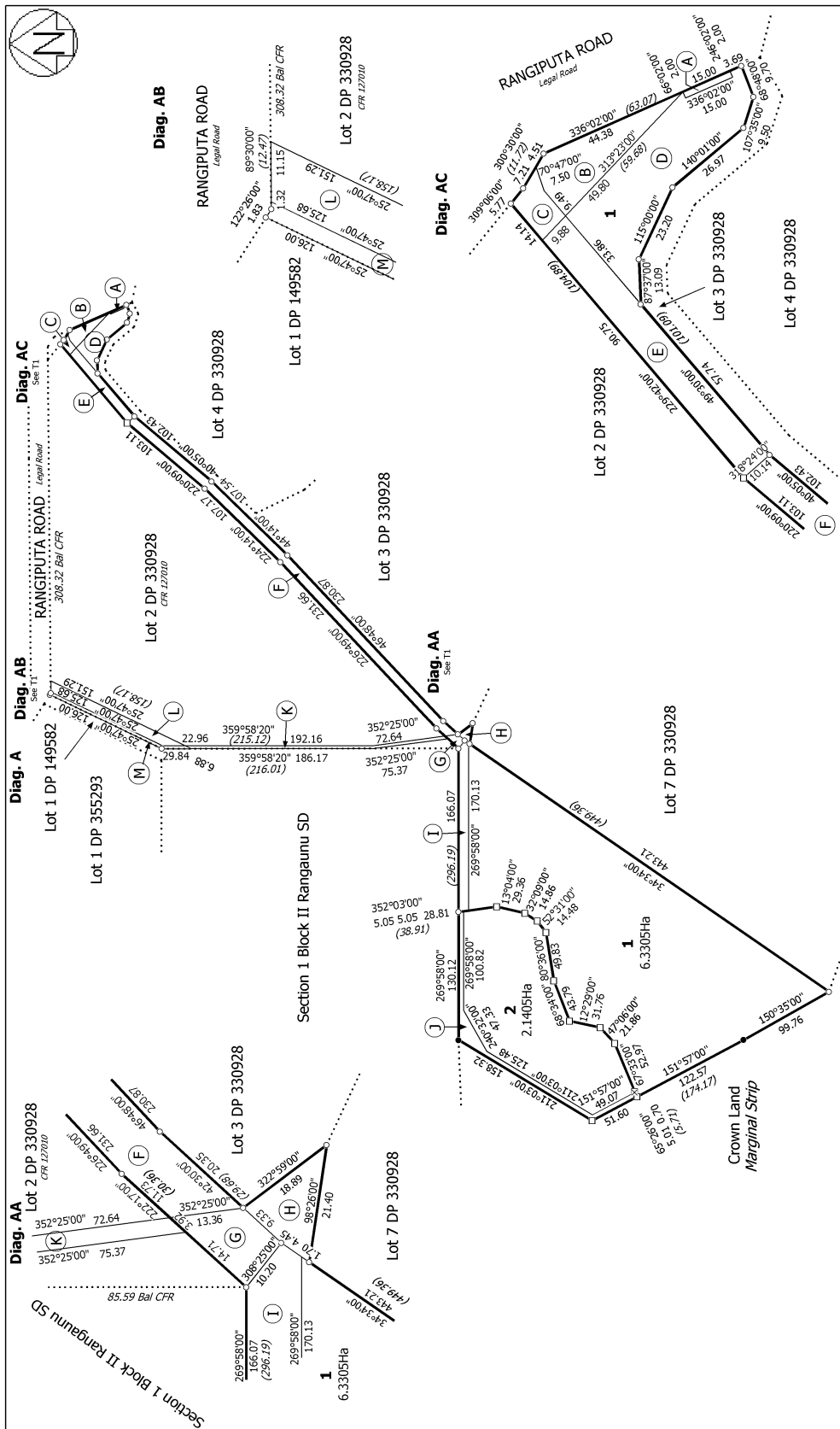
Subject to a right of way and a right to convey electricity, telecommunications and computer media over part marked A, D,
E, F, G and I and a right to convey electricity, telecommunications and computer media over part marked C all on DP
470508 created by Easement Instrument 9937117.2 - 10.2.2015 at 5:43 pm

Appurtenant hereto is a right to convey electricity, telecommunications and computer media created by Easement
Instrument 9937117.2 - 10.2.2015 at 5:43 pm

The easements created by Easement Instrument 9937117.2 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to convey electricity over part marked G, H and I on DP 470508 created by Easement Instrument
9937117.3 - 10.2.2015 at 5:43 pm

The easements created by Easement Instrument 9937117.3 are subject to Section 243 (a) Resource Management Act 1991



Areas shown A, B, & C are subject to Existing Consent Notices

**Lots 1 & 2 Being A Subdivision Of Lot 1 DP 330928 & Easements Over Lot 2
DP 330928**

Land District: North Auckland

Digitally Generated Plan

Surveyor: David Brett King	Title Plan DP 470508
Firm: Survey & Planning Solutions (2010) Ltd	

Deposited on: 10/02/2015

CONO 6345619.5 Cor

Cpy - 01/01, Pgs - 007, 14/03/06, 11



DocID: 311839581

(6)

**FAR NORTH DISTRICT COUNCIL
CONSENT NOTICE PURSUANT TO SECTION 221
RESOURCE MANAGEMENT ACT 1991**

IN THE MATTER of Lot 1 DP 330928
(North Auckland Land
Registry)

A N D

IN THE MATTER of subdivision consent
pursuant to sections
105, 220 and 221 of
the Resource
Management Act 1991

1.  I, **CLIVE MANLEY**, of **Far North District Council** **HEREBY CERTIFY** that pursuant to section 220(1) of the Resource Management Act 1991 the Far North District Council by resolution passed under delegated authority on *5 April 2004* imposed the following conditions on the subdivision consent for Lot 1 DP 330928:

- a. The Owner shall, if the means selected by the Owner for headlight screening be a hedge, keep the headlight screen hedge in the area shown "U" on DP 330928, trimmed so that it does not exceed a maximum length of 15 metres and the Owner shall keep the screen hedge maintained by replacing dead or diseased plants so as to maintain an effective visual screen. Should the means selected not be a planted headlight screen, the owner of Lot 1 is to keep the selected screen maintained so as, similarly, to retain effective visual screening.
- b. The Owner shall, keep all vegetation in the sight distance areas "V" and "W" shown on DP 330928 trimmed so that no vegetation exceeds a height of 750mm above ground level.
- c. No building which requires effluent disposal shall be erected on Lot 1 without the prior approval of the Council to a report on such disposal, from a person with the appropriate expertise and indemnity, in terms of the requirements of Auckland Regional Council Technical Publication 58 and including an indication of compliance with the relevant Northland Regional Council rules.

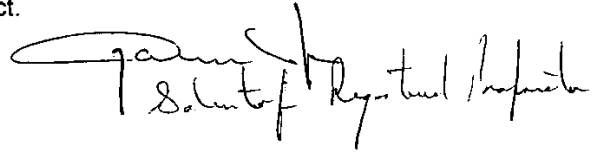
2. These conditions are to be retained, except by a written decision of the Far North District Council to the contrary.

baum

90314_2/a

**CERTIFICATE UNDER SECTION 221
RESOURCE MANAGEMENT ACT 1991**

Correct for the purposes of the Land Transfer
Act.



