

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 Schedule 4). 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:

Gavin and Dona White

Email:

Phone number:

Postal address:

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

6. Address for Correspondence

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

Name/s:

Zenith Planning Consultants Limited - Att. Wayne Smith

Email:

Phone number:

Postal address:

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

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

7. Details of Property Owner/s and Occupier/s

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

Name/s:

Gavin and Dona White

**Property Address/
Location:**

28 Franklin Road, Freemans Bay

Auckland

Postcode

1011

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

13. Draft Conditions:

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

If yes, do you agree to extend the processing timeframe pursuant to Section 37 of the Resource Management Act by 5 working days? ☐ Yes ☐ No

14. 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)

Email:

Phone number:

Work

Home

Postal address:

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

Postcode

Fees Information

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

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)

Signature:

(signature of bill payer)

Date

MANDATORY

15. 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.

15. Important information continued...

Declaration

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

Name: (please write in full)

Signature:

Date

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

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.

14. Billing Details:

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Name/s: (please write in full)

Garvin White

Email:

Phone number:

Postal address:

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

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Name: (please write in full)

Garvin White

Signature:

(signature of bill payer)

Date

14/10/25

MANDATORY

15. Important Information:

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Planning Report and Assessment of Effects

Proposed Landuse Consent

Gavin and Dona White

2 Queens View Road, Russell

PLANNING REPORT AND ASSESSMENT OF EFFECTS

APPLICATION AND SITE DESCRIPTION

- 1.01 Zenith Planning Consultants have been engaged by Gavin and Dona White to prepare and lodge a resource consent application for a proposed two storey studio at their property located at 2 Queens View Road, Russell. The application site is zoned Russell Township under the Far North Operative District Plan.
- 1.02 The property is 867m² and has a legal description of Lot 2 DP 78879. The property contains an existing dwelling to which the additional residential space in the form of a two storey studio is to be connected with a deck between the two structures. The building is to be positioned to the northwest of the existing dwelling. The existing large trees will in this location are to be trimmed to accommodate the studio building with sufficient clearance also provided to prevent any damage to the building in poor weather events.
- 1.03 The proposed studio includes tea and coffee making facilities to offer some independence from the main dwelling but will rely on the existing dwelling for main meals and laundry. The property will operate as one household for the purposes of the district plan. The site is serviced by Council's municipal wastewater with the property having its own potable water supply. Roof water is harvested as the potable supply source with stormwater from other paved or hard surfaces directed to overland flow paths and the downstream stormwater network.



The site as viewed from Queens View Road. The proposed studio is to be located between the trees and the deck as shown.

- 1.04 The site is located below the road level of Queens View Road with the intent to match the building heights for both the existing dwelling and proposed studio building. The proposed building exceeds the permitted height limit and exceeds the sunlight rule primarily due to the steep nature of the site and the boundary location. The relative narrowness at the northern end of the site also contributes to this breach. The footprint

of the studio building is modest in scale due to the site restrictions but will have a connection to the main dwelling with the connecting deck. The land immediate below the site for the studio is public road and/ private land used for access purposes.



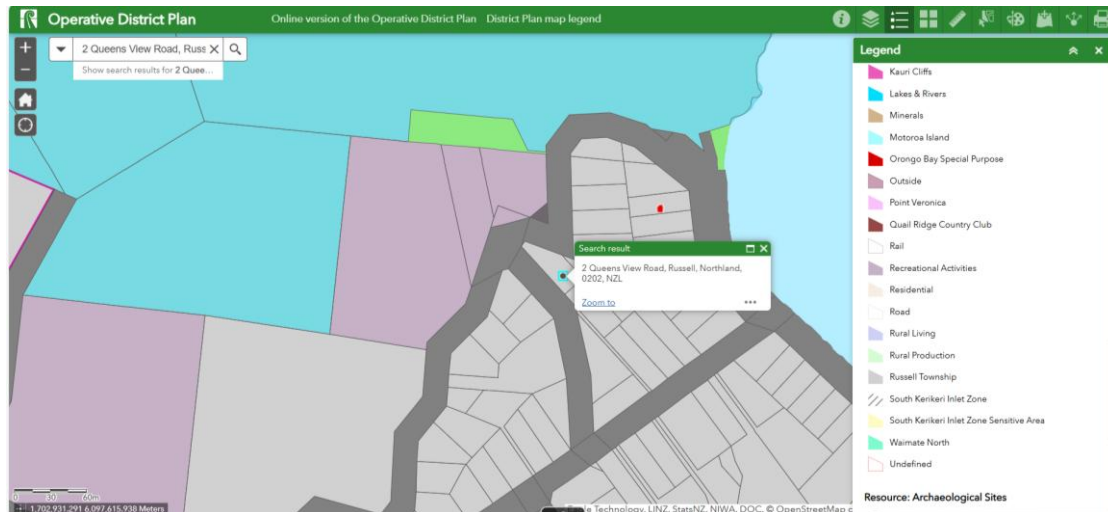
View of existing dwelling from Long Beach Road with the proposed studio to be constructed in the foreground. The trees as viewed on the right will be trimmed to accommodate the building. The driveway illustrated is partly on legal road and the access leg to no. 41 Long Beach Road.

- 1.05 The immediate area around Queens View Road is dictated to by variable topography which ranges from flat to gently sloping properties to those with a steep contour and everything in between. This can be challenging when developing a site as usual rules are difficult to comply with. The other matter influencing the development patterns for the location is in relation to previous zoning rules which applied more than 20 years ago.
- 1.06 The age of buildings in this area of Russell is variable but it is contended that many buildings were created under past planning rules which allowed for much higher percentages for building and site coverage. The zone was previously a regular residential zone. There are a high number of properties with significantly higher percentages for impermeable and building coverage than what the present rules allow as permitted. This infers that although the current proposal will exceed the current permitted allowances, that this would have comfortably complied with the previous zone.
- 1.07 The operative plan imposed the Russell Township provisions over all residential areas within Russell including those which not within the heritage areas, or have any particular heritage value. The rules are very appropriate for the core heritage areas but not perhaps for the application site or the surrounding area.

- 1.08 In reviewing the housing types within the immediate location there are some older dwellings but also a range of house ages including modern builds which with lot sizes are difficult to develop without triggering a resource consent requirement.
- 1.09 The proposed plan has identified the site as being within the coastal environment and this is considered appropriate given the location and that the development falls within a coastal catchment. The proposed plan will impose rules on urban areas within this notation but the extent of this is not known until the proposed plan is made operative. There have been challenges to rules proposed and there is no certainty over the extent of any rules which may apply in the future.
- 1.10 The development will however be sympathetic to the environment in which it is proposed, and selection of materials and colour palettes will form part of those measures. The existing trees (to be trimmed to accommodate the development) form an important part in the overall visual effects given the trees dominance and scale within the area.

OPERATIVE DISTRICT PLAN

- 1.11 The site is zoned Russell Township as illustrated below within the operative district plan. There are no notations which apply to the site.



The site is located within the Russell Township zone.

- 1.12 It is contended within this application that the scale of the proposed development is reflective of the immediate area and the studio building is therefore an appropriate use for this portion of the site.
- 1.13 Buildings do not ordinarily require resource consent within the Russell Township zone providing the development controls are satisfied however there are several rules which can be challenging to meet. In this instance there are several rules which are breached and these are noted in section 2 of this report.

- 1.14 There are no notations which are relevant to the site in the Operative District Plan and which require additional consideration.

PROPOSED DISTRICT PLAN

- 1.15 Council is in the process of preparing a new district plan to replace the current operative plan. The process is reasonably lengthy but is progressing with the Proposed Far North District Plan first notified on 27th July 2022 when submissions were invited to be lodged. The Council has since produced a summary of submissions, closed the further submissions process, and has almost completed the hearings of submissions.
- 1.16 Under the Proposed District Plan, the site is zoned Kororareka Russell Township. The site is also located within a coastal environment overlay illustrated as the vertical lines. Discussions on the impact of this overlay will be detailed later within the report. There are no additional notations or overlays which affect the site.



Planning Maps for the application site from the Proposed District Plan noting the zoning as Kororareka Russell Township zone and which also has a coastal overlay (vertical lines).

APPLICATION PROPOSAL

- 2.01 The application for landuse consent is to establish a studio building to be used as additional living and bedroom space for the applicant's extended family and friends. The design is deliberate in its internal layout and design to ensure that it cannot be considered as a separate residential unit. The proposal breaches a number of rules within the Russell Township Zone.
- 2.02 Consideration of the Proposed District Plan has also been completed with particular emphasis on rules which have an immediate legal effect. Only these rules are applicable

to the site and proposal. Objective and Policy considerations are relevant for certain types of activity and as required will be assessed.

OPERATIVE DISTRICT PLAN ASSESSMENT

RUSSELL TOWNSHIP ZONE RULES

RULE	ASSESSMENT
10.9.5.1.1 RELOCATED BUILDINGS Buildings are permitted activities provided that they comply with all the standards for permitted activities in the Plan, and further provided that where the building is a relocated building all work required to reinstate the exterior including painting and repair of joinery shall be completed within six months of the building being delivered to the site. Reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations.	The proposal does not involve any relocated buildings Permitted
10.9.5.1.2 RESIDENTIAL INTENSITY Each residential unit for a single household shall have available to it a minimum net site area of: Sewered sites: 1,000m² Unsewered sites: 3,000m². This minimum net site area may be for the exclusive use of the residential unit, or as part of land held elsewhere on the property, provided that a ratio of one residential unit per minimum net site area (stated above) is not exceeded. Except that this rule shall not limit the use of an existing site for a single residential unit for a single household, provided that all other standards for permitted activities are complied with.	The studio unit will be separated from the main dwelling by a connecting deck but will be reliant on the main dwelling for primary cooking facilities and laundry. It is intended that the studio unit be used by extended family and friends for additional accommodation and family living space. There are tea and coffee making facilities within the studio unit. With the proposed studio being an extension of the existing residential unit, there remains only one residential unit on site. Permitted
10.9.5.1.3 SCALE OF ACTIVITIES The total number of people engaged at any one period of time in activities on a site, including employees and persons making use of any facilities, but excluding people who normally reside on the site or are members of the household shall not exceed: 2 persons per 1,000m² (sewered) 2 persons per 3,000m² (unsewered)	The use of the building is for residential purposes only and therefore this rule does not apply. Permitted
10.9.5.1.4 BUILDING HEIGHT The maximum height of any building shall be 7.2m.	The proposed dwelling does not comply with the 7.2m height limit Does not comply
10.9.5.1.5 BUILDING SCALE The maximum net ground floor area of all the buildings on the site shall not exceed 20% of the net site area; except where a site is within the Russell Township Basin and Gateway Area or within a Heritage Precinct, all as defined on Maps 89 and HP4, the maximum net floor area of all buildings on the site shall not exceed 20% of the net site area, provided that this may be exceeded on sites with a	The existing building coverage on the site already exceeds the permitted 20% allowance and will add a further 8% coverage to result in a building coverage percentage of 30%. Does not comply

net site area less than 400m ² such that the maximum net floor area may be up to 80m ² .	
10.9.5.1.6 SUNLIGHT No part of any building shall project beyond a 45 degree recession plane as measured inwards from any point 2m vertically above ground level on any site boundary (refer to definition of Recession Plane in Chapter 3 - Definitions), except that: (a) a building may exceed this standard for a maximum distance of 10m along any one boundary other than a road boundary, provided that the maximum height of any building where it exceeds the standard is 2.7m (refer to Recession Plane Diagram B within the definition of Recession Plane in Chapter 3 – Definitions); and (b) where a site boundary adjoins a legally established entrance strip, private way, access lot, or access way serving a rear site, the measurement shall be taken from the farthest boundary of the entrance strip, private way, access lot, or access way.	The proposed studio building does not comply with the sunlight rule as measured from the northern boundary. This boundary is legal road and while exemptions exist for access legs and ROW easements the rule is silent on legal road. The road immediately adjacent to the site is road reserve and is unformed legal road. However, with no exemption applicable, the measurement is taken from the property boundary. For completeness this rule is acknowledged as breached but would likely comply if the rule specifically detailed road reserve as exempt. Not Permitted
10.9.5.1.7 STORMWATER MANAGEMENT The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 35%.	Proposal complies with this allowance Permitted
10.9.5.1.8 SETBACK FROM BOUNDARIES (a) the minimum building setback from road boundaries shall be 3m; and (b) the minimum setback from any boundary other than a road boundary shall be 1.2m, except that no setback is required for a maximum total length of 10m along any one such boundary; and (c) not less than 50% of that part of the site between the road boundary and a parallel line 6m there-from shall be landscaped.	Permitted
10.9.5.1.9 OUTDOOR ACTIVITIES Any activity may be carried out outside except that any commercial non-residential activity involving manufacturing, altering, repairing, dismantling or processing of any materials, live produce, goods or articles shall be carried out within a building.	Not Applicable
10.9.5.1.10 TRANSPORTATION Refer to Chapter 15 – Transportation for Traffic, Parking and Access rules.	There are no additional parking spaces required for the studio unit which is an extension to an existing residential dwelling. With no additional residential unit proposed the parking requirement for the site does not change and the parking will comply with the district plan requirements. The proposal does not result in any additional traffic movements as the development is not a separate residential unit. Permitted
10.9.5.1.11 HOURS OF OPERATION - NON-RESIDENTIAL ACTIVITIES (a) The maximum number of hours the activity shall be open to visitors, clients or deliveries shall be 50 hours per week; and (b) Hours of operation shall be limited to between the hours: 0700 - 2000 Monday to Friday 0800 - 2000 Saturday, Sunday and Public Holidays	Non-residential uses are not proposed on the site Not applicable

10.9.5.1.12 KEEPING OF ANIMALS No site shall be used for factory farming, a boarding or breeding kennel or a cattery.	Not Applicable
8.7.5.1.13 NOISE All activities shall be conducted so as to ensure that noise from the site shall not exceed the following noise limits as measured at or within the boundary of any other site in this zone or any site in the Coastal Residential, Residential or Russell Township Zones or at or within the notional boundary of any dwelling in any other rural or coastal zone: 0700 to 2200 hours: 55 dBA L10 2200 to 0700 hours 45 dBA L10 and 70 dBA Lmax	The site is residential and not expected to breach any noise rule. During construction compliance with construction noise requirements will be proposed.
10.9.5.1.14 HELICOPTER LANDING AREA Helicopter landing areas are not permitted.	Not Applicable
10.9.5.2.3 BUILDING HEIGHT The maximum height of any building shall be 9m.	The proposal complies with this allowance
10.9.5.2.4 BUILDING SCALE The maximum net ground floor area of all the buildings on the site shall not exceed 25% of the net site area; except where the site is within the Russell Township Basin and Gateway Area or within a Heritage Precinct, all as defined on Maps 89 and HP4, the maximum net floor area of all buildings on the site shall not exceed 20% of the net site area, provided that this may be exceeded on sites with a net site area less than 400m ² where the maximum net floor area may be up to 100m ² .	Building scale limitations under this rule cannot be met with the proposed development resulting in 30% coverage. Does not comply
10.9.5.2.5 SUNLIGHT No part of any building shall project beyond a 45 degree recession plane as measured inwards from any point 3m vertically above ground level on any site boundary (refer to definition of Recession Plane in Chapter 3 - Definitions) for a length not exceeding 25% of the relevant boundary.	Does not comply due to terrain but see earlier notes

EXCAVATION AND FILLING – CHAPTER 12.3

12.3.6.1.3 EXCAVATION AND/OR FILLING, EXCLUDING MINING AND QUARRYING, IN THE RESIDENTIAL, INDUSTRIAL, HORTICULTURAL PROCESSING, COASTAL RESIDENTIAL AND RUSSELL TOWNSHIP ZONES Excavation and/or filling, excluding mining and quarrying, on any site in the Residential, Industrial, Horticultural Processing, Coastal Residential or Russell Township Zones is permitted, provided that: (a) it does not exceed 200m ³ in any 12 month period per site; and (b) it does not involve a cut or filled face exceeding 1.5m in height i.e. the maximum permitted cut and fill height may be 3m.	Minimal earthworks are required to be undertaken for this proposal. The extent of works required are detailed in the plans. The quantities will be well within the permitted allowances of 200m ³ due to the modest footprint of the building. Permitted
12.3.6.1.4 NATURE OF FILLING MATERIAL IN ALL ZONES Filling in any zone shall meet the following standards: (a) the fill material shall not contain putrescible, pollutant, inflammable or hazardous components; and	Compliance with this rule can be achieved in the event that any fill or fill related material is required for the proposed development.