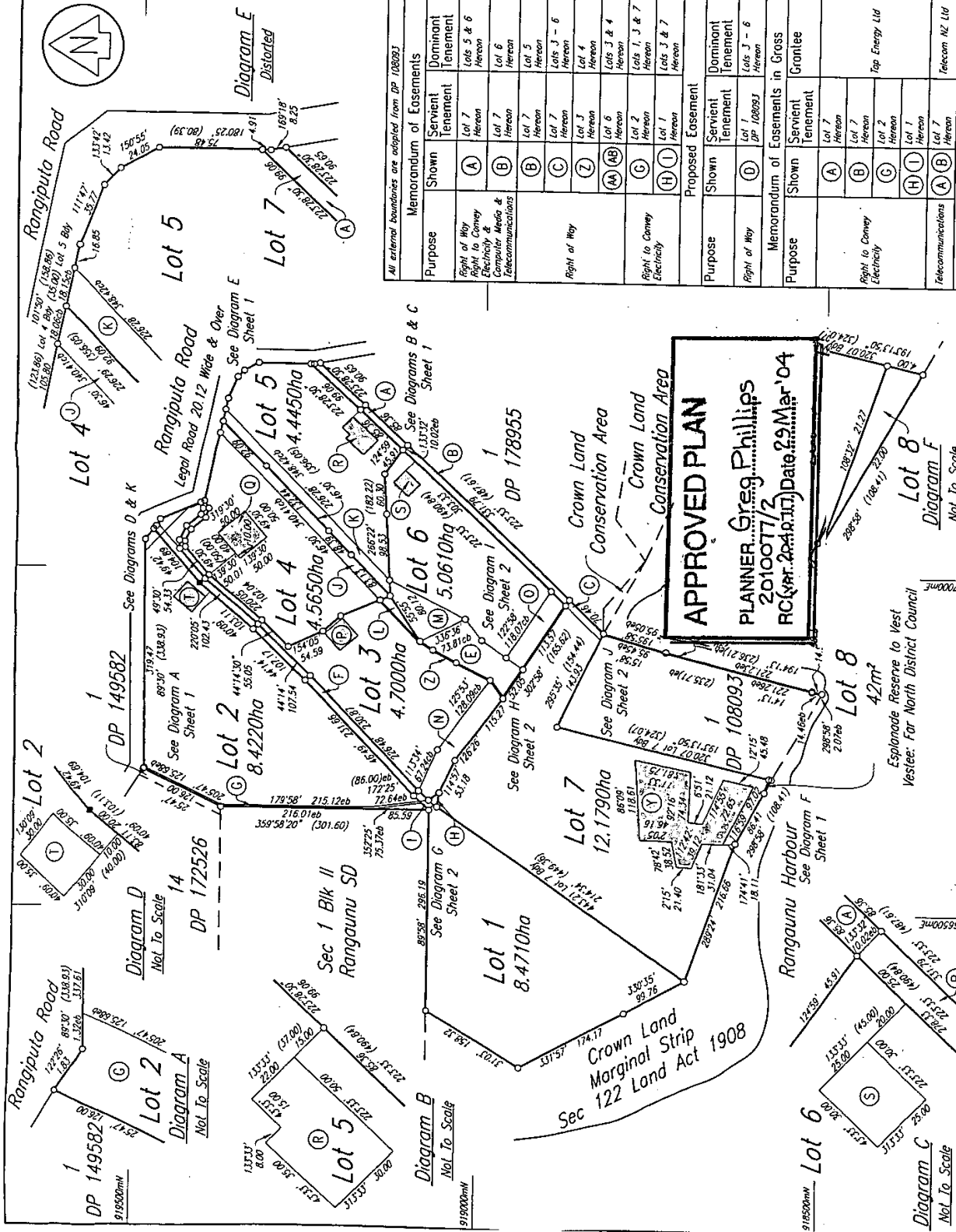
T. Schmitz

Far North District Council

Particulars entered in the Register as shown in the
Schedule of Land herein on the date and at the time
stamped below

.....
**Assistant/District Land Registrar of the
District of North Auckland**

**HESKETH HENRY
SOLICITORS
AUCKLAND**



Land District North Auckland
Survey Block & District II Rongauu

Lots 1 - 8 Being Subdivision of
Lots 1 & 2 DP 185988 & Right of Way
Over Pt Lot 1 DP 108093

Scale 1:4000

Date March 2003

Territorial Authority For North District
Surveyed By Simpson, Shaw & Co.

Sheet 1 of 2 Sheets

Approvals

Director
Manly Enterprises Limited

E.S. Wilson

Registered Owners

1 hereby certify that this plan was approved by the
For North District Council Section 223 of the
Resource Management Act 1991 on the day of
2003 subject to the granting and extending of easements
set out on the Memorandum herein.

Authorised Officer

Existing Easements

Purpose Shown Created By

Right of Way (A)(B)(C) 856517.3

Easements to be Relinquished

Purpose Shown Created By

Right of Way (F)(I) 0364511.2

Right to Transmit
Electricity &
Telecommunications (W)

Areas marked (E)(J)(K)(L)(M)(N)(O)(P)(Q)(R)
(S)(T)(U)(V)(W)(X)(Y) are subject to Consent
Notices

Class II Survey: Lot 8

Class III Survey: Lots 1 - 7

New Cst Allocated

Lot 1 C.I. 127009

Lot 2 C.I. 127010

Lot 3 C.I. 127011

Lot 4 C.I. 127012

Lot 5 C.I. 127013

Lot 6 C.I. 127014

Lot 7 C.I. 127015

Lot 8 C.I. 127016

Total Area 47,847.2ha

Comprised in CT 1186/316 All, CT 1186/377 All &
CT 900/110 Easement Only

1 Trevor James Shaw of Whangarei
being a practising surveyor, do hereby certify that
this plan is a true and correct copy of the
original plan as deposited with me, or under
my direction, in accordance with the Cadastre
Survey Act 2002 and the Surveyor-General's
Rules for Cadastre Survey 2002/2;
(b) The plan is accurate, and has been created
in accordance with that Act and those Rules.
Dated at Whangarei this day of 2003

Signature

Field Book p. Traverse Book p.

Reference Plans DP 108093, DP 185988 & SO 316785

Examined Correct

Approved as to Survey by Land Information NZ on

...../...../.....

Deposited by Land Information NZ on

...../...../.....

File K20028 - Manly Enterprises

Instructions

DP 330928

Approved AKLM 01/1

APPROVED PLAN No 2

PLANNER: Greg Phillips

RC 20100077 Date 10 DEC '01

Plant hedge 15m long
to screen headlights

New Access Road.

visibility line for
120m SSD.

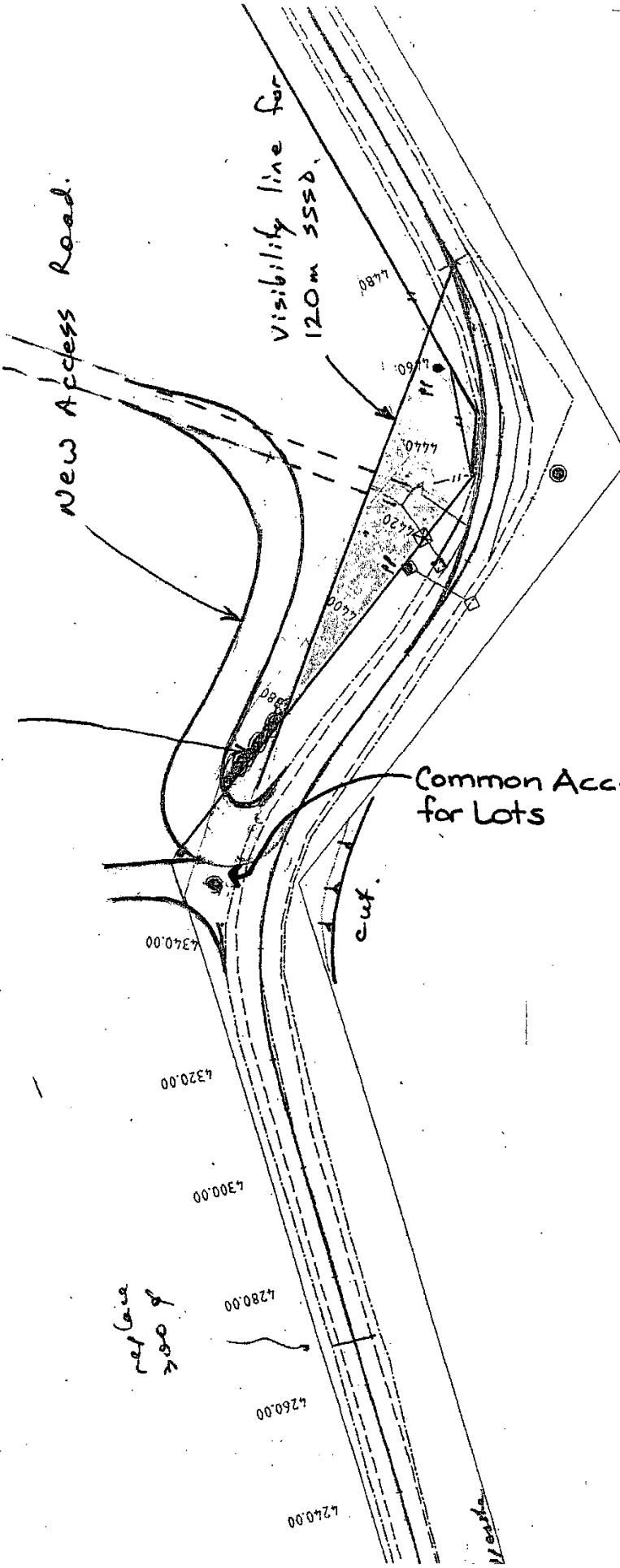
Common Access Point
for Lots

cut.