(b) the fill shall not consist of material other than soil, rock, stone, aggregate, gravel, sand, silt, or demolition material; and (c) the fill material shall not comprise more than 5% vegetation (by volume) of any load.	
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2.03 The breaches of the operative district plan are therefore as follows:

- Building Height
- Building Scale
- Sunlight

The resource consent application is Discretionary

PROPOSED DISTRICT PLAN

2.04 The majority of rules within the Proposed District Plan do not have legal effect until such time as Council publicly notifies its decisions on submissions. There are however certain rules that have been identified within the proposed plan which have immediate legal effect and that may therefore apply and need to be considered in assessing this application. Such rules may affect the activity status of the application and may be required to be addressed.

2.05 The rules within the following subject matters have rules with immediate legal effect and these include the following: hazardous substances, scheduled sites or areas of significance to Maori, significant natural areas, scheduled heritage resources – none of these apply as none of these aspects are applicable to the site. Additionally, historic heritage rules, and Notable Trees and earthworks are also not applicable.

2.06 Therefore, none of the rules are applicable and so they do not need to be assessed. However, the application status of Discretionary requires consideration of the zone's relevant objectives and policies.

NES REGULATIONS

2.07 There are no applicable National Environmental Standards which apply or any other higher order document.

ASSESSMENT OF EFFECTS

3.01 With the landuse resource consent being a Discretionary activity there are no restrictions on the matters to be considered in assessing the application. In this respect the relevant assessment criteria has been used in order to focus on the key matters of consideration. Consideration of other matters are also commented on as considered relevant to provide a complete assessment.

3.02 It is necessary to consider the potential of Permitted Baseline and Existing Environment comments in considering the relevant matters to be assessed.

PERMITTED BASELINE

- 3.03 Pursuant to section 104(2) of the Act, when forming an opinion for the purposes of section 104(1)(a) a council may disregard an adverse effect of the activity on the environment if the plan or a NES permits an activity with that effect (i.e. a council may consider the "permitted baseline"). When considering an application for resource consent it is important to reference and place some reliance on Permitted Baseline arguments. This provides the expectation for development proposals within the zone and enables the consideration of the differences between what could be undertaken "as of right" and that which is proposed. When referencing and using "Permitted Baseline" such arguments should not be fanciful but based on realistic proposals and expectations.
- 3.04 In addition to Permitted Baseline considerations, Existing Use Right considerations could also apply especially where the proposed activity is similar in nature and previously lawfully established.
- 3.05 In this circumstance, the extent of built form following likely rule changes since the existing dwelling was first established the building scale exceeds the permitted allowance and with topography, the compliance with height and sunlight is also not achieved. In this regard the extent of permitted baseline is not useful for the proposed development with the existing consented development (building consent only) enjoying existing use rights.
- 3.06 The permitted baseline does not provide additional development rights for buildings within the site.

ASSESSMENT CRITERIA EVALUATION

- 3.07 The following sections address specifically the rule breach matters which are in scope and allow most matters to be considered in evaluating the merits of the proposal. The source of the relevant criteria has either been the general assessment criteria detailed in Chapter 11 of the Plan or has sourced from within the individual rules.
- 3.08 The proposal breaches the building coverage, height and sunlight provisions and is assessed as being a Discretionary activity.

BUILDING HEIGHT

- 3.09 The height of the proposed build exceeds the permitted height limit but falls below the 9m limit as specified in rule 10.9.5.2.3. In assessing an application under this provision, the Council will restrict the exercise of its discretion to the following matters:
- (a) the extent to which adjacent properties will be adversely affected in terms of visual domination, overshadowing, loss of privacy and loss of access to sunlight and daylight;

The proposed studio building is designed to match the existing height of the existing dwelling and it is for this reason that the permitted height allowance are exceeded. This

enables the studio to match the floor levels enjoyed by the main dwelling despite the land contour falling more steeply on the northern end of the site.

When viewed from the road the height of the built form will be maintained with a gap between the structures occupied by the existing deck which will have some additional work undertaken on it. The existing large trees to the north-west of the proposed studio building will be trimmed sufficiently to accommodate the modest floor plan footprint and will continue to be far smaller in height and scale than the existing trees on site.

When viewed from Queens View Road, the proposed studio will not create any visual domination and the narrow nature of the road means that attention is typically drawn to the road rather than a new building positioned at the same level of the existing dwelling. The trees will provide a back drop which could blend nicely with selective material and colour choices. The proposed car deck will offer a safer onsite parking.

Below the proposed studio is road reserve and the access leg to no.41 Long Beach Road. The road reserve apart from the driveway is occupied by trees and only glimpses of the proposed studio could be seen from this location. There will be views of the studio along the access to no.41 but equally the current dwelling is also equally visible.

It is contended that despite the proposed height of the building, that there is no loss of privacy, resultant shadowing or visual domination resulting from the studio building. The closest dwellings below the site are some distance from the proposed building and the dwellings above at no.1 & 3 Queens View Road are well above the site and could not be impacted by any height breach. The existing trees are substantially higher than that of the proposed studio.

The potential effects for this consideration are considered to be less than minor.

(b) the ability to mitigate any adverse effects by way of increased separation distances between buildings or the provision of landscaping and screening.

It is contended that the proposed location for any additional built form including this studio proposal within the site is limited. The proposed location is not close to any other buildings on adjoining/ adjacent sites with the main dwelling being closest and linked by a deck. There is no need in my opinion to screen the building with the existing large trees to be trimmed and offering a substantial backdrop. Trimming of limbs will be limited to that required to accommodate the building. There are also a number of other trees on the road reserve below the site which will contribute to the overall natural environment.

- 3.10 The proposed breach of the 7.2m permitted height allowance does not result in any adverse effects in the form of overshadowing, loss of natural light, any visual dominance or loss of privacy. There are no mitigation measures proposed other than the retention of the large trees which will require some trimming to accommodate the proposed studio building. The height effects are considered to be less than minor.

BUILDING SCALE AND SUNLIGHT

- 3.11 The proposed studio when added to the existing development on site does not comply with the Building Scale Rule - 10.9.5.1.5. This rule requires the buildings on site to be limited to 20% of the site area. This permitted allowance is increased under Rule 10.9.5.2.4 where the maximum net ground floor area of all the buildings on the site shall not exceed 25% of the net site area. Neither of these two limitations can be complied with. The existing building coverage is 22% for the dwelling and with the proposed studio this increases to 30%. The proposal in the context of building coverage is Discretionary.
- 3.12 The proposed studio does not comply with the permitted or Restricted Discretionary allowances for sunlight and this is primarily due to the narrow nature of the site and the steep topography which is accentuated when viewed from the bottom of the site. The recession plane when viewed in this context is exceeded due to the topographical drop off at the lower end of the site.
- 3.13 The district plan does offer some exemptions for measuring the sunlight recession plane where the property borders a ROW or an access leg, the measurement in these instances can be taken from the far side of the access. This would typically add to the measurements currently used resulting in a significant increase in the permitted height of buildings. However, while access legs and ROW are specifically referenced road reserve is not included.
- 3.14 It is contended that there is a large road reserve which will not ever be used for road purposes but which is treated like an ordinary boundary for the purposes of this rule. The exemption does not apply despite there being no potential for the land in question to be used. In this respect the proposal cannot meet the permitted or restricted discretionary limitations and is considered to be discretionary.
- 3.15 Assessment criteria in Chapter 11 provide assistance in identifying the key consideration and for the purposes of this assessment combines Building Coverage considerations with Sunlight considerations to provide a set of matters to be addressed. The following matters are relevant to the consideration of the proposed studio development at the application site at 2 Queens view Road, Russell.
- (a) The extent to which adjacent properties will be adversely affected in terms of visual domination, overshadowing, loss of privacy and loss of access to sunlight and daylight.

As noted for the height consideration, the proposed studio has a small footprint but is over 7.2m in height as measured to the natural ground contour. There are no properties directly below the building location because the property adjoins legal road in this location. The road reserve is also occupied by several trees and provides driveways access from the road formation to the boundaries of the neighbouring sites.

With the existing trees being substantially larger than the proposed studio any shadowing effects already exist. When combined with the ridgeline which is higher again, this results in the topography of the land and vegetation casting afternoon shadows onto properties below. The studio will have no additional effect on this existing circumstance and will not be readily visible to sites below due to the vegetation. The studio building will be visible to no.41 when the occupier travels along the access leg as is the current dwelling which can be seen from the house on this site.

The studio location will also not affect privacy or create any visual domination over existing residences. The existing vegetation on properties and within the road reserve screens development within the respective lots and as noted above any domination is from the existing large trees which will be trimmed but which will retain their scale and natural dominance. With care, colour sections and materials for the proposed studio will blend into the receiving environment and not create any adverse effect on neighbouring properties.

(b) [The ability to mitigate any adverse effects by way of increased separation distances between buildings or the provision of landscaping and screening.](#)

The proposed studio will be separated from the main dwelling by a deck which will break up any bulk of the built form within the application site. It is contended that this separation will be aided by the existing vegetation on site and while largely screened from neighbouring properties will be briefly viewed from Queens View Road but will have the large trees as a backdrop to this location.

Sufficient clearance and trimming of the existing trees are necessary to accommodate the building and from Long Beach Road there will be little or no visibility of the studio building.

There are limitations on the ability to landscape the studio building due to the proposed car deck which will be positioned in front of the studio between the building and the road reserve. The road is however higher than the site and the height of the studio will match the existing dwelling. The road in this location is narrow and in driving towards Long Beach Road focus tends to be on the road's narrowness rather than any buildings on adjacent properties.

The building is well setback from the road's formation which will also assist in reducing potential visual effects. Built form is an expected effect in the zoning and will not in my opinion create any adverse effect which requires mitigation or which could be considered to be minor or more than minor.

The ability to landscape is limited but the separation between the buildings existing and proposed and the road formation on Queens View Road is sufficient to conclude that effects are less than minor.

- (c) The extent of the building area and the scale of the building and the extent to which they are compatible with both the built and natural environments in the vicinity.

The buildings on the site already exceed the permitted allowance of 20% and while this infers that further development could be considered excessive, the proposal is not considered to result in this outcome. The building coverage upon completion of the proposed studio will be at 30% which is why the application is considered to be a Discretionary Activity.

The existing dwelling was constructed under different rules and the more recent rules (Russell Township) applied to all of Russell not just the central area closer to the heritage areas. This has imposed consenting requirements on many sites for even the most modest of developments.

The proposed studio has a modest footprint not much larger than a garage and yet any new building work on site would trigger a resource consent.

The elongated and narrow nature of the site enables the studio to fit nicely into a space not used and which will provide the applicant with additional accommodation space for family and friends.

In viewing aerial photos within the wider area, there are many instances where much higher percentages of building coverage exist and where they are not considered to be inappropriate. The style of development sought by the rules is linked to heritage values and designs for a part of Russell with substantive heritage values. This site and the immediate area (in my opinion) do not exhibit these same historical qualities or features which require the same level of development controls.

The building is considered to add to the site and not detract and will not result in the over development of the site.

- (d) The spatial relationship between the new building and adjacent residential units, and the outdoor space used by those units.

The proposed studio will not be readily visible from properties below the site due to the existing vegetation. These properties' open space is not affected and will not be overseen by the proposed unit.

The proposed studio will not require its own open space because it forms part of the household already on site and simply offers additional bedrooms and family space.

There is considered to be substantial space between the unit and the neighbouring properties adjacent to the site. There are no effects on existing outdoor space located on adjoining sites. Effects are less than minor.

- (e) The nature of the activity to be carried out within the building and its likely generated effects.

The proposed use of the studio is for extended family and will simply offer additional bedrooms and family living space. Reliance on the existing dwelling remains applicable for main meals and other services such as laundry.

OTHER CONSIDERATIONS

- 3.16 While the emphasis is placed on the above matters there are several other issues which are addressed to provide a complete assessment. With the application being discretionary and matters above being more important, the following have also been briefly reviewed and considered. The conclusion from all matters is that effects remain less than minor.

COASTAL ENVIRONMENT

- 3.17 The site is identified within the proposed district plan as being within the coastal environment. The extent of this notation is not known as it applies to developed urban areas. There is a potential issue with the imposition of this overlay and there are many sources of concern raised in submissions received regarding the impact that this could have on future development of sites.
- 3.18 In this regard the application is clearly coastal and could offer to have materials and colour palettes which assist in further mitigating effects that are assessed above as being less than minor. Conditions could be imposed in this instance and would tie in nicely to the trees to be retained on site and which offer an important backdrop to the development from certain locations.

STORMWATER

- 3.19 The proposed development complies with the permitted allowances for total impermeable surfaces which includes buildings and other impermeable surfaces. Onsite stormwater water not used for potable supply is directed via overland flow paths to the downstream catchments. With the roof areas used for harvesting water, the same will apply to the proposed studio.
- 3.20 Any stormwater aspects can be addressed at the building consent stage and are not required to be addressed at this point in time. It is not considered that the construction of the proposed studio will have any effect on the existing onsite arrangements. Effects from stormwater considered to be less than minor.

TRAFFIC INTENSITY AND PARKING

- 3.21 The proposed studio is part of the existing household on site and does not technically (based on the rules) generate any additional traffic or require any additional parking spaces to be provided.
- 3.22 The proposal does however improve the current parking arrangements which while adequate are not as efficient or effective as that which is proposed. The parking arrangements will improve as a result of this proposal.
- 3.23 The proposed parking deck will improve onsite parking and potentially offer safer options to the current arrangements. Effects are considered to be positive.

LAND COVENANT REGISTERED ON THE TITLE

- 3.24 There is a land covenant registered on the title which is for the benefit of the application site and relates to the protection of view shafts from development which could be undertaken on no.41 Long Beach Road – which is the neighbouring property.
- 3.25 Potential developments at no.41 Long Beach Road would likely affect the main dwelling because the bulk of the lot and area most likely to be developed is immediately below the main dwelling. The view shaft protection should be able to be complied with and is immediately below the main dwelling.
- 3.26 The land covenant has no real influence on the proposed studio development and imposes restrictions on the neighbouring property for the benefit of the application site.

HERITAGE AND CULTURAL

- 3.27 There are no heritage or cultural values attached to the property based on review of Council records and the property file. In this respect the lot is simply a regular residential property in the town of Russell. With any works proposed, the protection of recorded or unrecorded sites are required and addressed with Heritage NZ. Given that no past issues have applied in past development or noted in any plan documents it is contended that this remains the case and there are no issues to be considered.

ASSESSMENT OF EFFECTS CONCLUSION

- 3.28 The application for a proposed studio has been assessed as being a Discretionary activity with rule breached relating to the following considerations:
- Height
 - Sunlight
 - Building Coverage

The assessment above concludes that notwithstanding these breaches that the effects of the proposed studio building are less than minor. The studio building offers the owners additional space with extra bedrooms and family living rooms to be used to accommodate extended family and friends.

- 3.29 The studio is not a separate residential unit and remains reliant on the main dwelling for primary meals (where the household kitchen is) and other services such as laundry. The buildings are also linked with a deck and will share the proposed parking spaces located immediately outside the studio building
- 3.30 The building although exceeding the permitted height limit and exceeding the sunlight rules does not dominate the adjacent sites as the space closest to the studio is legal road and is simply a treed area of road reserve with an access driveway. Development on adjacent lots is well away from the proposed studio building and there could not be any conclusion reached which results in adverse effects being created.
- 3.31 Building coverage is already exceeded by the existing dwelling and the proposed development will add to the non-compliance. The existing dwelling is already at 22% (exceeding the permitted allowance of 20%) and will increase to 30%. This is partly because the Russell Township rules are very restrictive when past zonings were simply residential and offered greater allowances for sites. The existing dwelling was constructed under the older rules and would have comfortably complied. The development means that the building coverage will increase to 30% which is still modest for a residential property.
- 3.32 The application is considered to represent a positive development for the immediate area with no adverse effects created or effects which could be considered as minor or more than minor. The proposal is an appropriate use of the site and the proposal will contribute to the owner and their families' well being by enabling more of the immediate and extended family to visit the site. The space to be used is not utilised fully in the current circumstances and offers more benefits with limited potential effects. Effects are considered overall to be less than minor.

4.0 OPERATIVE DISTRICT PLAN – OBJECTIVES AND POLICIES

- 4.01 The following assessment of objectives and policies focuses on the provisions within the Russell Township Zone.
- 4.02 With the application being Discretionary, the presumption is that the proposal may be pushing the boundaries of acceptable development and could be contrary to objectives and policies which apply to the site. The following considerations will provide commentary and details as to how the proposal is generally consistent with key objectives and policies for the zone. The following Objectives and Policies are considered to be the most relevant to the application.

RUSSELL TOWNSHIP ZONE

OBJECTIVES

- 10.9.3.1 To achieve the continued growth and development of Russell in a way which maintains its special historic and amenity values and minimises adverse effects on the natural environment.

POLICIES

- 10.9.4.1 That opportunities be provided for activities to establish within the zone at a level of effect consistent with the existing development.
- 10.9.4.2 That residential activities have sufficient land associated with each household unit to provide for outdoor space, and where a reticulated sewerage system is not provided, sufficient land for on site effluent disposal.
- 10.9.4.3 That the portion of a site or of a development that is covered in buildings and other impermeable surfaces be limited to allow for open space and landscaping around buildings and to reduce total impermeable area and its adverse hydrological, ecological and amenity effects.
- 10.9.4.4 That sites, and the buildings and activities which may locate on those sites, have adequate access to sunlight and daylight.
- 10.9.4.5 That activities with net effects that exceed those of a typical single residential unit, be required to avoid, remedy or mitigate those effects with respect to the ecological and the amenity values and general peaceful enjoyment of adjacent residential activities.
- 10.9.4.6 That a reasonable level of privacy and peaceful enjoyment be provided for residents.
- 10.9.4.7 That the significance of Russell is recognised and its intrinsic historic value is preserved by protecting its special character.
- 10.9.4.8 That the special character of Russell be protected by:
 - (a) providing additional controls in areas of Russell where groups of buildings, places or objects have significant historical associations or characteristics and protecting those buildings which are most important as examples of period styles;
 - (b) retaining the visual dominance of natural landforms in the Russell Township Basin and Gateway area (as defined on Maps 89 and HP4);
 - (c) ensuring development in the Gateway Area of Matauwhi Bay (as defined on Maps 89 and HP4) reflects its role as an entrance to Russell and that activities are of a scale and size that is consistent with that of Russell itself and appropriate to the character of the Bay;
 - (d) maintaining as far as practicable the informal blending of land uses that have evolved to contribute to the village atmosphere of Russell;
 - (e) protecting and fostering the small size and pedestrian scale of Russell; and
 - (f) ensuring public works and the provision of utility services are carried out in a manner consistent with the special character of Russell.

COMMENTARY ON OBJECTIVES AND POLICIES

- 4.03 The proposed development is required to be considered in accordance with objectives and policies with an emphasis on potential effects and the overall intent of the zone. In reviewing the key objective, the wording offers the following outcome to be sought:

To achieve the continued growth and development of Russell in a way which maintains its special historic and amenity values and minimises adverse effects on the natural environment.

- 4.04 It has been previously noted that there are special historic and amenity values for parts of Russell and while the site offers grand views of the Bay of Islands and appropriately scaled development, the core consideration of historic and amenity values (through design) does not hold true for the site or the development within it.
- 4.05 If the property was closer to the historic heritage areas of Russell, then the design and heritage considerations would be far more relevant. The required design would need to relate more towards these values. The development has attempted to match existing development on the site and it is contended that this is achieved.
- 4.06 Neighbouring sites are being redeveloped and while the rules apply, the historical design elements which apply to the heritage overlays are not required to be focussed on and these key elements ultimately do not apply.
- 4.07 The development is not considered on this basis to conflict with the key objective with growth continuing under this proposal and minimal if any impact on heritage values and amenity.
- 4.08 In considering the policies which deliver the key objective the rules of the plan offer the scope in which development with conditions can be established. While the proposal does not comply with height or sunlight rules, the outcome is that effects remain less than minor on the receiving environment.
- 4.09 If there was to be any adverse effect from the height or sunlight breaches (and this was not the conclusion reached) then the effect would be only the adjacent unformed road reserve and not any adjacent residential property. The reasons are detailed within the assessment of effects and hold true for the relevant policy considerations.
- 4.10 The proposal exceeds the building coverage with existing development already exceeding the permitted allowance. The proposed studio adds to the level of non-compliance but only to 30% with the balance devoid of buildings. This provides more than enough effective outdoor space and with the deck being part of this calculation is arguably more than the 70% balance.
- 4.11 The bulk of the development will be broken up by the connecting deck and largely screened from Long Beach Road by the large trees on site. The trees will continue to dwarf the proposed development and offer a suitable backdrop. Drivers on Queens View Road will likely be focussed on the narrow nature of the road's formation than a modest two level building located well back from the road formation.

- 4.12 The proposal represents an application which will satisfy the owner's requirements for space and scale while acknowledging the intent of the zone. While the need for protection of heritage values and amenity is less prevalent in this location, the proposal is not dissimilar to development of sites within the area which are considered to be appropriate.
- 4.13 There does not appear to be any conflict with the key objective or the key policy considerations and for this reason the proposal is considered to generally consistent with them.

PROPOSED FAR NORTH DISTRICT PLAN

- 4.14 The proposed district plan has no rules which apply to the proposal which have immediate legal effect and so there is no need to consider assessment criteria or related assessments. With respect to the key objectives and policies, these are very similar to the current provisions with very similar outcomes sought. With the site not being within area heritage area, the broader provisions apply from the Kororareka Russell Township zone.
- 4.15 The objectives and policies for the zone have yet to be finalized but seek largely the same outcome as those for the current Russell Township Zone. The following is the table of objectives which applies to the Kororareka Russell Township zone.

Objectives	
KRT-01	The Kororāreka Russell Township zone provides for residential and non-residential activities that: a. are compatible with the historic heritage values of the zone; b. maintain the character and amenity of the receiving environment; and c. recognise and protect any part of a site subject to the coastal environment, or High Natural Character.
KRT-02	Land use and subdivision in the Kororāreka Russell Township zone recognises and protects the natural character, landscape, historic heritage , amenity and cultural values of the site and surrounding area.
KRT-03	Non-residential activities contribute to the function and well-being of the community while complementing the character, scale and amenity of the Kororāreka Russell Township zone.
KRT-04	Land use and subdivision in the Kororāreka Russell Township zone is supported by appropriate infrastructure .
KRT-05	Land use and subdivision in the Kororāreka Russell Township Zone provides communities with functional and high amenity living environments.

- 4.16 The proposed policies are equally comparable to objectives and the proposed policies are significantly more detailed. The provisions are subject to proposed plan deliberations and decisions. To focus on this extensive range of matters and considerations is not required when the overall intent is not dissimilar to the current set of considerations.
- 4.17 In this respect the proposal does not appear to be contrary to the objectives above of the supporting policies.

5.0 REGIONAL POLICY STATEMENT CONSIDERATIONS

- 5.01 The development of land can be inconsistent with key objectives and policies of the Northland Regional Policy Statement. In this instance, however, there are no matters of relevance which need to be reviewed or considered.

6.0 PART 2 CONSIDERATIONS

- 6.01 The application does not conflict with any matter or consideration under Part 2 of the Act. The proposal provides for the social and economic well-being of the district by improving the environment and enabling appropriate development to be established all while resulting and ensuring the potential effects of the proposal are less than minor.
- 6.02 It is therefore contended that the proposed residential development is appropriate and consistent with the purpose of the Act.

7.0 NOTIFICATION ASSESSMENT S95A TO 95G OF THE ACT

- 7.01 Sections 95A to 95G require Council to follow specific steps in determining whether to notify an application. In considering the conclusions findings within this report are relied upon.

7.02 Public Notification section 95A

Step 1

Mandatory public notification in certain circumstances

- (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.

The applicant has not requested public notification and none of the remaining matters as described are applicable.

Step 2 Public Notification precluded in certain circumstances

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) a restricted discretionary or discretionary activity, but only if the activity is a subdivision of land or a residential activity:
 - (iii) a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity:
 - (iv) a prescribed activity (see section 360H(1)(a)(i)).

The proposed development is a Discretionary residential activity and is precluded from public notification.

Step 3 – Public Notification required in certain circumstances

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.

The NES Regulation (contaminated land) is not relevant as the land has always been residential in nature. The Regulation and related considerations are not relevant.

7.03 Affected Persons Assessment – Limited Notification Section 95B

If the application is not required to be publicly notified, a Council must follow the steps of section 95B to determine whether to limited notify the 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).

There are no protected customary rights or customary marine titles which apply to the application site.

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

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 resource consent for either or both of the following, but no other, activities:
 - (i) a controlled activity that requires consent under a district plan (other than a subdivision of land):
 - (ii) a prescribed activity (see section 360H(1)(a)(ii)).

The application is not precluded from Limited Notification as neither of the exemptions as described above apply to the application.

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

- (7) Determine whether, in accordance with section 95E, the following persons are affected persons:
 - (a) in the case of a boundary activity, an owner of an allotment with an infringed boundary; and
 - (b) in the case of any activity prescribed under section 360H(1)(b), a prescribed person in respect of the proposed activity.

The proposal is not considered to result in adverse effects on the immediate neighbours who are largely screened from the development or will remain unaffected due to distance from their properties to the application site.

The potential development of the site does not impinge on neighbours boundaries other an access leg (driveway) with the bulk of the neighbour's property well away from the proposed development.

There are not shadowing effects, visual domination or loss of privacy from the proposal and the proposal does not represent over development of the site. The potential effects are concluded as being less than minor.

There are no other persons deemed to be potentially affected by the proposed development.

7.04 Notification Assessment Conclusion

Pursuant to sections 95A to 95G it is recommended that the Council determine that the application can be processed non-notified for the following reasons:

- In accordance with section 95A, public notification is not required because the activity is a Discretionary residential activity which is exempted from this process;
- In accordance with section 95B, written approvals were not considered to be necessary from neighbouring property owners. There are no effects resulting from the proposed studio building which are considered to be minor or more than minor on the adjoining residential properties. No persons are considered to be affected by the application; and,
- In accordance with section 95A(9) and 95B(10), there are no special circumstances to require public or limited notification.

8 SUMMARY

- 8.01 The application site is zoned Russell Township and is at 2 Queens View Road, Russell. The area is residential in nature and contains an existing dwelling and large trees to the north west end. The proposal is to establish a modest two storey studio which offers additional bedroom and family space to complement the existing dwelling. The proposal is a discretionary activity with the proposal breaching height, sunlight and building coverage rules.
- 8.02 The scale of the development remains modest with no adjacent or adjoining properties affected by the proposed development. The conclusion reached from assessing the three main consideration and other matters is that effects are less than minor with the setting providing much of the mitigation measures for the site.
- 8.03 In considering key objectives and policies from the Operative District Plan, there is no conflict or inconsistencies found with relevant provisions. The proposal while breaching these three rules still achieves the outcome sought within the zone.