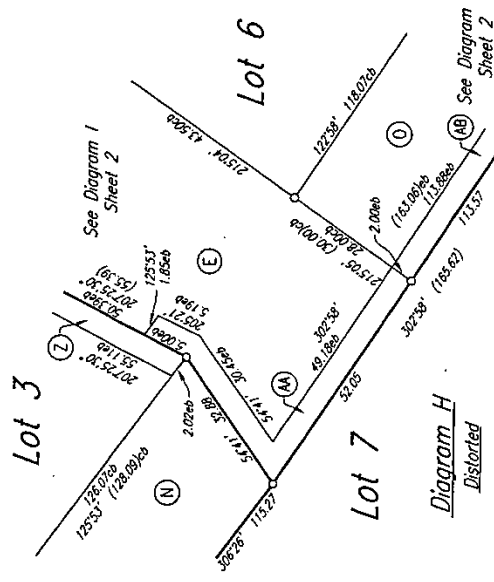
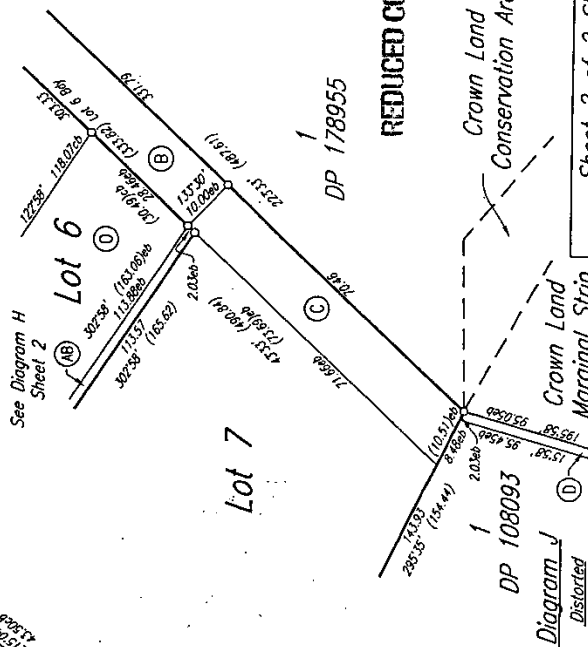
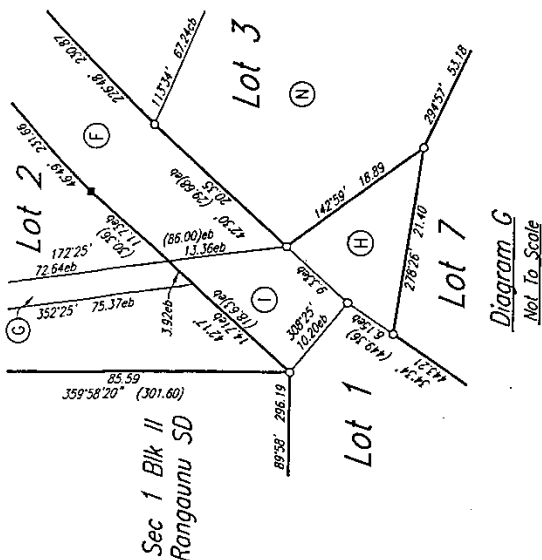
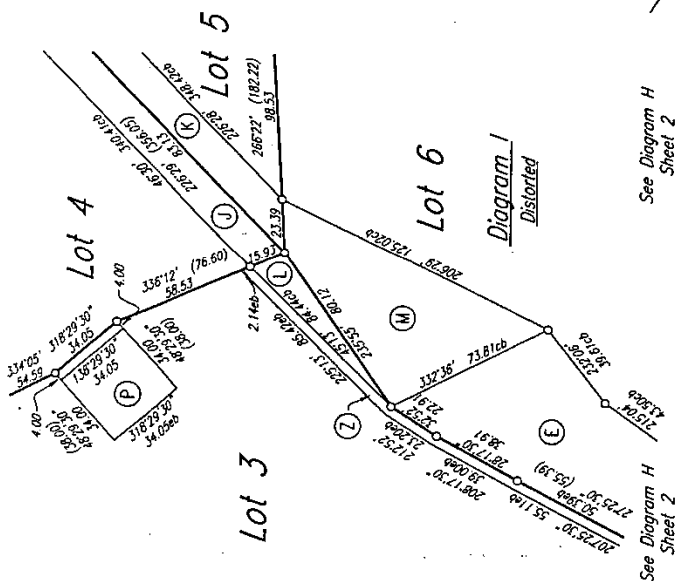
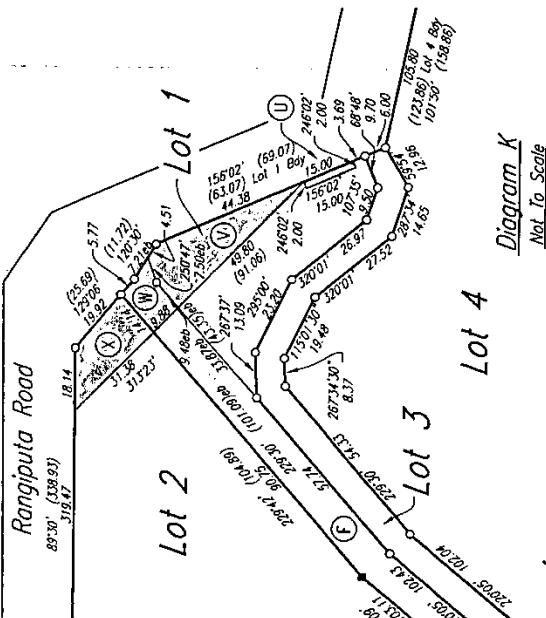
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200 p

7/00/132 RANGIPUTA ROAD : ACCESS TO LOT 2 DP 185988

APPROVED PLAN (3)