- 8.04 The proposed plan has no zone rules from the Kororareka Russell Township Zone which have immediate legal effect or any other provision. Objectives and policies were considered to be seeking similar outcomes to the current Russell Township zoning and a similar conclusion was reached in terms of there being no conflict from the proposed development.
- 8.05 The potential effects from all matters to be considered are assessed as being less than minor. In considering the character and amenity values of the area it is noted that the proposed development remains modest in scale and while being discretionary, the level of development is comparable to existing development within the immediate and wider area. The effects are concluded as being less than minor effects.
- 8.06 Additional landscaping is not proposed for the reasons as detailed previously however material selections and appropriate colours palettes could positively contribute to the amenity values if conditioned.
- 8.07 The effects of this proposed studio have been assessed and concluded as being less than minor. The effects on the wider environment are also considered to be less than minor.
- 8.08 The proposal is not contrary to relevant objectives and policies of the Far North District Plan, Far North Proposed District Plan or the Regional Planning documents.
- 8.09 With respect to conditions of consent the applicant would appreciate sighting a draft set of conditions for review and comment (if necessary).

Should you have any queries in respect to this application please contact me.

Yours faithfully



Wayne Smith

Zenith Planning Consultants Ltd

Principal | Director

BPlan | BSocSci | MNZPI

wayne@zenithplanning.co.nz

mob: +64 (0) 21 202 3898



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **NA34D/751**
Land Registration District **North Auckland**
Date Issued 14 June 1976

Prior References
NA456/253

Estate Fee Simple
Area 867 square metres more or less
Legal Description Lot 2 Deposited Plan 78879
Registered Owners
Gavin Ernest White and Dona June White

Interests
Land Covenant in Covenant Instrument 12990779.1 - 18.4.2024 at 5:29 pm

APPROVED: 

REGISTERED OWNERS:

Present to a resolution of the BAY OF ISLANDS Council passed on the 17th day of December 1975. Whereby the Council has resolved to approve the Survey and certify that the Survey complies with the requirements of Section 81(4) of the Town and Country Planning Act 1966 and that the Survey complies with the requirements of the Land Transfer Act 1952 and the Land Transfer Regulations 1953. The Survey is hereby approved and the Survey is hereby certified.

Ken Simpson Chairman
John Smith County Clerk

THE BAY OF ISLANDS COUNCIL

NEW C.T. ALLOCATED:
LOT 1 34.D / 750
LOT 2 34.D / 751

Total Area 1863m²
Comprised in CT 456-253 ALL

I, KENNETH LEONARD SIMPSON of WHANGAREI Registered Surveyor and holder of an annual practicing certificate hereby certify that this plan has been made from Surveys executed by me or under my direction, that both plan and Survey are correct and have been made in accordance with the regulations under the Surveyors Act 1966

Dated at WHANGAREI this 26th day of SEPTEMBER 1975. Signature *Ken Simpson*

Field Book 5585 p. 100 Traverse Book - p. 1
Reference Plans

Examined E. A. EDEN Dated 27th Sept 1975
Approved as to Survey *E. A. Eden*
4.5.75 Assistant Chief Surveyor

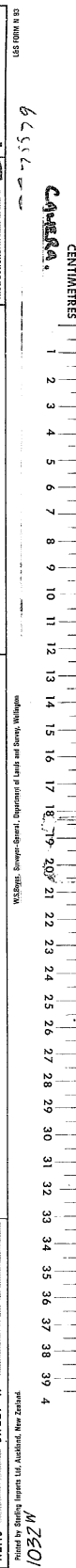
Deposited this 14th day of June 1976
Registrar *E. A. Eden*
Approved 6 JAN 1976 DP78879

LOCAL AUTHORITY BAY OF ISLANDS COUNTY
Surveyed by KEN SIMPSON, SHAW AND CO.
Scale 1:500 Date SEPT 1975

LAND DISTRICT NORTH AUCKLAND
SURVEY BLK & DIST. 1 RUSSELL
NZMS SHEET NO.

LOTS 1-3 BEING SUBDIVISION LOT 17 DP 20248

Scale 1:500 Date SEPT 1975



CENTIMETRES

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	4
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MADE BY: Surveyors General, Department of Lands and Survey, Wellington

Printed by Muller's Inscriptions Ltd., Auckland, New Zealand

45501

View Instrument Details



Instrument No 12990779.1
Status Registered
Date & Time Lodged 18 April 2024 17:29
Lodged By Lidgard, Suzanne Mary
Instrument Type Land Covenant under s116(1)(a) or (b) Land Transfer Act 2017



Affected Records of Title	Land District
NA34D/751	North Auckland
NA461/71	North Auckland

Annexure Schedule Contains 2 Pages.

Covenantor Certifications

I certify that I have the authority to act for the Covenantor and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by David John Spencer as Covenantor Representative on 18/04/2024 04:57 PM

Covenantee Certifications

I certify that I have the authority to act for the Covenantee and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by David John Spencer as Covenantee Representative on 18/04/2024 04:57 PM

*** End of Report ***

Form 26

Covenant Instrument to note land covenant

(Section 116(1)(a) & (b) Land Transfer Act 2017)

Covenantor

Dean Mark Jones (1/3), Elliot Glynn Jones (1/3) and Craig David Carreg Jones (1/3)

Covenantee

Dean Mark Jones (1/3), Elliot Glynn Jones (1/3) and Craig David Carreg Jones (1/3)

Grant of Covenant

The Covenantor, being the registered owner of the burdened land(s) set out in Schedule A, grants to the Covenantee (and, if so stated, in gross) the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Schedule A

Continue in additional Annexure Schedule, if required

Purpose of covenant	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Land Covenants	Marked W, X and Y on Deposited Plan 602237	NA 461/71.	NA 34D/751.

Covenant rights and powers (including terms, covenants and conditions)

Delete phrases in [] and insert memorandum number as required.

Continue in additional Annexure Schedule if required.

The provisions applying to the specified covenants are those set out in:

Annexure Schedule A

Interpretation

The Plan means **LT Plan 602237**.

Sloping Plane means the height starting at an RL of 36.60 (New Zealand Vertical Datum 2016) above peg 6 DP 78879 sloping at a grade of -25° (-1in4) in the direction 68°32' (Mount Eden Geodetic 2000) over the Covenant areas.

Covenant areas means those areas marked **W, X and Y on the Plan**.

Annexure Schedule A

Covenant Areas:

W The Covenantor shall not:

- (i) erect or permit to be erected any building or appurtenances over the Covenant area marked W on the Plan; nor
- (ii) plant or permit to be planted any tree, shrub or plant that exceeds the Sloping Plane over the Covenant area marked W on the Plan.

X The Covenantor shall not:

- (i) erect or permit to be erected any building or appurtenances over the Covenant area marked X on the Plan; nor
- (ii) plant or permit to be planted any tree, shrub or plant that exceeds the Sloping Plane over the Covenant area marked X on the Plan.

However, the Covenantor may, using any materials, erect or permit to be erected any fences and retaining walls and may implement landscaping, including any of the aforesaid requiring building consent, which do not exceed the Sloping Plane over the Covenant area marked X on the Plan.

Y The Covenantor shall not:

- (i) erect or permit to be erected any building or appurtenances that exceeds the Sloping Plane over the Covenant area marked Y on the Plan; nor
- (ii) plant or permit to be planted any tree, shrub or plant that exceeds the Sloping Plane over the Covenant area marked Y on the Plan.



Record of Survey - DP 602237

Survey Number	DP 602237
Surveyor Reference	24205 JONES 2
Surveyor	Kurt Eric Watson
Survey Firm	Survey & Planning Solutions (2010) Limited
Surveyor Declaration	I Kurt Eric Watson, being a licensed cadastral surveyor, certify that-- (a) this dataset provided by me and its related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002 and Cadastral Survey Rules 2021; and (b) the survey was undertaken by me or under my personal direction. Declared on 20 Mar 2024 03:42 PM

Survey Details

Dataset Description	AREAS W, X & Y ON LOT 16 DP 20248		
Purpose	Land Transfer Plan Land Covenant		
Status	Deposited	Type	Parcels without Survey Information
Land District	North Auckland	Survey Class	Class A
Meridional Circuit	Mount Eden OCD	Vertical Datum	None

Survey Dates

Surveyed Date	06/03/2024	Certified Date	20/03/2024
Submitted Date	20/03/2024 15:42:30	Survey Approval Date	05/04/2024
Deposit Date	18/04/2024		

Referenced Surveys

Survey Number	Land District	Bearing Correction
DP 20248	North Auckland	0°00'00"
DP 78879	North Auckland	0°00'00"
LT 601030	North Auckland	0°00'00"
DP 19079	North Auckland	0°00'00"

Territorial Authorities

Far North District

Comprised In

RT NA34D/751
RT NA461/71

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Area W Deposited Plan 602237	Covenant - Land		
Area X Deposited Plan 602237	Covenant - Land		
Area Y Deposited Plan 602237	Covenant - Land		
Total Area		0.0000 Ha	

Mark and Vector

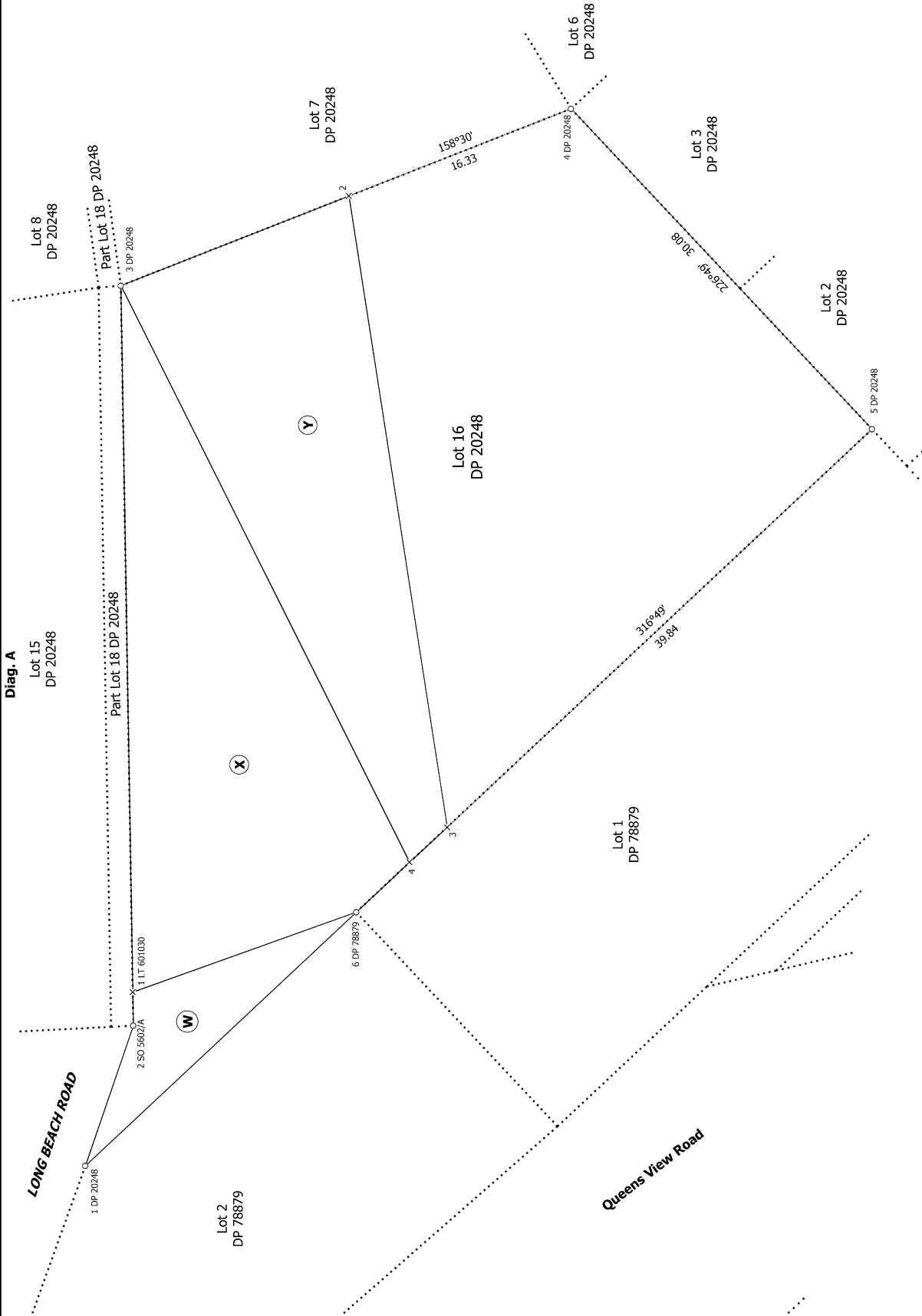
Survey Number DP 602237
Meridional Circuit Mount Eden OCD

From	To	Code	Bearing	Adpt Surv	Bearing Correction	Distance	Adpt Surv	Class
PEG 1 DP 20248	PEG 2 SO 5602/A	ob0	108°48'00"	A DP 19079	0°00'00"	10.16 A	DP 20248	Class A
PEG 2 SO 5602/A	UNMK 1 LT 601030	ob1	89°00'30"	A DP 20248	0°00'00"	2.29 A	LT 601030	Class A
UNMK 1 LT 601030	PEG 3 DP 20248	ob2	89°00'30"	A DP 20248	0°00'00"	48.40 A	LT 601030	Class A
PEG 3 DP 20248	UNMK 2 DP 602237	ob4	158°30'00"	A DP 20248	0°00'00"	16.76 C		Class A
UNMK 2 DP 602237	PEG 4 DP 20248	ob6	158°30'00"	A DP 20248	0°00'00"	16.33 C		
PEG 4 DP 20248	PEG 5 DP 20248	ob8	226°49'00"	A DP 20248	0°00'00"	30.08 A	DP 20248	
PEG 5 DP 20248	UNMK 3 DP 602237	ob9	316°49'00"	A DP 20248	0°00'00"	39.84 C		
UNMK 3 DP 602237	UNMK 4 DP 602237	ob10	316°49'00"	A DP 20248	0°00'00"	3.51 C		Class A
UNMK 4 DP 602237	PEG 6 DP 78879	ob11	316°49'00"	A DP 20248	0°00'00"	5.00 C		Class A
PEG 6 DP 78879	PEG 1 DP 20248	ob12	316°49'00"	A DP 20248	0°00'00"	25.40 A	DP 78879	Class A
UNMK 1 LT 601030	PEG 6 DP 78879	ob3	160°17'00"	A LT 601030	0°00'00"	16.23 A	LT 601030	Class A
PEG 3 DP 20248	UNMK 4 DP 602237	ob5	243°24'00"	C		44.16 C		Class A
UNMK 2 DP 602237	UNMK 3 DP 602237	ob7	261°09'00"	C		43.75 C		Class A

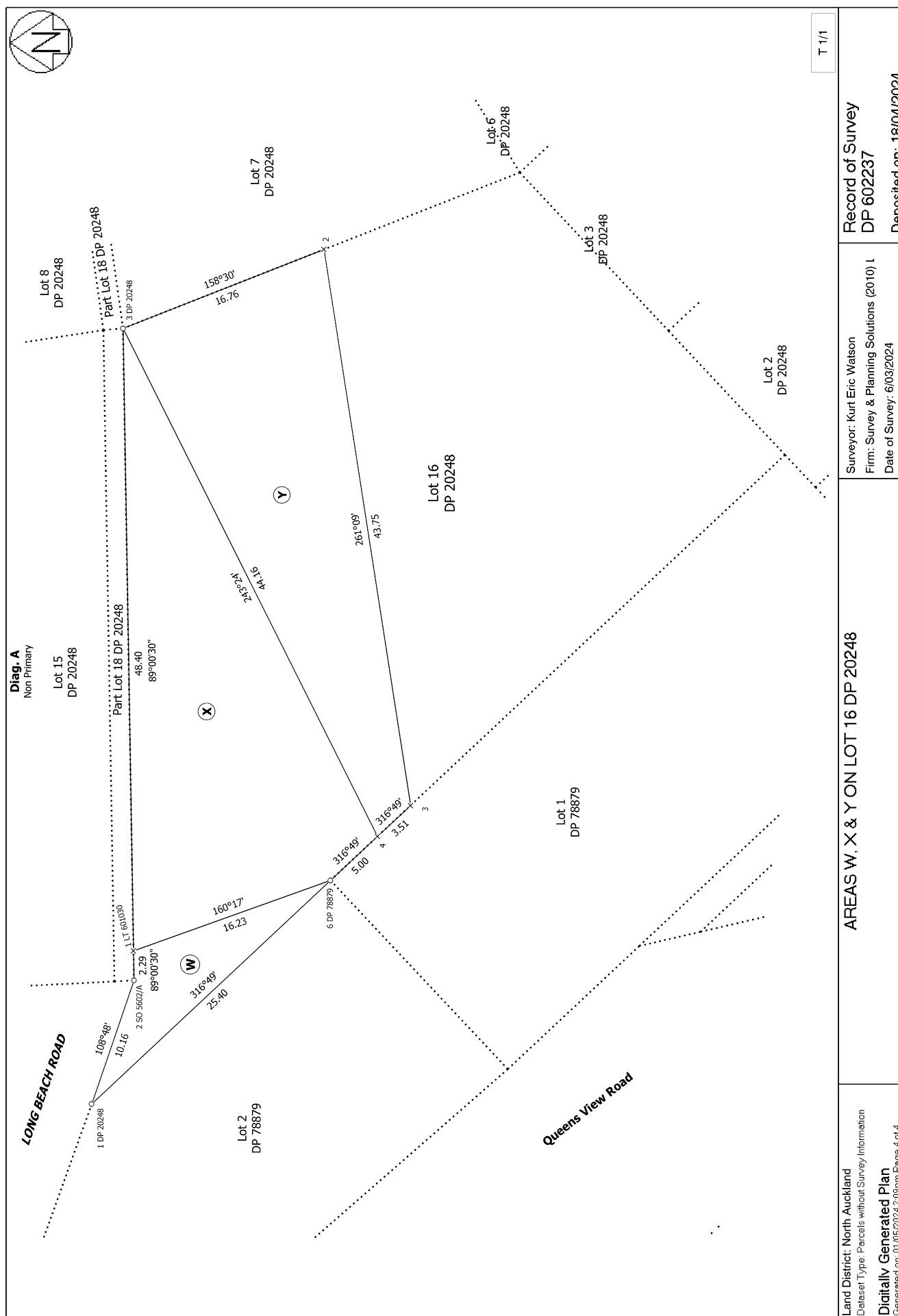
*** End of Report ***



Diag. A



Land District: North Auckland Dataset Type: Parcels without Survey Information Digitally Generated Plan Generated on: 07/03/2024 2:09pm Page 3 of 4	AREAS W, X & Y ON LOT 16 DP 20248	Surveyor: Kurt Eric Watson Firm: Survey & Planning Solutions (2010) L Date of Survey: 6/03/2024	Record of Survey DP 602237 Deposited on: 18/04/2024
---	-----------------------------------	---	---



SITE INFORMATION

2 QUEENS VIEW ROAD RUSSELL
Zone- RUSSELL TOWNSHIP

Legal Description: LOT 2 DP78879
Wind Zone- VERY HIGH
Earthquake Zone- ZONE 1
Exposure Zone- ZONE D
Total Site Area- 867 M2

SCOPE OF WORKS PROPOSED WORKS ON THESE SHEETS RELATE TO 2
QUEENS VIEW ROAD

DESIGN SCOPE OF WORKS INCLUDES:

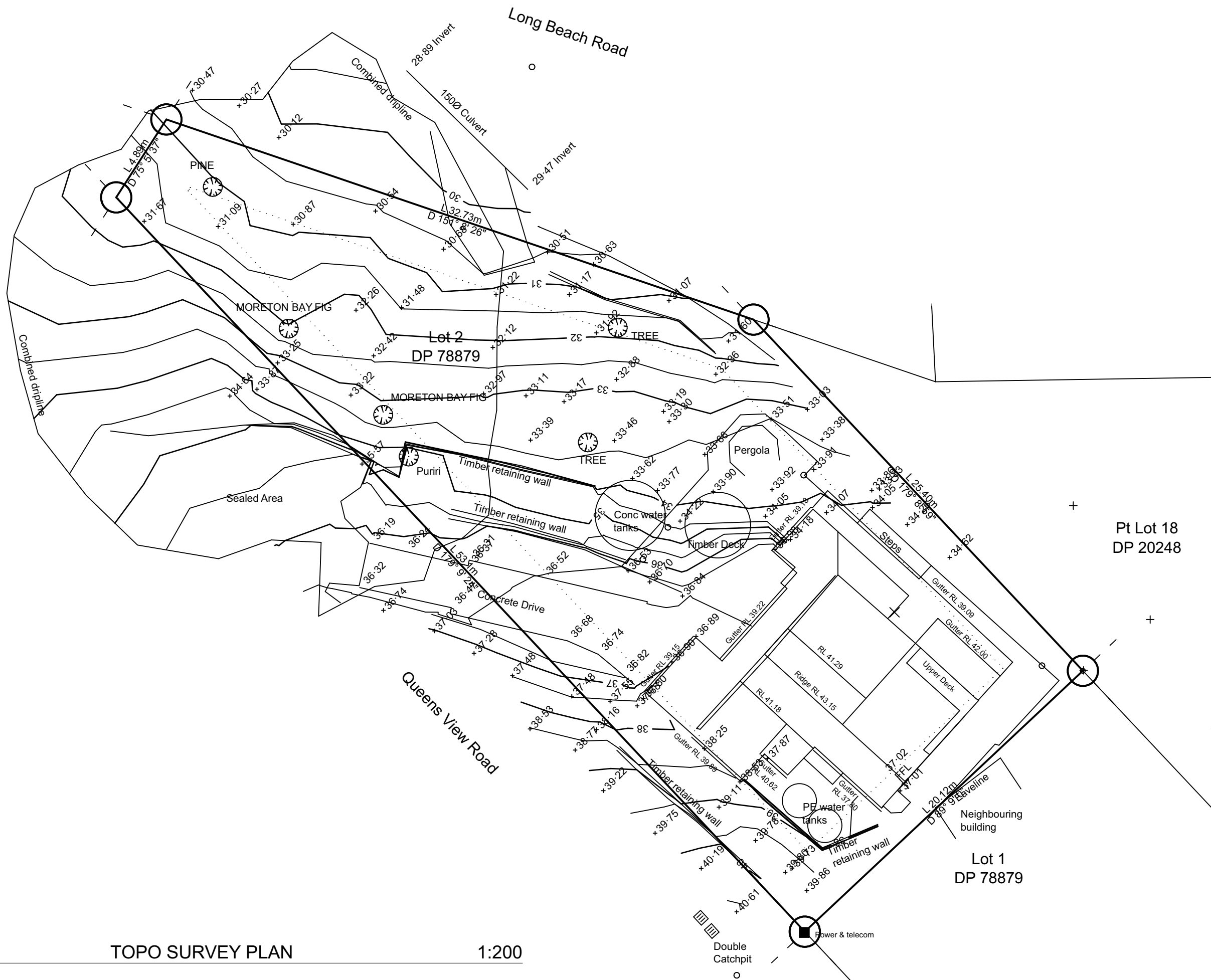
CONCEPT PLAN FOR NEW TWO LEVEL STUDIO
RESOURCE CONSENT PLAN FOR STUDIO AND EXTENSION TO EXISTING
DECK OVER WATER TANK.

GENERAL NOTES

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS, LEVELS AND ANGLES ON SITE PRIOR TO CONSTRUCTION. ALL LEVELS SHOWN ON FLOOR PLANS ARE TO TOP OF FINISHED PLYWOOD FLOORING SUBSTRATE AND TOP OF DECKING. LEVELS ARE NOT TO TOP OF INTERIOR FLOOR FINISHES. SHOULD THERE BE ANY VARIATION, THE ARCHITECTURAL DESIGNER MUST BE MADE AWARE IMMEDIATELY. ALL WORK SHALL COMPLY WITH NZS 3604/2011, NZS 4229/2013 AND THE NEW ZEALAND BUILDING CODE (NZBC) AND APPROVED DOCUMENTS. CONTRACTOR TO CARRY OUT ALL WORKS IN ACCORDANCE WITH THE HEALTH AND SAFETY AT WORK ACT 2015. READ THESE PLANS IN CONJUNCTION WITH THE FULL DOCUMENT SET AND STRUCTURAL ENGINEERS DOCUMENTATION. ALL INFORMATION HAS EQUAL PRECEDENCE, ANY DISCREPANCIES BETWEEN DOCUMENTS MUST BE BROUGHT TO THE ARCHITECTURAL DESIGNERS ATTENTION IMMEDIATELY. ANY DETAILS THAT ARE IN CONFLICT WITH THE SUPPLIERS OR MANUFACTURERS DETAILS OR REQUIREMENTS MUST BE BROUGHT TO THE ARCHITECTURAL DESIGNERS ATTENTION IMMEDIATELY. CONFIRM ALL SET-OUT DIMENSIONS, LOCATION OF ALL ASSOCIATED STRUCTURE OR SERVICES ON SITE PRIOR TO FABRICATION & CONSTRUCTION. ALL FRAMING TO BE CARRIED OUT IN ACCORDANCE WITH NZS 3604/2011. ALL TIMBER TREATMENT TO BE IN ACCORDANCE WITH NZS 3602/2003. ALL WINDOW AND DOOR JOINERY OPENINGS ARE TO BE MEASURED ON-SITE PRIOR TO ORDER OR MANUFACTURE OF ANY WINDOW AND DOOR JOINERY. GLAZING REQUIREMENTS ARE TO BE CONFIRMED BY GLAZER. GLAZING AND SAFETY GLASS REQUIREMENTS IN ACCORDANCE WITH NZS 4223.3.2016. ALL MATERIALS, PRODUCTS AND SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS AND SPECIFICATIONS. ALL EXPOSED STRUCTURAL FIXINGS TO BE IN ACCORDANCE WITH TABLE 4.1 OF NZS 3604/2011 (ZONE D) UNLESS OTHERWISE STATED

RevID	ChID	Change Name	Date
01			5/06/2025

SHEET REV 01 0000	SHEET TITLE:		JOB TITLE:		 Housse Architectural Design Limited +64 21 615 578 Alison@housse.co.nz
	NOTES		LONG BEACH		
	SCALE A3: 1:50		SITE ADDRESS:		
	ISSUED: 13/10/2025		2 QUEENS VIEW ROAD		
	PROJECT #: 250605		RUSSELL		



RevID	ChID	Change Name	Date
01			5/06/2025

REV 01	SHEET A101	SHEET TITLE:	JOB TITLE:	Housse. Housse Architectural Design Limited +64 21 615 578 Alison@housse.co.nz
		SITE PLAN - SURVEYORS PLAN	LONG BEACH	
		SCALE A3: 1:200	SITE ADDRESS:	
		ISSUED: 13/10/2025	2 QUEENS VIEW ROAD	
		PROJECT #: 250605	RUSSELL	



A102
SHEET
REV
01

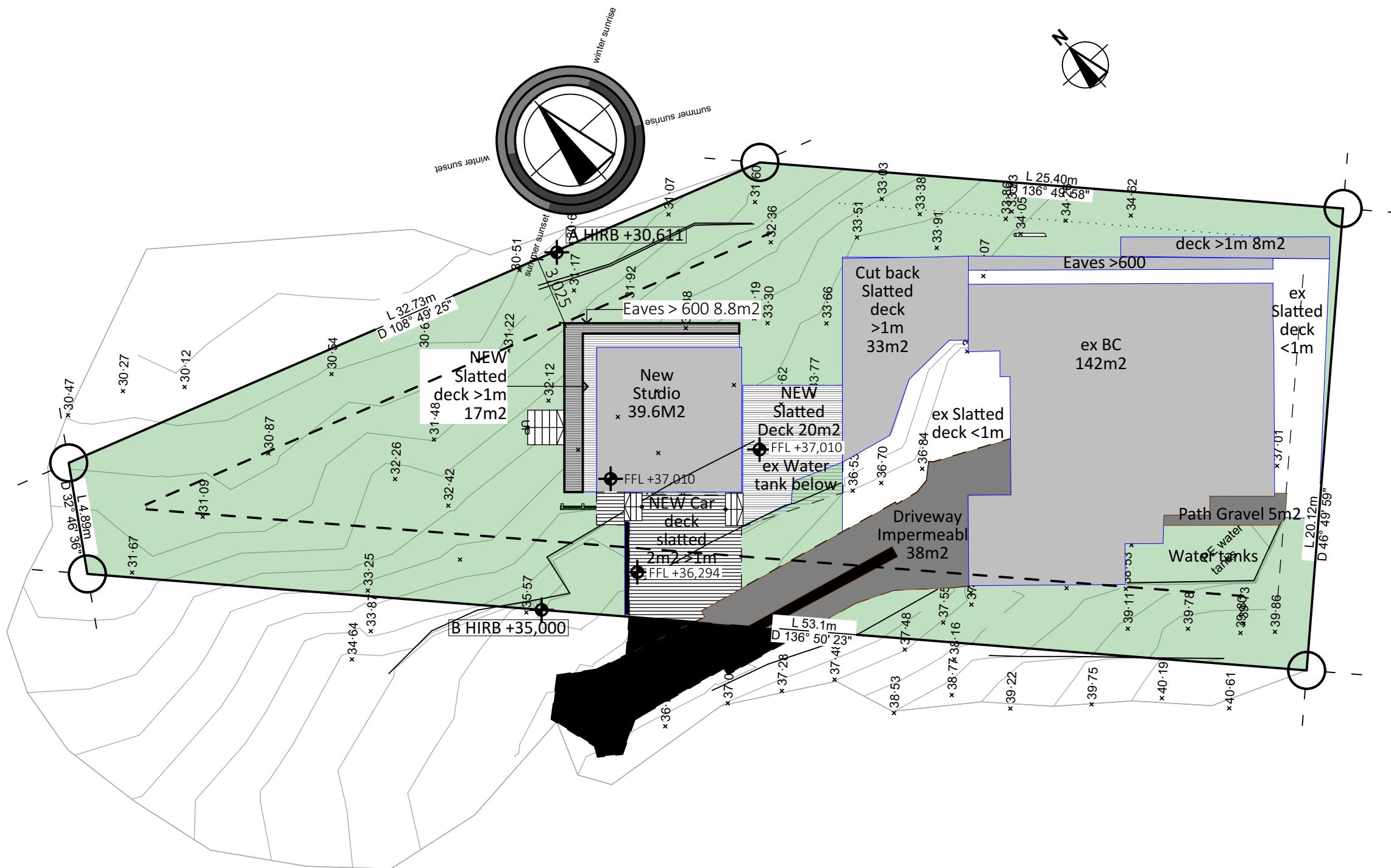
SHEET TITLE:	
PROPOSED SITE PLAN	
SCALE A3:	1:100
ISSUED:	13/10/2025
PROJECT #:	250605

JOB TITLE:
LONG BEACH

SITE ADDRESS:
2 QUEENS VIEW ROAD
RUSSELL

Housse.