APPROVED PLAN

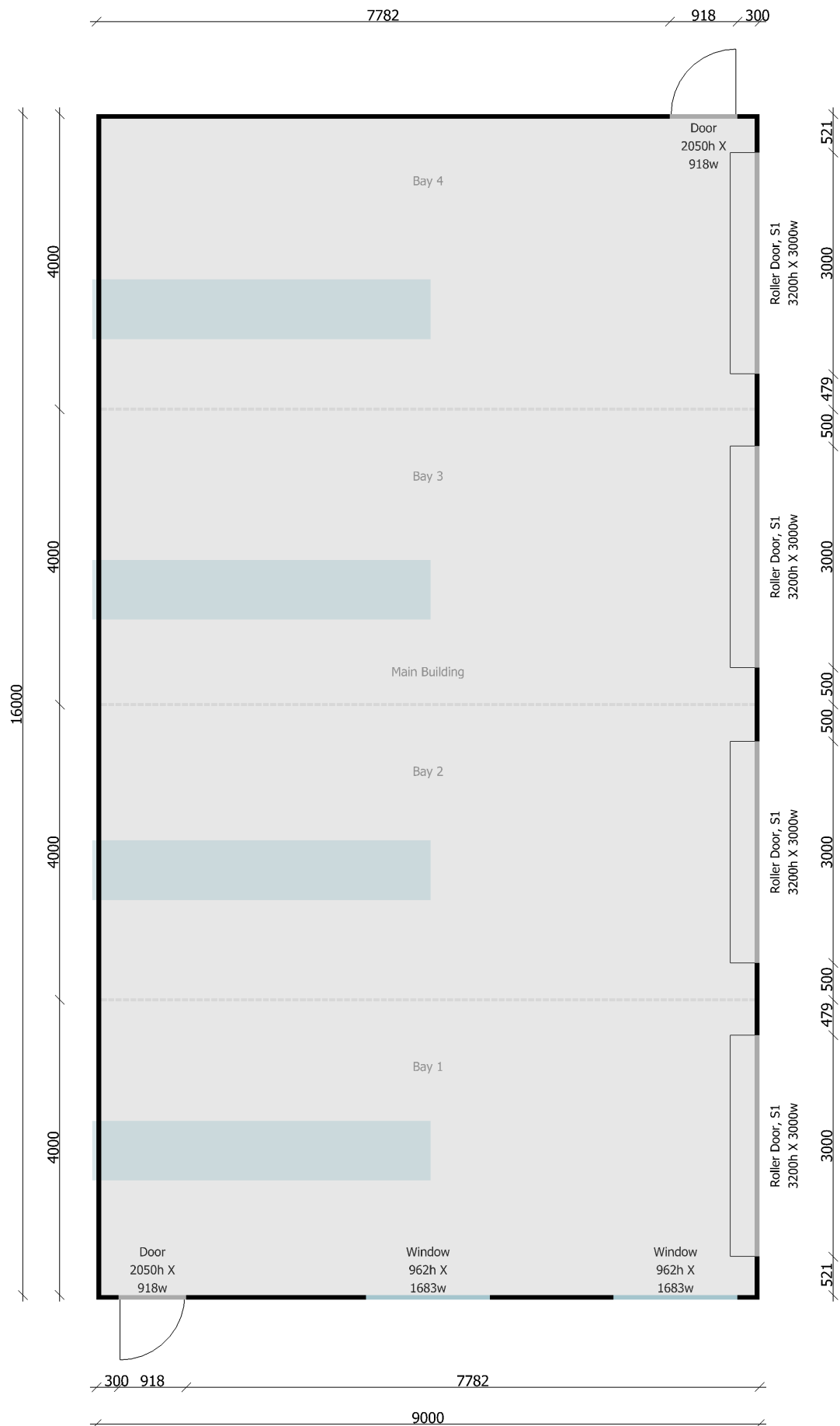


Total Area	
Comprised in	1. Trevor James Shaw of Whangarei being a person entitled to practise as a licensed cadastral surveyor, certify that— (a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Survey-General's Rules 2002/2003 (b) This dataset has been created in accordance with that Act and those Rules Dated at Whangarei this day of 2003 Signature.....
Field Book	P. Traverse Book
Reference Plans	DP 108093 & DP 185988
Examined	Correct
Approved as to Survey by Land Information NZ on	/...../.....
Deposited by Land Information NZ on	/...../.....
File	K200028 - Only Received Instructions
DP	330928
Approved	AKLM 01/1

Sheet 2 of 2 Sheets
Territorial Authority Far North District
Surveyed By Simpson, Shaw & Co.
Scale As Shown Date March 2003

Lots 1 - 8 Being Subdivision of
Lots 1 & 2 DP 185988 & Right of Way
Over Pt Lot 1 DP 108093

Land District North Auckland
Survey Block & District II Rangaunu



* All Dimensions in mm. Colours shown are examples only. For exact colour samples see your local Totalspan Far North - Kaitaia representative.
 'NOTE' Drawings are not construction issue. Shop drawings (For Construction) will be detailed prior to fabrication.

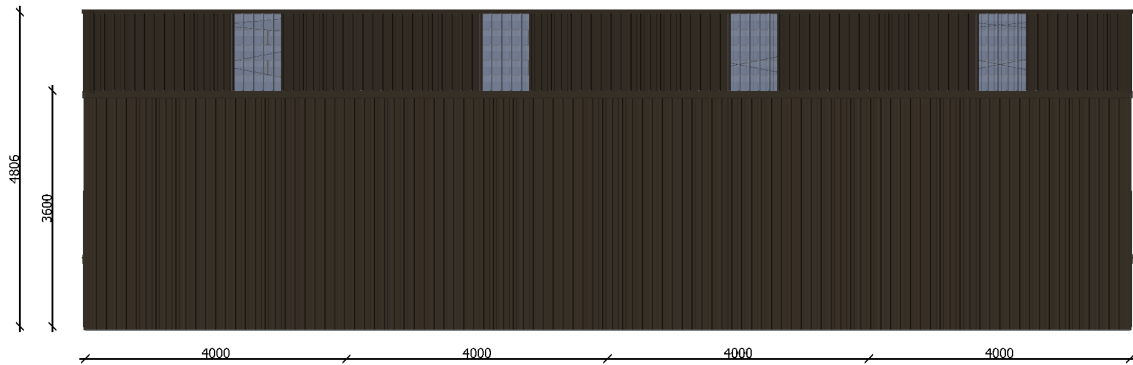
CTE Steel Buildings Limited
 138 North Road, , Kaitaia , 0482, New Zealand
 Phone: 094082166
 Email: farnorth@totalspan.co.nz

For:
 Chris & Rochelle Bates
 441B Rangiputa Road
 , Kaitaia
 0483

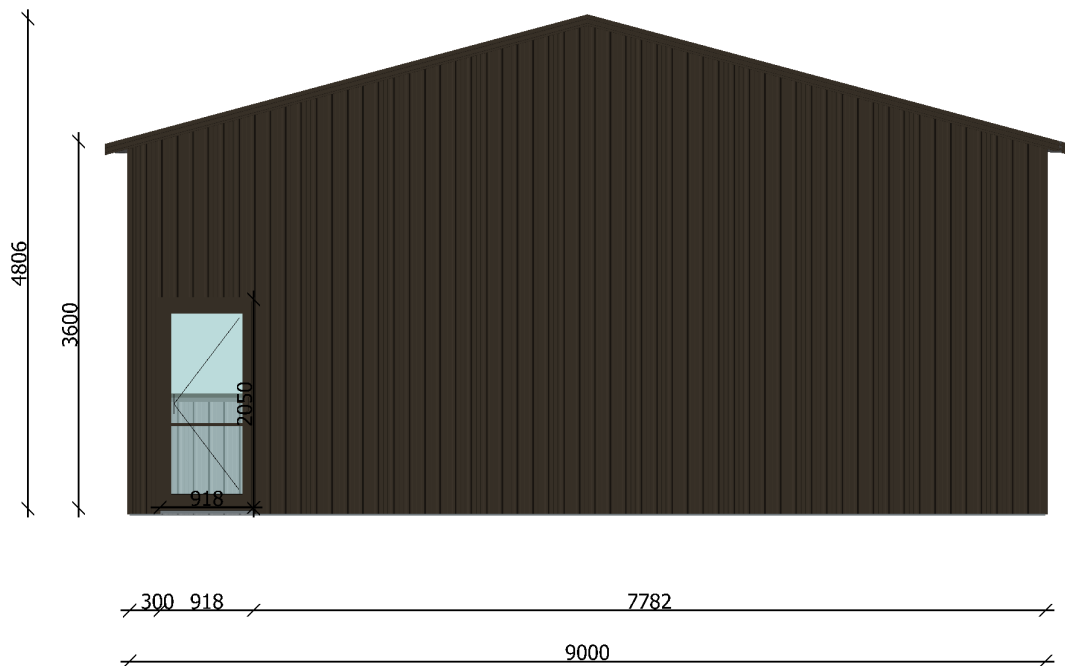
Gable Range
 Project Number: YE.201

07 May 2026
 Page 1 of 4





* All Dimensions in mm. Colours shown are examples only. For exact colour samples see your local Totalspan Far North - Kaitaia representative.