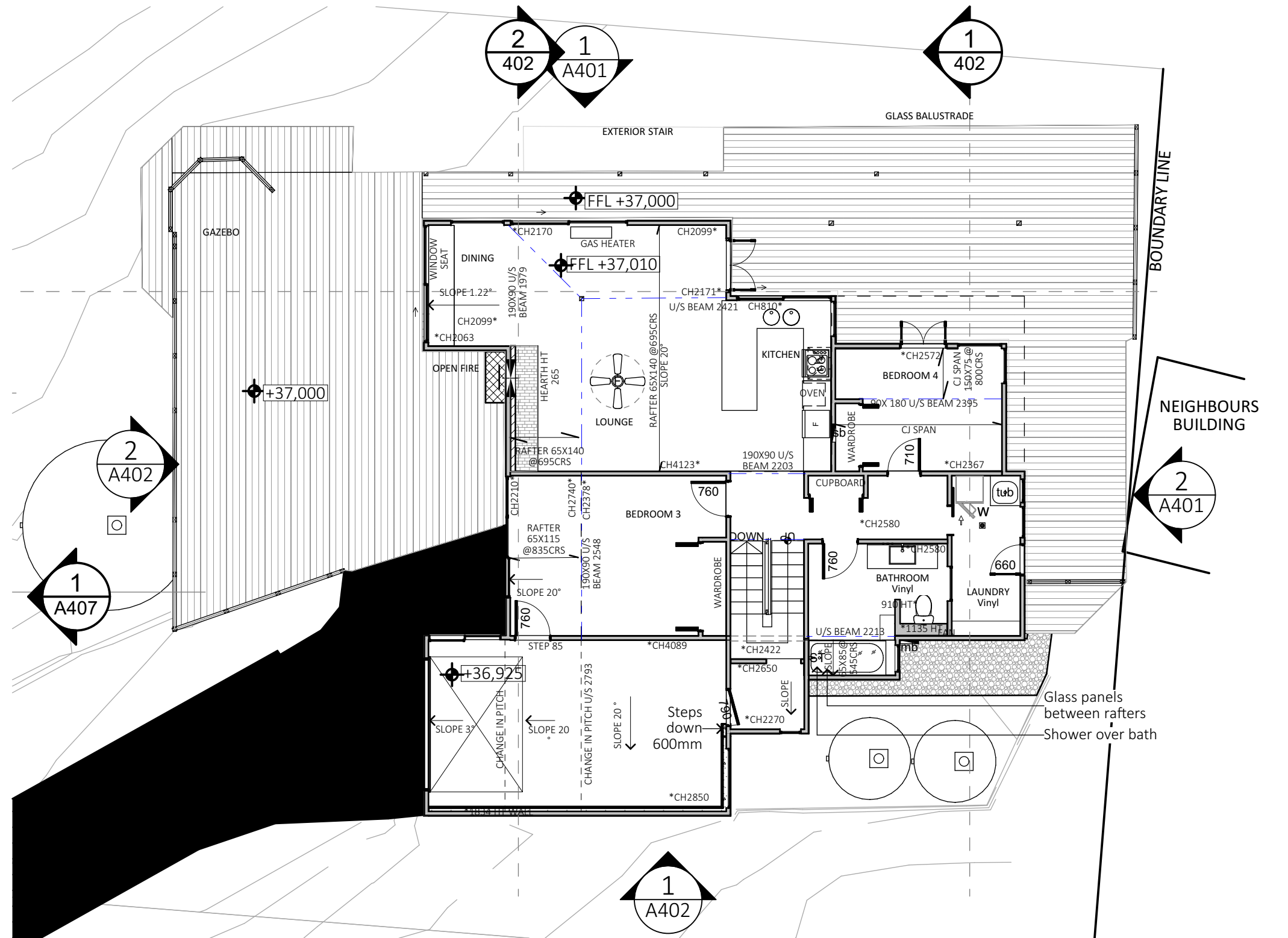
Housse Architectural Design Limited
+64 21 615 578
Alison@housse.co.nz



SITE CALCULATIONS	
2 QUEENS VIEW ROAD RUSSELL	
Total site area	867 M2
Existing building coverage	
Existing building coverage	142m2
(including eaves >600mm)	7m2
Decks Above 1m from ground	33+8m2
Total building coverage	190m2/22%
(Max allowed is 20%)	
Proposed building coverage	
Proposed studio building coverage	39.6m2
Decks Above 1m from ground	17m2
(includes eaves 8.8m2)	
New slatted deck >1m	20m2
New Entry & Car Deck >1m	2m2
cut back deck	-6m2
Total Proposed	72.6m2
Total building coverage	262m2/30%
(Max allowed is 20%)	
Existing impervious area	
Roof	158m2.
Driveway	38m2
Path Gravel	5m2
TOTAL ext. impervious areas	201m2/23%
(Max allowed is 35%)	
Proposed impervious area	
New Roof Studio	56.6m2
Total Proposed	56.6m2
TOTAL impervious areas	265m2/29%
(Max allowed is 35%)	
Earthworks Estimated	
Cut 40 m2 /20m3	
Retaining wall minimum height 1.3 to max height 1.48m by 7.6m long behind the new studio	
Yards	
(a) the minimum building setback from road boundaries shall be 3m; and	
(b) the minimum setback from any boundary other than a road boundary shall be 1.2m, except that no setback is required for a maximum total length of 10m along any one such boundary; and	
Sunlight	
SUNLIGHT No part of any building shall project beyond a 45 degree recession plane as measured inwards from any point 2m vertically above ground level on any site boundary (refer to definition of Recession Plane in Chapter 3- Definitions), except that:	
(a) a building may exceed this standard for a maximum distance of 10m along any one boundary other than a road boundary, provided that the maximum height of any building where it exceeds the standard is 2.7m (refer to Recession Plane Diagram B within the definition of Recession Plane in Chapter 3 – Definitions); and (b) where a site boundary adjoins a legally established entrance strip, private way, access lot, or access way serving a rear site, the measurement shall be taken from the farthest boundary of the entrance strip, private way, access lot, or access way.	

RevID	ChID	Change Name	Date

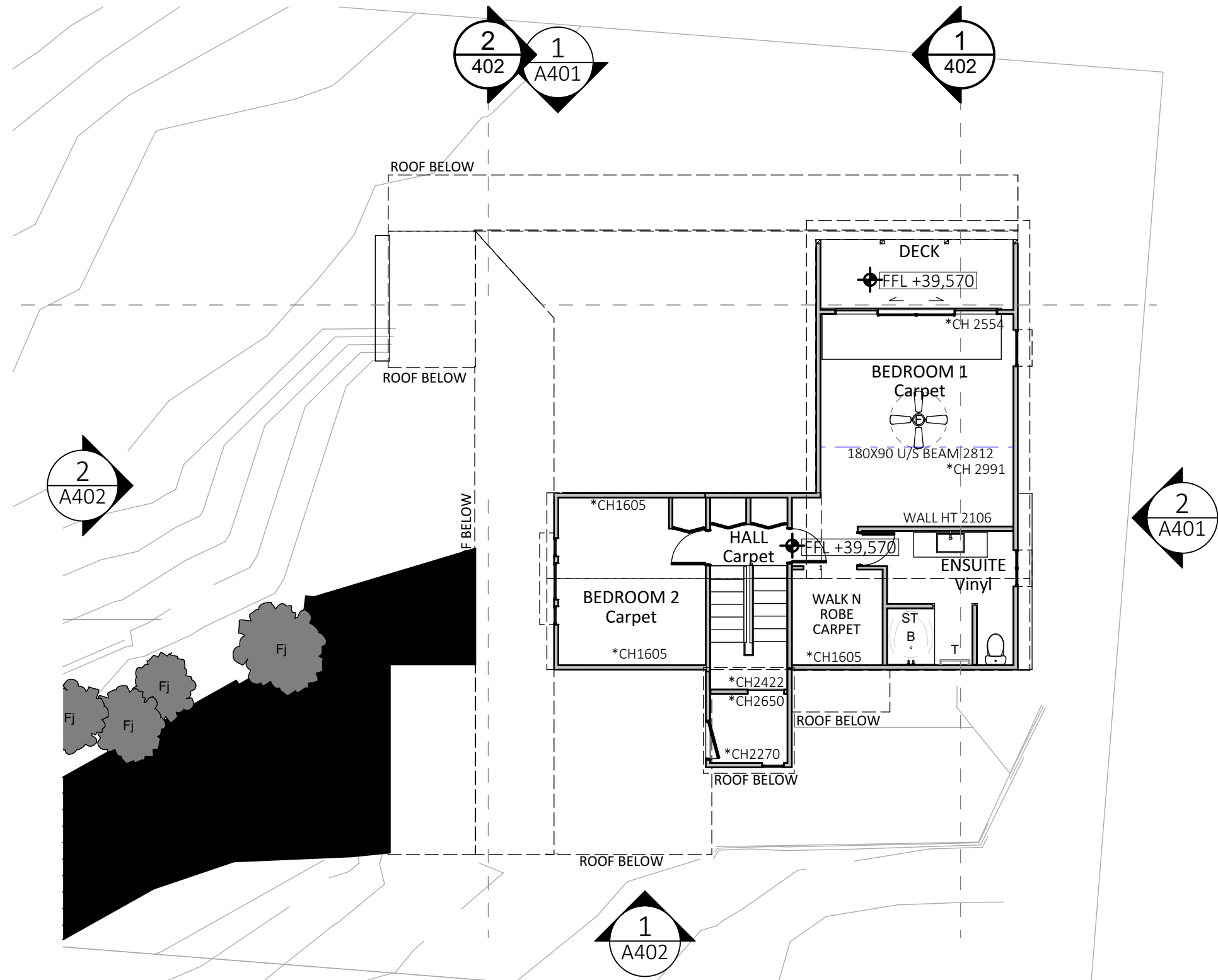
REV SHEET A103	SHEET TITLE: SITE CALCULATIONS PROPOSED	JOB TITLE: LONG BEACH	Housse. Housse Architectural Design Limited +64 21 615 578 Alison@housse.co.nz
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	ISSUED: 13/10/2025	2 QUEENS VIEW ROAD	
	PROJECT #: 250605	RUSSELL	

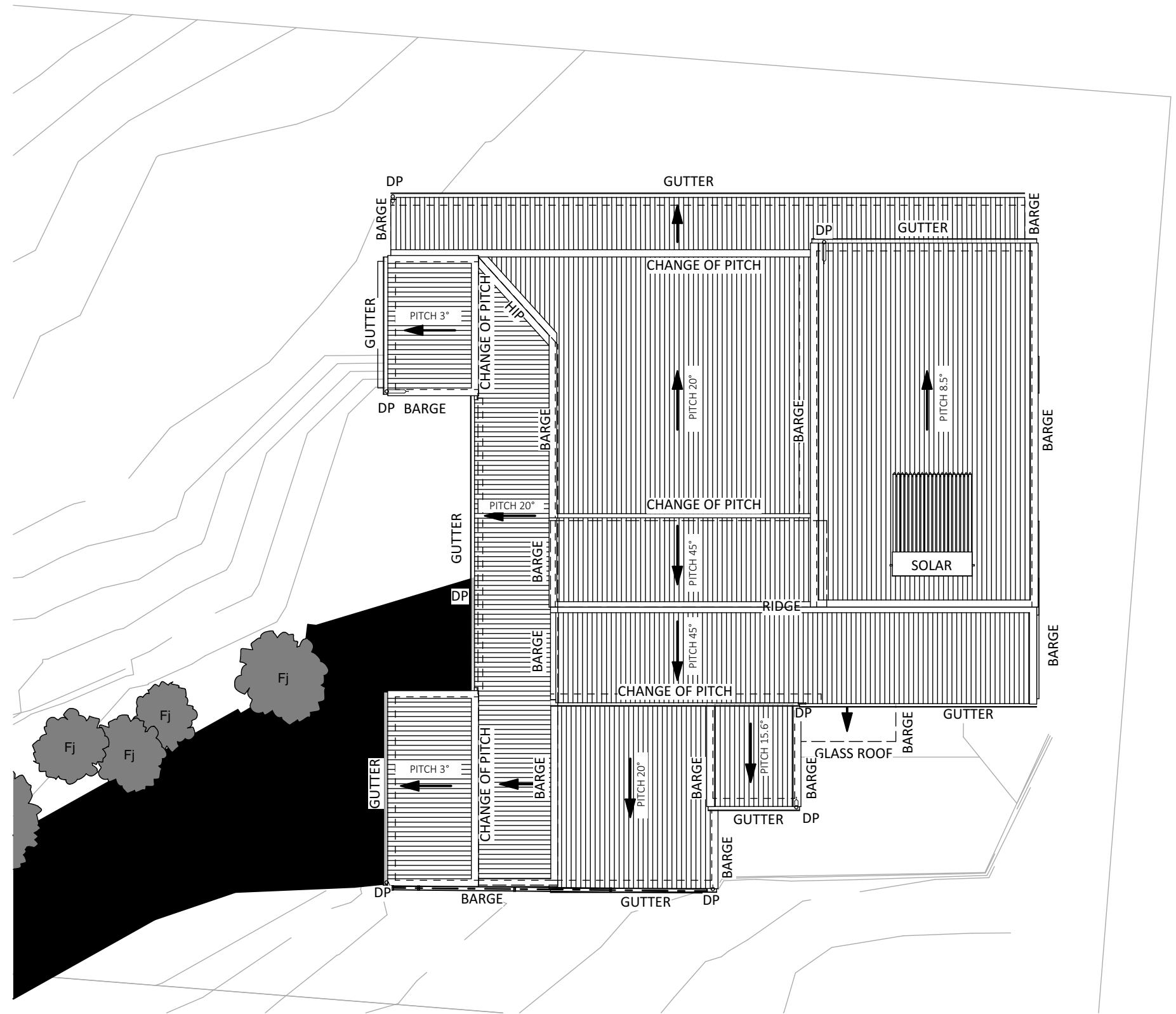


1 GROUND FLOOR - EXISTING 1:100

RevID	ChID	Change Name	Date
01			5/06/2025

REV SHEET 01	A201	SHEET TITLE:		JOB TITLE:		Housse. Housse Architectural Design Limited +64 21 615 578 Alison@housse.co.nz
		GROUND FLOOR PLAN - EXISTING		LONG BEACH		
		SCALE A3: 1:100		SITE ADDRESS:		
		ISSUED: 13/10/2025		2 QUEENS VIEW ROAD		
		PROJECT #: 250605		RUSSELL		





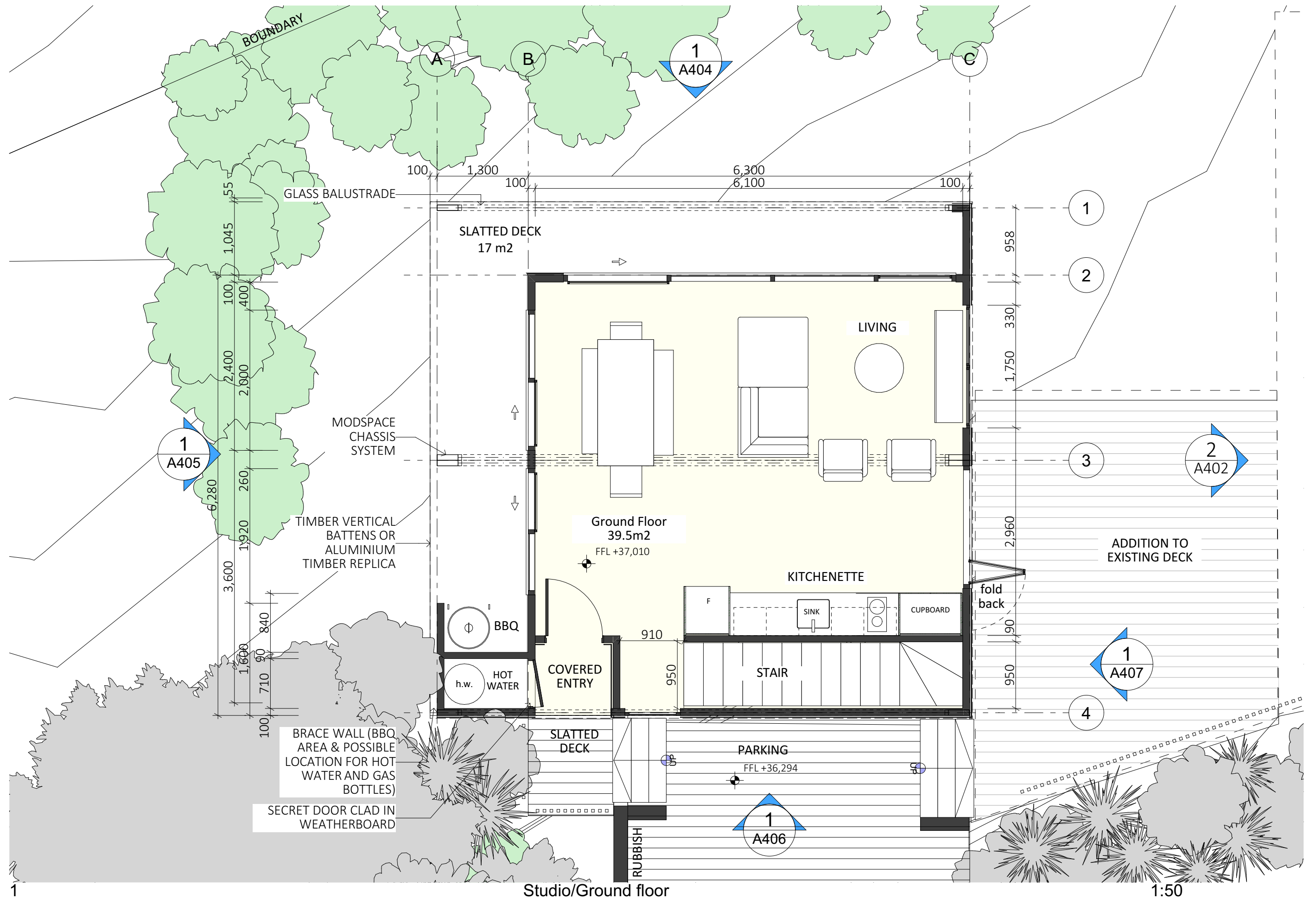
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ROOF - EXISTING

1:100

RevID	ChID	Change Name	Date
01			5/06/2025

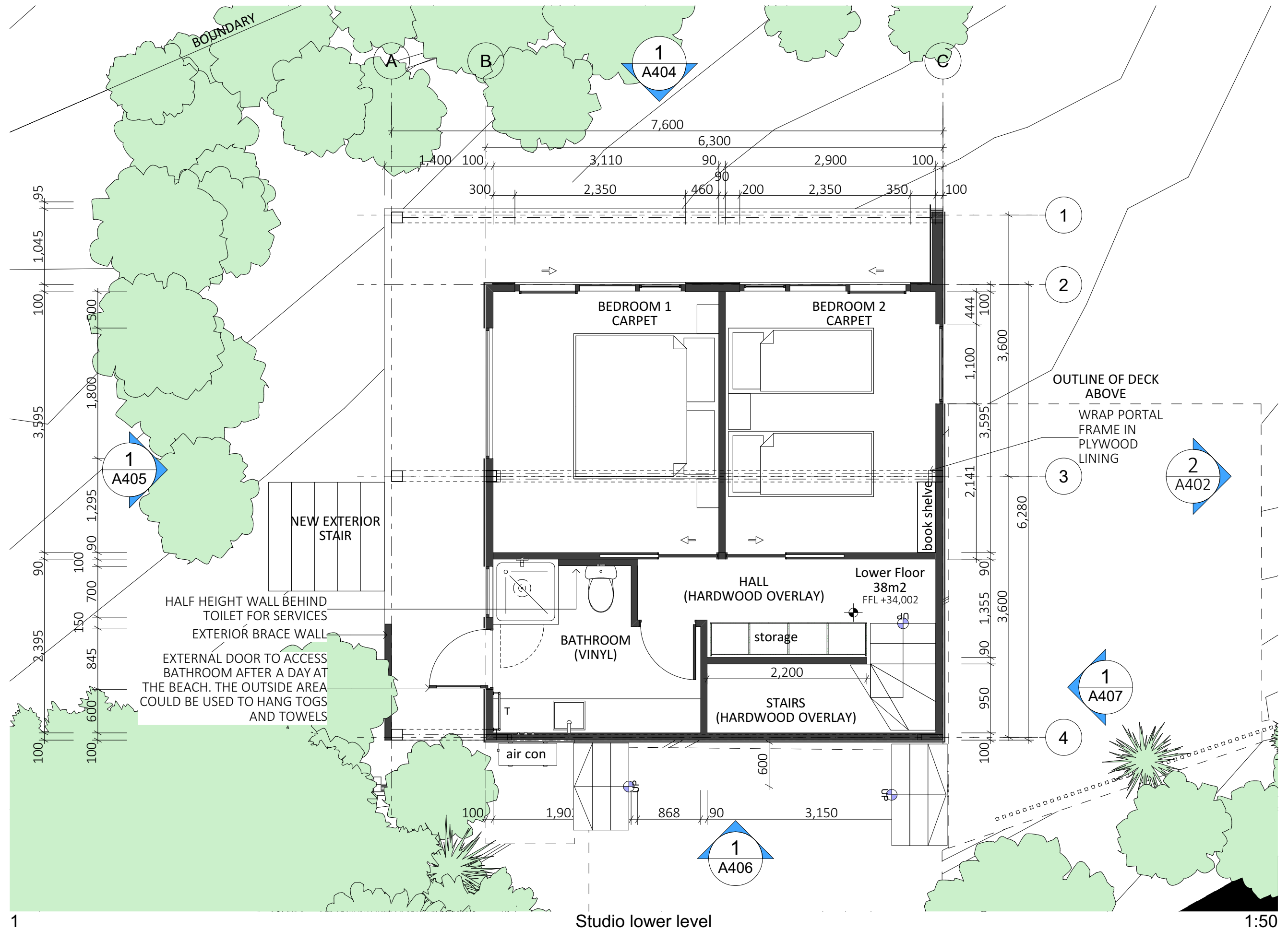
REV SHEET REV 01 A203	SHEET TITLE: ROOF PLAN - EXISTING	JOB TITLE: LONG BEACH	Housse. Housse Architectural Design Limited +64 21 615 578 Alison@housse.co.nz
	SCALE A3: 1:100	SITE ADDRESS:	
	ISSUED: 13/10/2025	2 QUEENS VIEW ROAD	
	PROJECT #: 250605	RUSSELL	



Studio/Ground floor

RevID	ChID	Change Name	Date
01			21/07/2025

REV SHEET A204 01	SHEET TITLE: DRAFT STUDIO FIRST FLOOR PLAN	JOB TITLE: LONG BEACH	Housse. Housse Architectural Design Limited +64 21 615 578 Alison@housse.co.nz
	SCALE A3: 1:50	SITE ADDRESS:	
	ISSUED: 13/10/2025	2 QUEENS VIEW ROAD	
	PROJECT #: 250605	RUSSELL	



1

Studio lower level

1:50

RevID	ChID	Change Name	Date
01			21/07/2025

REV SHEET A205 01	SHEET TITLE: DRAFT STUDIO LOWER FLOOR PLAN	JOB TITLE: LONG BEACH	Housse. Housse Architectural Design Limited +64 21 615 578 Alison@housse.co.nz
	SCALE A3: 1:50	SITE ADDRESS:	
	ISSUED: 13/10/2025	2 QUEENS VIEW ROAD	
	PROJECT #: 250605	RUSSELL	



1

NORTH WEST PESPECTIVE STAIR

1:1

RevID	ChID	Change Name	Date
01			13/10/2025

REV SHEET 01 A206	SHEET TITLE: STUDIO PERSPECTIVES	JOB TITLE: LONG BEACH	Housse. Housse Architectural Design Limited +64 21 615 578 Alison@housse.co.nz
	SCALE A3: ISSUED: 13/10/2025 PROJECT #: 250605	SITE ADDRESS: 2 QUEENS VIEW ROAD RUSSELL	



RevID	ChID	Change Name	Date

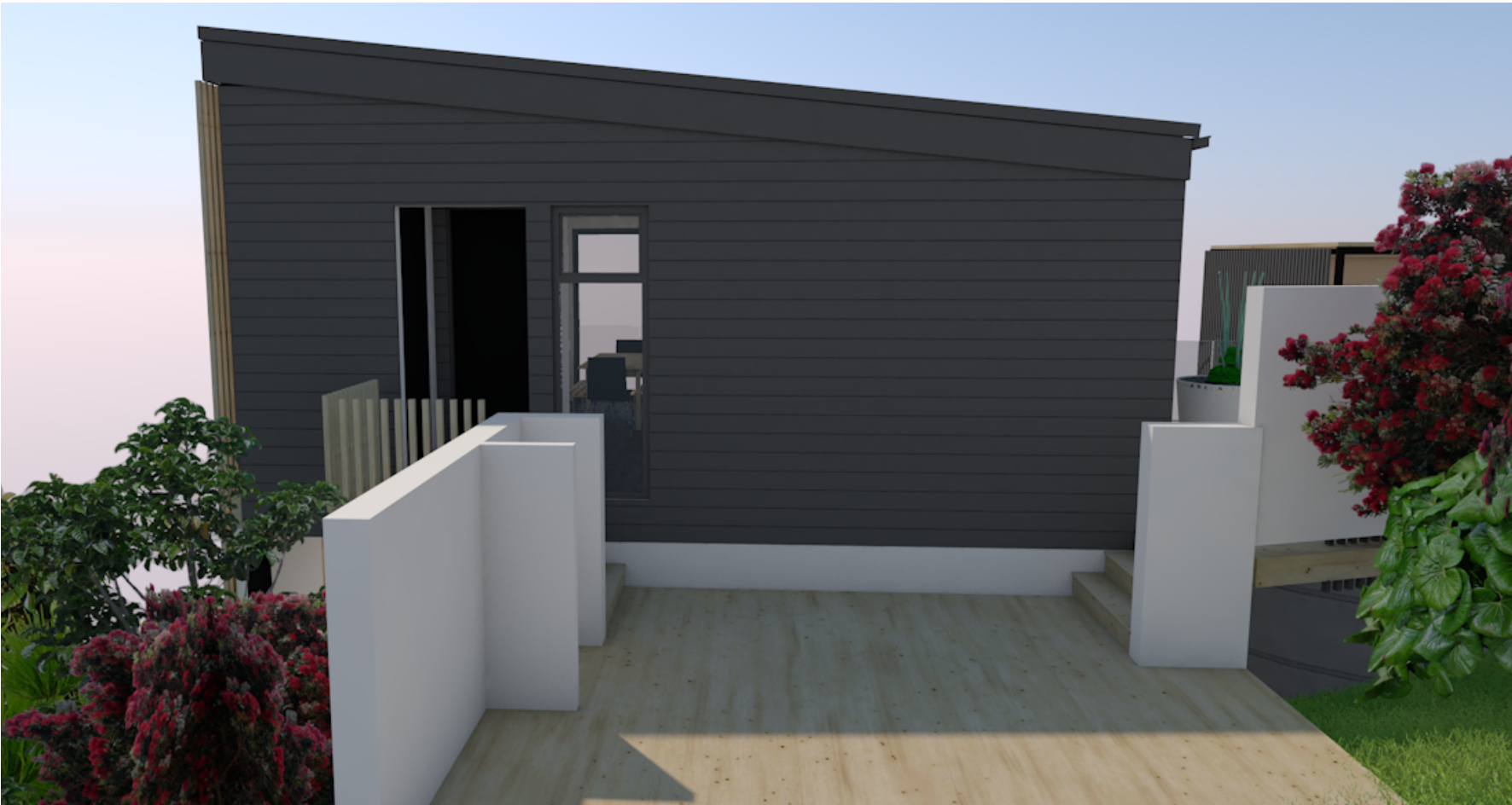
SHEET REV A207	SHEET TITLE:		JOB TITLE:	Housse. Housse Architectural Design Limited +64 21 615 578 Alison@housse.co.nz
	EASTERN PERSPECTIVE		LONG BEACH	
	SCALE A3:		SITE ADDRESS:	
	ISSUED: 13/10/2025	2 QUEENS VIEW ROAD		
	PROJECT #: 250605	RUSSELL		