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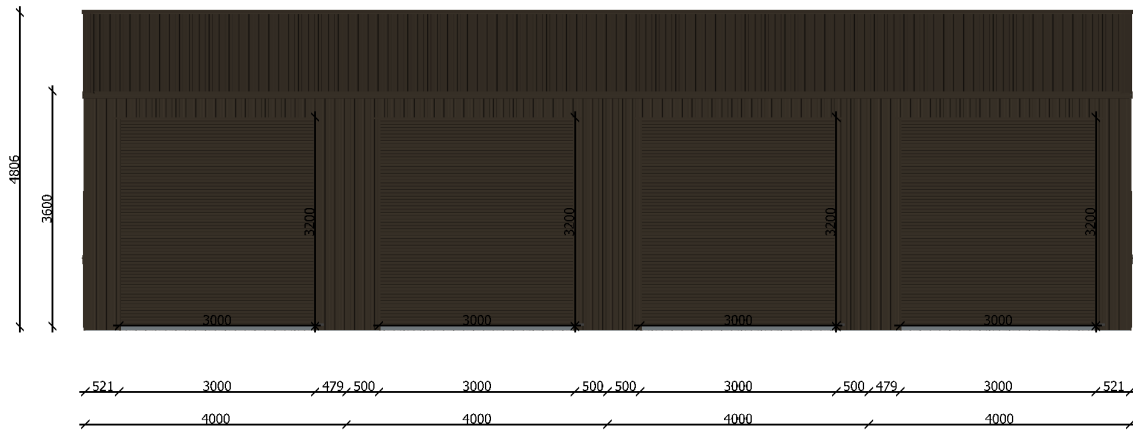
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 , Kaitaia
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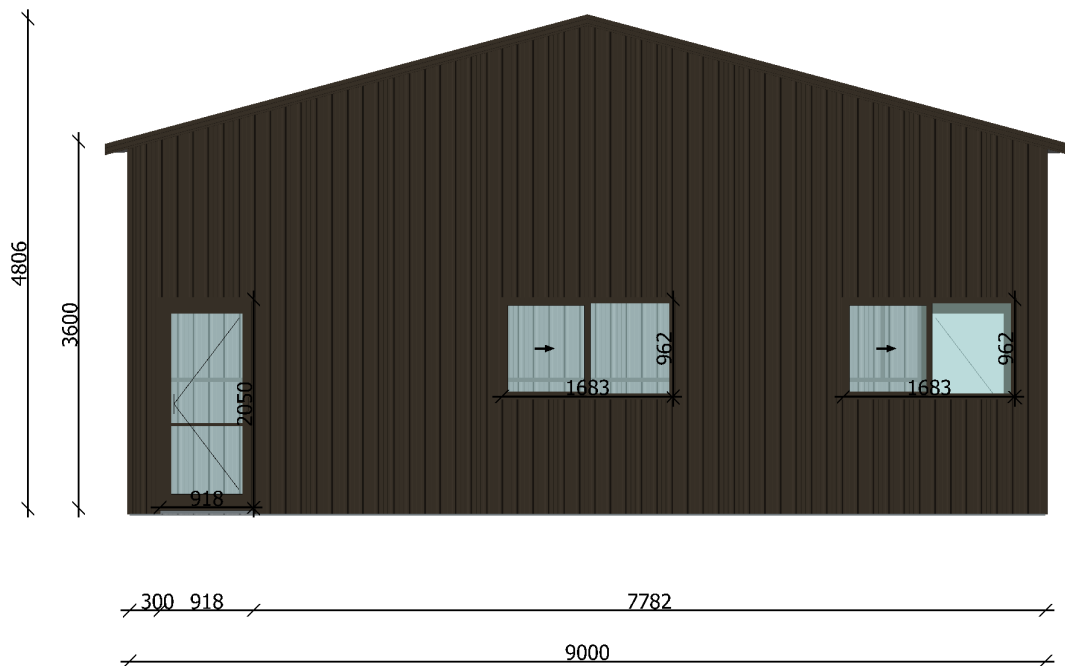
Gable Range
 Project Number: YE.201

07 May 2026
 Page 2 of 4





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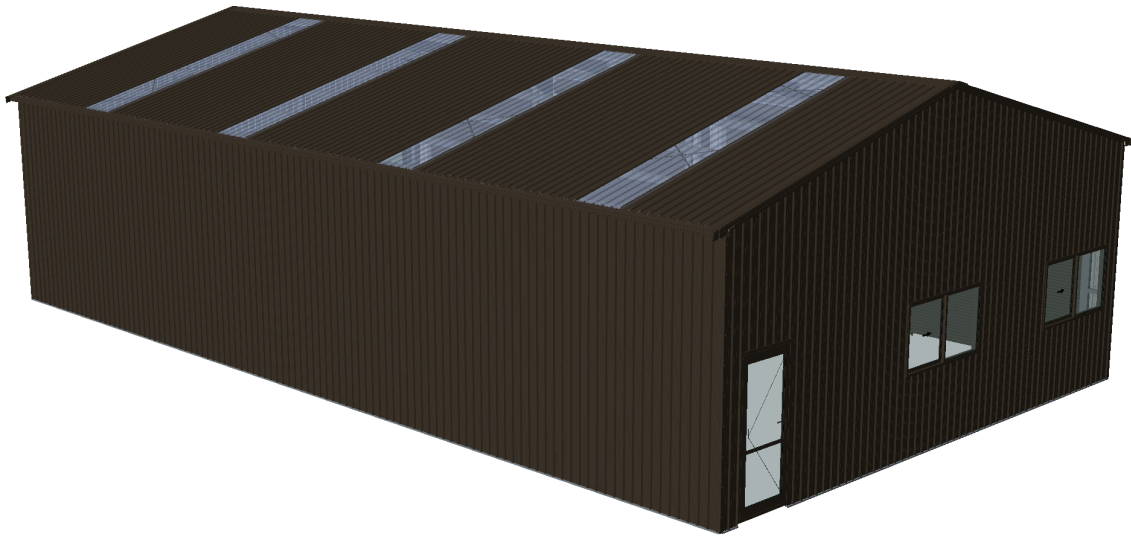
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 , Kaitaia
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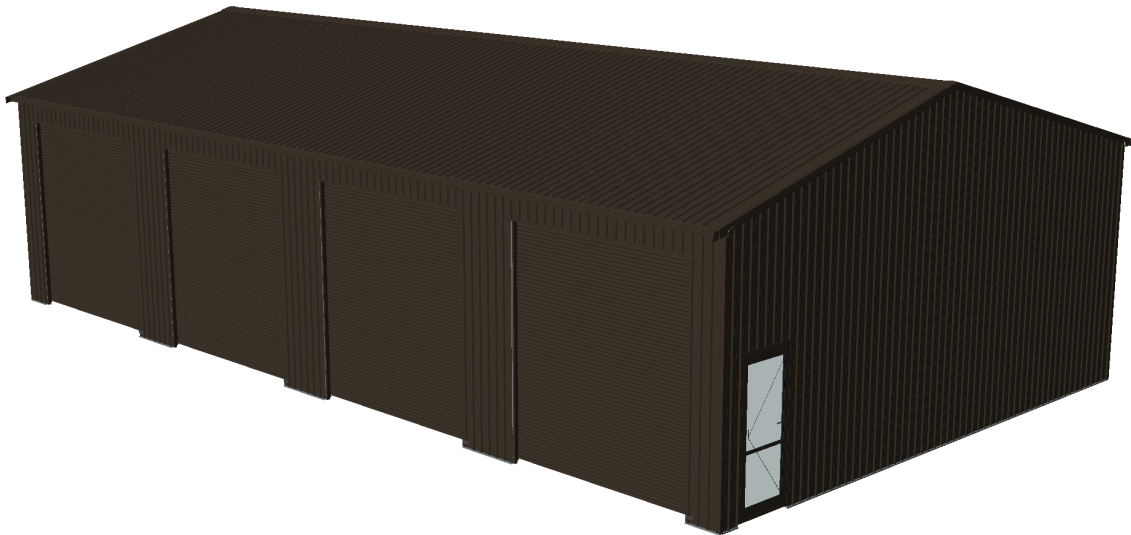
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07 May 2026
 Page 3 of 4





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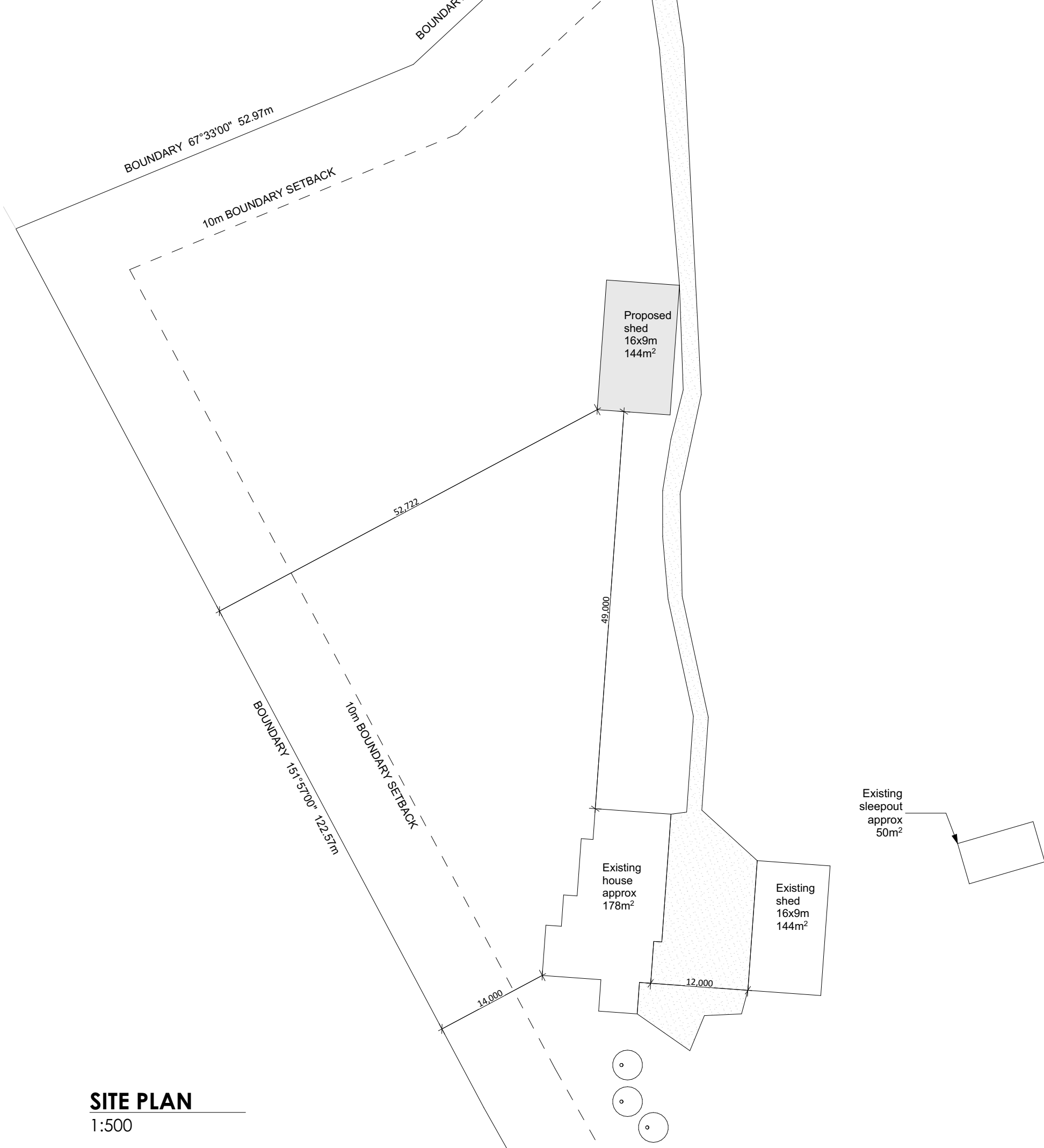
CTE Steel Buildings Limited
 138 North Road, , Kaitaia , 0482, New Zealand
 Phone: 094082166
 Email: farnorth@totalspan.co.nz

For:
 Chris & Rochelle Bates
 441B Rangiputa Road
 , Kaitaia
 0483

Gable Range
 Project Number: YE.201

07 May 2026
 Page 4 of 4





SITE NOTES

LEGAL DESCRIPTION LOT 1 DP 470508	
PHYSICAL ADDRESS 441B Rangiputa Road, Karikari Peninsula, Northland 0483	
Zone:	Rural Production
SITE AREA:	6.3305ha
SITE INFORMATION WIND ZONE CORROSION ZONE EARTHQUAKE ZONE RAINFALL INTENSITY	High D 1 90-100 mm/hr
BUILDING COVERAGE PROPOSED SHED EXISTING BUILDINGS TOTAL (APPROX)	144m² 459m² 603m²
IMPERMEABLE COVERAGE ROOF AREA DRIVEWAY TOTAL (APPROX) 15% MAX ALLOWED	603m² 5,100m² 5,703m² 9.01%
EARTHWORKS VOLUME APPROX 80-100m³ AREA APPROX 200m²	



NOTES

Contractor to check all dimensions & conditions on site before commencing work.

Do not scale.

Work only to figured dimensions. In the event of a discrepancy contact the designer.

TITLE

SITE PLAN

ISSUE DATE	24/06/2026
JOB No.	26027
DRAWN BY	P Palmer
CHECKED BY	C DAWSON

PROJECT

PROPOSED RELOCATED DWELLING FOR

Chris & Rochelle Bates
441B Rangiputa Road,
Karikari Peninsula,
Northland 0483

REVISIONS

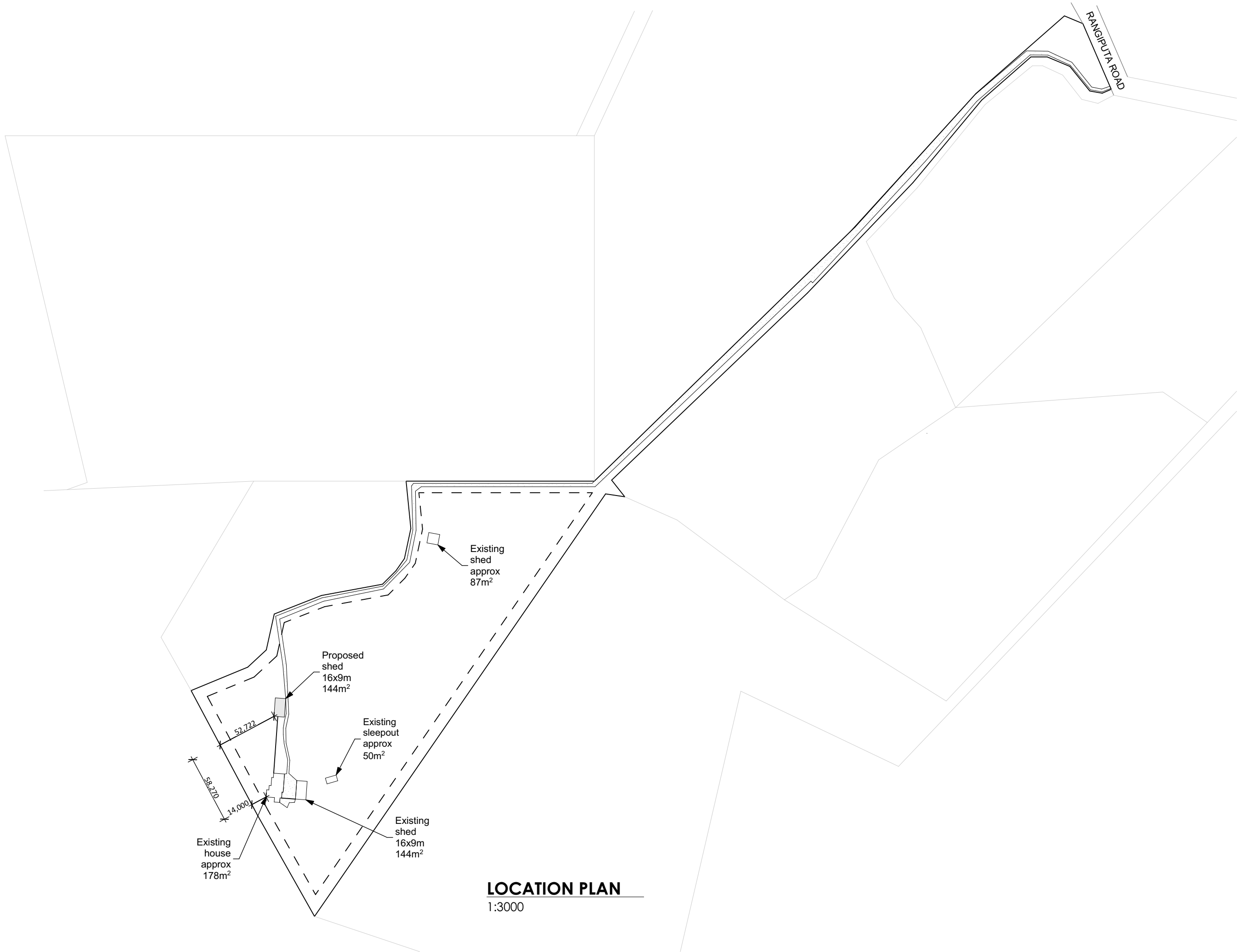
SCALE
1:500, 1:5000

DRAWING CODE	DRAWING ISSUE
1.1	CD 01

DRAWING No
3

SITE PLAN

1:500



INSPIRED
ARCHITECTURE Ltd

NOTES

Contractor to check all dimensions & conditions on site before commencing work.

Do not scale.

Work only to figured dimensions. In the event of a discrepancy contact the designer.

TITLE

LOCATION PLAN

ISSUE DATE24/06/2026

JOB No.26027

DRAWN BYP Palmer

CHECKED BYC DAWSON

PROJECT

PROPOSED RELOCATED DWELLING FOR
Chris & Rochelle Bates
441B Rangiputa Road,
Karikari Peninsula,
Northland 0483

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Operative Far North District Plan – Objectives and Policies

Coastal Environment	
Objectives	
10.3.1	<i>To manage coastal areas in a manner that avoids adverse effects from subdivision, use and development. Where it is not practicable to avoid adverse effects from subdivision use or development, but it is appropriate for the development to proceed, adverse effects of subdivision use or development should be remedied or mitigated.</i>
10.3.2	<i>To preserve and, where appropriate in relation to other objectives, to restore, rehabilitate protect, or enhance:</i> <i>(a) the natural character of the coastline and coastal environment;</i> <i>(b) areas of significant indigenous vegetation and significant habitats of indigenous fauna;</i> <i>(c) outstanding landscapes and natural features;</i> <i>(d) the open space and amenity values of the coastal environment;</i> <i>(e) water quality and soil conservation (insofar as it is within the jurisdiction of the Council).</i>
10.3.3	<i>To engage effectively with Maori to ensure that their relationship with their culture and traditions and taonga is identified, recognised, and provided for.</i>
10.3.4	<i>To maintain and enhance public access to and along the coast whilst ensuring that such access does not adversely affect the natural and physical resources of the coastal environment, including Maori cultural values, and public health and safety.</i>
10.3.5	<i>To secure future public access to and along the coast, lakes and rivers (including access for Maori) through the development process and specifically in accordance with the Esplanade Priority Areas mapped in the District Plan.</i>
10.3.6	<i>To minimise adverse effects from activities in the coastal environment that cross the coastal marine area boundary.</i>
10.3.7	<i>To avoid, remedy or mitigate adverse effects on the environment through the provision of adequate land-based services for mooring areas, boat ramps and other marine facilities.</i>

10.3.8	<i>To ensure provision of sufficient water storage to meet the needs of coastal communities all year round.</i>
10.3.9	<i>To facilitate the sustainable management of natural and physical resources in an integrated way to achieve superior outcomes to more traditional forms of subdivision, use and development through management plans and integrated development.</i>
Policies	
10.4.1	<i>That the Council only allows appropriate subdivision, use and development in the coastal environment. Appropriate subdivision, use and development is that where the activity generally:</i> <i>(a) recognises and provides for those features and elements that contribute to the natural character of an area that may require preservation, restoration or enhancement; and</i> <i>(b) is in a location and of a scale and design that minimises adverse effects on the natural character of the coastal environment; and</i> <i>(c) has adequate services provided in a manner that minimises adverse effects on the coastal environment and does not adversely affect the safety and efficiency of the roading network; and</i> <i>(d) avoids, as far as is practicable, adverse effects which are more than minor on heritage features, outstanding landscapes, cultural values, significant indigenous vegetation and significant habitats of indigenous fauna, amenity values of public land and waters and the natural functions and systems of the coastal environment; and</i> <i>(e) promotes the protection, and where appropriate restoration and enhancement, of areas of significant indigenous vegetation and significant habitats of indigenous fauna; and</i> <i>(f) recognises and provides for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga; and</i> <i>(g) where appropriate, provides for and, where possible, enhances public access to and along the coastal marine area; and</i>

	<i>(h) gives effect to the New Zealand Coastal Policy Statement and the Regional Policy Statement for Northland.</i>
10.4.2	<i>That sprawling or sporadic subdivision and development in the coastal environment be avoided through the consolidation of subdivision and development as far as practicable, within or adjoining built up areas, to the extent that this is consistent with the other objectives and policies of the Plan.</i>
10.4.3	<i>That the ecological values of significant coastal indigenous vegetation and significant habitats are maintained in any subdivision, use or development in the coastal environment.</i>
10.4.4	<i>That public access to and along the coast be provided, where it is compatible with the preservation of the natural character and amenity, cultural, heritage and spiritual values of the coastal environment, and avoids adverse effects in erosion prone areas.</i>
10.4.5	<i>That access by tangata whenua to ancestral lands, sites of significance to Maori, maahinga mataitai, taiapure and kaimoana areas in the coastal marine area be provided for in the development and ongoing management of subdivision and land use proposals and in the development and administration of the rules of the Plan and by non-regulatory methods. Refer Chapter 2, and in particular Section 2.5, and Council's "Tangata Whenua Values and Perspectives (2004)".</i>
10.4.6	<i>That activities and innovative development including subdivision, which provide superior outcomes and which permanently protect, rehabilitate and/or enhance the natural character of the coastal environment, particularly through the establishment and ongoing management of indigenous coastal vegetation and habitats, will be encouraged by the Council.</i>
10.4.7	<i>To ensure the adverse effects of land-based activities associated with maritime facilities including mooring areas and boat ramps are avoided, remedied or mitigated through the provision of adequate services, including where appropriate:</i> <i>(a) parking;</i> <i>(b) rubbish disposal;</i> <i>(c) waste disposal;</i> <i>(d) dinghy racks.</i>

10.4.8	That development avoids, remedies or mitigates adverse effects on the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.
10.4.9	<i>That development avoids, where practicable, areas where natural hazards could adversely affect that development and/or could pose a risk to the health and safety of people.</i>
10.4.10	<i>To take into account the need for a year-round water supply, whether this involves reticulation or on-site storage, when considering applications for subdivision, use and development.</i>
10.4.11	<i>To promote land use practices that minimise erosion and sediment run-off, and storm water and waste water from catchments that have the potential to enter the coastal marine area.</i>
10.4.12	<i>That the adverse effects of development on the natural character and amenity values of the coastal environment will be minimised through:</i> <i>(a) the siting of buildings relative to the skyline, ridges, headlands and natural features;</i> <i>(b) the number of buildings and intensity of development;</i> <i>(c) the colour and reflectivity of buildings;</i> <i>(d) the landscaping (including planting) of the site;</i> <i>(e) the location and design of vehicle access, manoeuvring and parking areas</i>

General Coastal Zone	
Objectives	
10.6.3.1	<i>To provide for appropriate subdivision, use and development consistent with the need to preserve its natural character.</i>
10.6.3.2	<i>To preserve the natural character of the coastal environment and protect it from inappropriate subdivision, use and development.</i>
10.6.3.3	<i>To manage the use of natural and physical resources (excluding minerals) in the general coastal area to meet the reasonably foreseeable needs of future generations.</i>
Policies	
10.6.4.1	<i>That a wide range of activities be permitted in the General Coastal Zone, where their effects are compatible with the preservation of the natural character of the coastal environment.</i>
10.6.4.2	<i>That the visual and landscape qualities of the coastal environment in be protected from inappropriate subdivision, use and development.</i>
10.6.4.3	<i>Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the zone in regards to s6 matters, and shall avoid adverse effects as far as practicable by using techniques including:</i> <i>(a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;</i> <i>(b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;</i> <i>(c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas;</i> <i>(d) through siting of buildings and development, design of subdivisions, and provision of access that recognise and provide for the relationship of Maori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Maori culture makes to the character of the District (refer Chapter 2, and in particular Section 2.5, and Council's "Tangata Whenua Values and Perspectives (2004)");</i>

	<i>(e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests;</i> <i>(f) protecting historic heritage through the siting of buildings and development and design of subdivisions.</i>
10.6.4.4	<i>That controls be imposed to ensure that the potentially adverse effects of activities are avoided, remedied or mitigated as far as practicable.</i>
10.6.4.5	<i>Maori are significant land owners in the General Coastal Zone and therefore activities in the zone should recognise and provide for the relationship of Maori and their culture and traditions, with their ancestral lands, water, sites, waahi tapu and other taonga and shall take into account the principles of the Treaty of Waitangi.</i>
10.6.4.6	<i>The design, form, location and siting of earthworks shall have regard to the natural character of the landscape including terrain, landforms and indigenous vegetation and shall avoid, remedy or mitigate adverse effects on those features.</i>

Proposed District Plan

Part 3 – Rural Production Zone	
Objectives	
RRPOZ-O1	<i>The Rural Production zone is managed to ensure its availability for primary production activities and its long-term protection for current and future generations.</i>
RPROZ-O2	<i>The Rural Production zone is used for primary production activities, ancillary activities that support primary production, lawfully established existing activities and other compatible activities that have a functional need to be in a rural environment.</i>
RPROZ-O3	<i>Land use and subdivision in the Rural Production zone:</i> <i>a. protects highly productive land from sterilisation and enables and prioritises it to be used for farming and forestry activities;</i> <i>b. protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation;</i> <i>c. does not compromise the use of land for primary production activities, particularly farming and forestry activities on highly productive land;</i> <i>d. does not exacerbate any natural hazards; and</i> <i>e. is able to be serviced by on-site infrastructure.</i>
RPROZ-O4	<i>The rural character and amenity values associated with a rural working environment are maintained</i>
Policies	
RPROZ-P1	<i>Enable primary production activities, provided they internalise adverse effects onsite where practicable, while recognising that typical adverse effects associated with primary production should be anticipated and accepted within the Rural Production zone.</i>
RPROZ-P2	<i>Ensure the Rural Production zone provides for activities that require a rural location by:</i> <i>a. enabling primary production activities as the predominant land use;</i> <i>b. enabling a range of compatible activities that support primary production activities, including ancillary activities, rural produce manufacturing, rural produce retail, visitor accommodation, small-scale educational facilities and home businesses; and</i> <i>c. enabling the maintenance, operation or upgrade of any lawfully established existing activities, provided any loss of highly productive land from those activities is minimised.</i>

RPROZ-P3	Manage the establishment, design and location of new sensitive activities and other non-productive activities in the Rural Production zone to avoid where possible, or otherwise mitigate, reverse sensitivity effects on primary production activities, particularly the reverse sensitivity effects of rural lifestyle development on highly productive land .
RPROZ-P4	Land use and subdivision activities are undertaken in a manner that maintains or enhances the rural character and amenity values of the Rural Production zone, which includes: a. a predominance of primary production activities; b. low density development with generally low site coverage of buildings or structures; c. typical adverse effects such as odour, noise and dust associated with a rural working environment; and d. a diverse range of rural environments, rural character and amenity values throughout the district.
RPROZ-P5	Avoid land use that: a. is incompatible with the purpose, character and amenity values of the Rural Production zone; b. does not have a functional need to locate in the Rural Production zone and is more appropriately located in another zone; c. would result in the loss of availability and productive capacity of highly productive land, including consideration of the cumulative effects of such losses; d. would exacerbate natural hazards; and e. cannot provide appropriate on-site infrastructure.
RPROZ-P6	Avoid subdivision that: a. results in any potential cumulative loss of the availability or productive capacity of highly productive land for use by farming or forestry activities; b. cannot demonstrate that the proposed lots will retain the overall productive capacity of highly productive land over the long term; c. fragments land into parcel sizes that are no longer able to support farming or forestry activities, taking into account: i. the type of farming or forestry proposed; and ii. whether smaller land parcels can support the proposed farming or forestry activity due to the presence of highly productive land. d. provides for rural lifestyle living unless there is an environmental benefit, or is around an existing residential unit.

RPROZ-P7	Consider the following matters where relevant when assessing and managing the <i>effects</i> of land use and <i>subdivision</i> in the Rural Production Zone: a. whether the proposal will increase production potential in the zone; b. whether the activity relies on the productive nature of the soil; c. consistency with the scale and character of the rural environment; d. location, scale and design of <i>buildings</i> or <i>structures</i>; e. for <i>subdivision</i> or non-<i>primary production</i> activities: i. scale and compatibility with rural activities; ii. potential reverse sensitivity <i>effects</i> on <i>primary production</i> activities and existing <i>infrastructure</i>; iii. the potential for loss of <i>highly productive land</i>, land sterilisation or fragmentation f. at zone interfaces and the rail designation <i>boundary</i>: i. any <i>setbacks</i>, fencing, screening or <i>landscaping</i> required to address potential conflicts; ii. the extent to which adverse <i>effects</i> on adjoining or surrounding <i>sites</i> are mitigated and internalised within the <i>site</i> as far as practicable; g. the capacity of the <i>site</i> to cater for on-site <i>infrastructure</i> associated with the proposed activity, including whether the <i>site</i> has access to a <i>water</i> source such as an irrigation network supply, dam or <i>aquifer</i>; h. the adequacy of roading <i>infrastructure</i> to service the proposed activity; i. Any adverse <i>effects</i> on <i>historic heritage</i> and cultural values, natural features and landscapes or indigenous biodiversity; j. Any historical, spiritual, or cultural association held by <i>tangata whenua</i>, with regard to the matters set out in <i>Policy TW-P6</i>.
Part 2 – Coastal Environment	
Objectives	
CE-O1	The natural character of the <i>coastal environment</i> is preserved and protected from inappropriate land use and <i>subdivision</i> .
CE-O2	Land use and <i>subdivision</i> in the <i>coastal environment</i>: a. is undertaken in an integrated and coordinated manner; b. is compatible with the surrounding land use; c. does not result in urban sprawl occurring outside of existing urban areas; d. promotes restoration and enhancement of the natural character of the <i>coastal environment</i>; and e. recognises and provides for the relationship of <i>tangata whenua</i> with their ancestral lands in the <i>coastal environment</i>.

CE-O3	<i>Land use and subdivision in the coastal environment within urban areas is consolidated and provides for the social, economic and cultural wellbeing of people and communities without compromising other coastal environment values.</i>
Policies	
CE-P1	<i>Identify the extent of the coastal environment as well as areas of high and outstanding natural character using the assessment criteria in APP1- Mapping methods and criteria.</i>
CE-P2	<i>Avoid adverse effects of land use and subdivision on the characteristics, qualities and values that make an area an outstanding natural character area in the coastal environment.</i>
CE-P3	<i>Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of land use and subdivision on the characteristics, qualities and values of natural character areas and natural features and landscapes in the coastal environment not identified as an:</i> <i>a. outstanding natural character area;</i> <i>b. ONL; or</i> <i>c. ONF.</i>
CE-P4	<i>Preserve the visual qualities, character and integrity of the coastal environment by:</i> <i>a. consolidating land use and subdivision around existing urban centres and rural settlements; and</i> <i>b. avoiding sprawl or sporadic patterns of development in the rural environment.</i>
CE-P5	<i>Enable land use and subdivision in urban areas within the coastal environment by recognising that a change in character may be acceptable in some existing urban areas to provide for the social, economic and cultural wellbeing of people and communities.</i>
CE-P6	<i>Provide for farming activities within the coastal environment by:</i> <i>a. recognising that existing farming activities form part of the coastal environment and allowing for these activities to continue without undue restriction; and</i> <i>b. only allowing new farming activities outside outstanding and high natural character areas where appropriate.</i>
CE-P7	<i>Enable the use and development of Māori Purpose zoned land and Treaty Settlement land in the coastal environment by recognising that adverse effects on natural character may be acceptable to support the social, economic and cultural wellbeing of tangata whenua</i>

CE-P8	Encourage the restoration and enhancement of the natural character of the coastal environment .
CE-P9	Consider the following matters where relevant when assessing and managing the effects of land use and subdivision on the coastal environment: a. the presence or absence of buildings, structures or infrastructure; b. the temporary or permanent nature of any adverse effects, including any cumulative effects; c. the location, scale and design of any proposed development; d. any means of integrating the building, structure or activity into the wider landscape; e. the ability of the environment to absorb change; f. the need for and location of earthworks or indigenous vegetation clearance and proposed mitigation measures; g. the operational or functional need of any infrastructure to be sited in the particular location; h. any viable alternative locations or methods for the activity or development where significant adverse effects may arise; i. any historical, spiritual or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6; j. the likelihood of the activity exacerbating natural hazards; k. the opportunity to enhance public access and recreation; l. potential effects of land use and subdivision on the coastal marine area and the overall quality of coastal waters; m. any positive contribution the development has on the characteristics and qualities, including restoration and enhancement; n. the effects on the characteristics, qualities and values of the coastal environment, including natural character and natural landscape values and the quality and extent of indigenous biodiversity; o. the extent to which the land use and subdivision complements activities in the coastal marine area; and p. whether the activity is on a previously approved building platform