1 SOUTH WESTERN PERSPECTIVE UPDATED RECESSED DOOR 1:1.6493



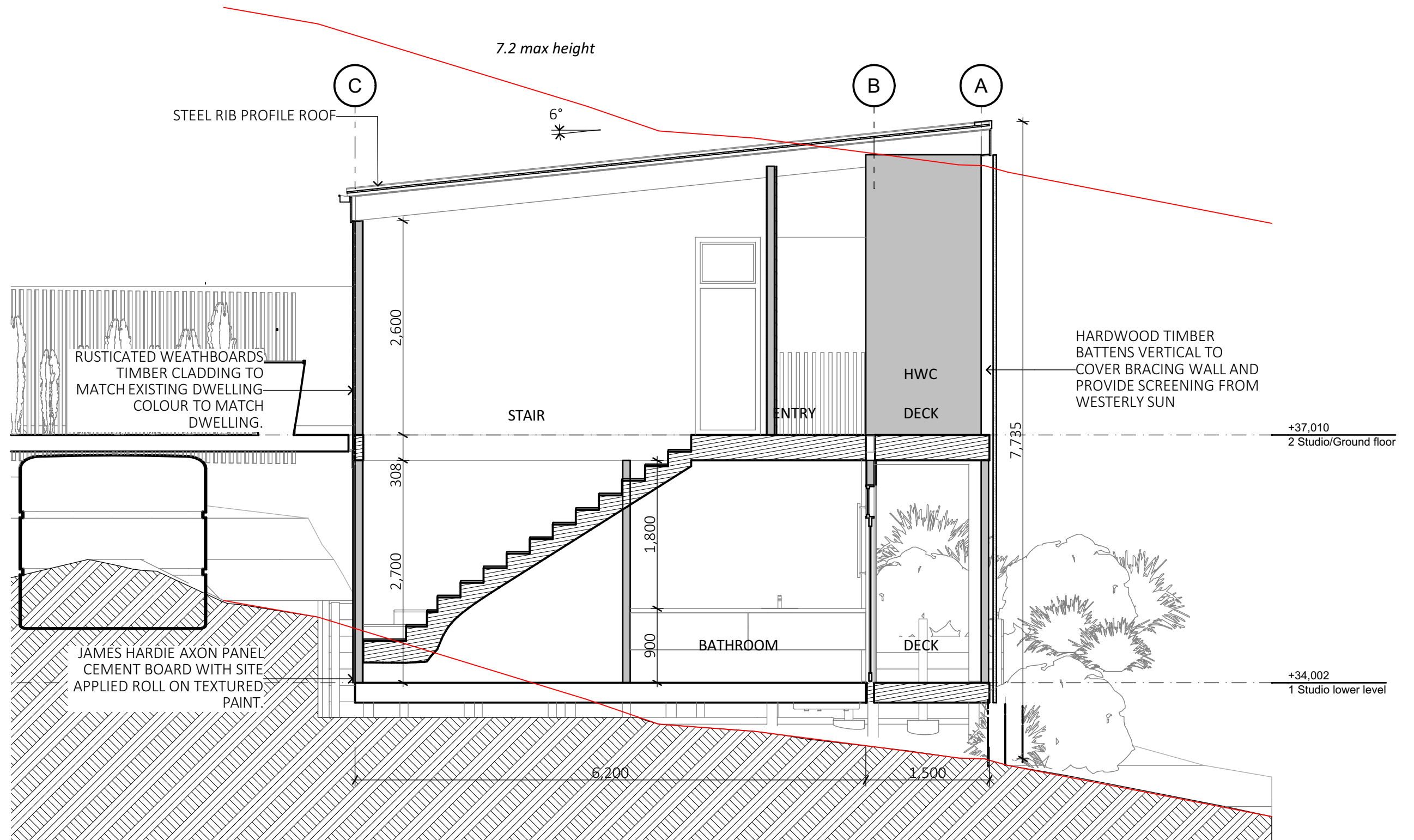
2 EAST VIEW FROM DECK UPDATED 1:2.2415



3 CAR DECK RENDER 1:1.6493

RevID	ChID	Change Name	Date

REV SHEET A208	SHEET TITLE:	JOB TITLE:	Housse. Housse Architectural Design Limited +64 21 615 578 Alison@housse.co.nz
	PERSPECTIVE SOUTH WEST	LONG BEACH	
	SCALE A3:	SITE ADDRESS:	
	ISSUED: 13/10/2025 PROJECT #: 250605	2 QUEENS VIEW ROAD RUSSELL	



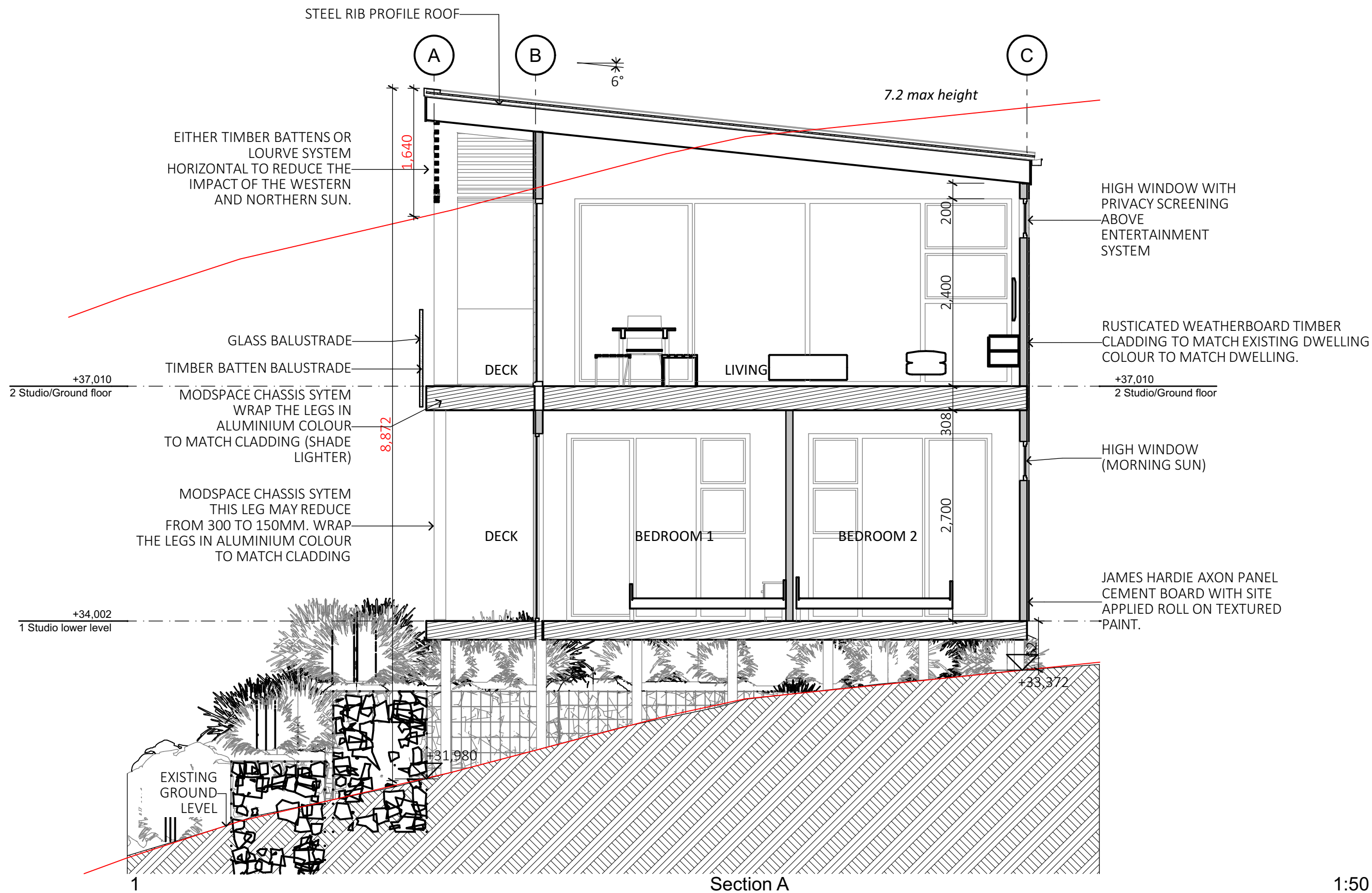
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Section A

1:50

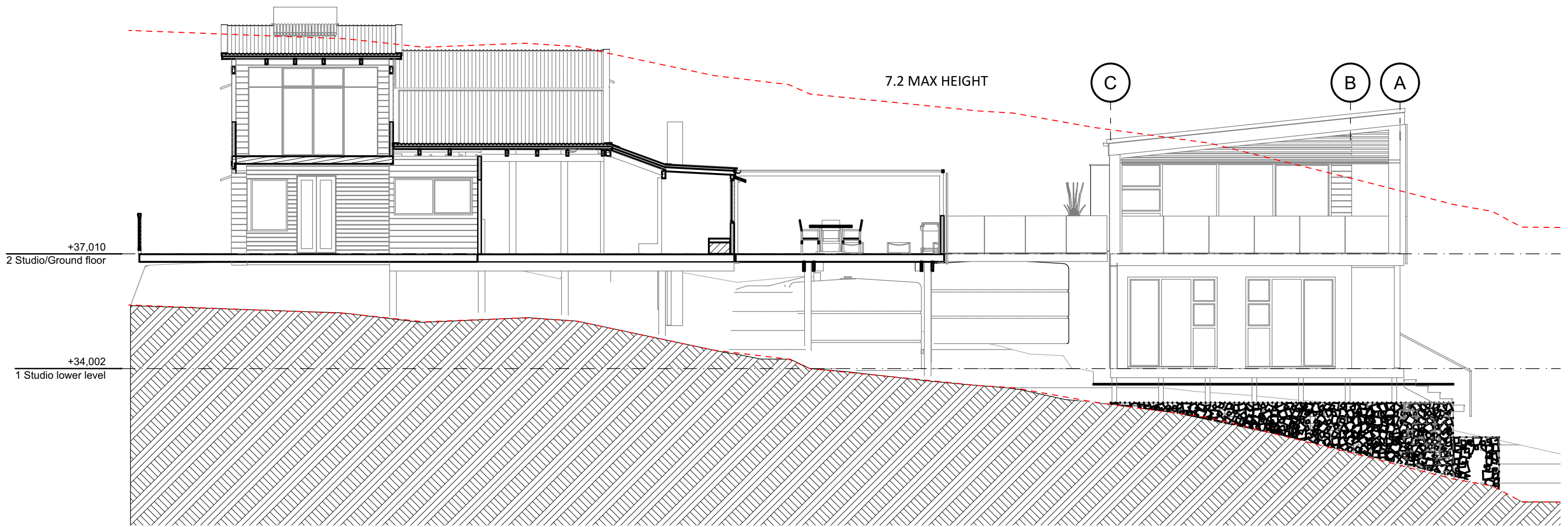
RevID	ChID	Change Name	Date

REV SHEET A301	SHEET TITLE:	JOB TITLE:	Housse. Housse Architectural Design Limited +64 21 615 578 Alison@housse.co.nz
	STUDIO SECTIONS	LONG BEACH	
	SCALE A3: 1:50	SITE ADDRESS:	
	ISSUED: 13/10/2025 PROJECT #: 250605	2 QUEENS VIEW ROAD RUSSELL	



RevID	ChID	Change Name	Date

REV SHEET A302	SHEET TITLE: STUDIO SECTIONS	JOB TITLE: LONG BEACH	Housse. Housse Architectural Design Limited +64 21 615 578 Alison@housse.co.nz
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	ISSUED: 13/10/2025	2 QUEENS VIEW ROAD	
	PROJECT #: 250605	RUSSELL	



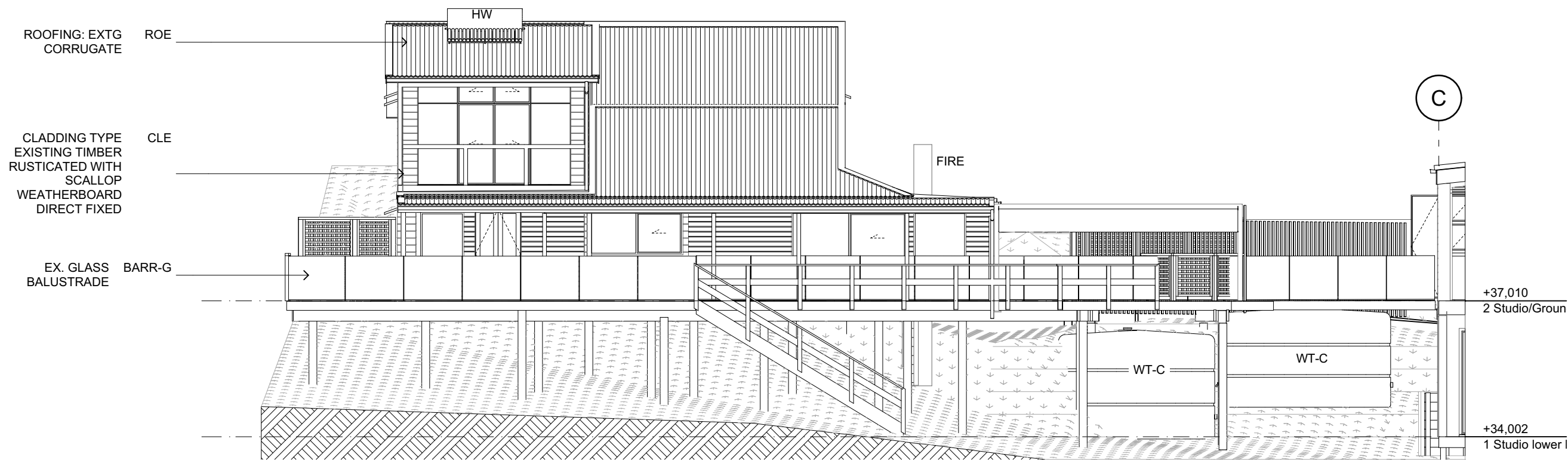
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Section A

1:100

RevID	ChID	Change Name	Date

REV SHEET A303	SHEET TITLE: OVERALL SECTION	JOB TITLE: LONG BEACH	Housse. Housse Architectural Design Limited +64 21 615 578 Alison@housse.co.nz
	SCALE A3:	SITE ADDRESS:	
	ISSUED: 13/10/2025 PROJECT #: 250605	2 QUEENS VIEW ROAD RUSSELL	



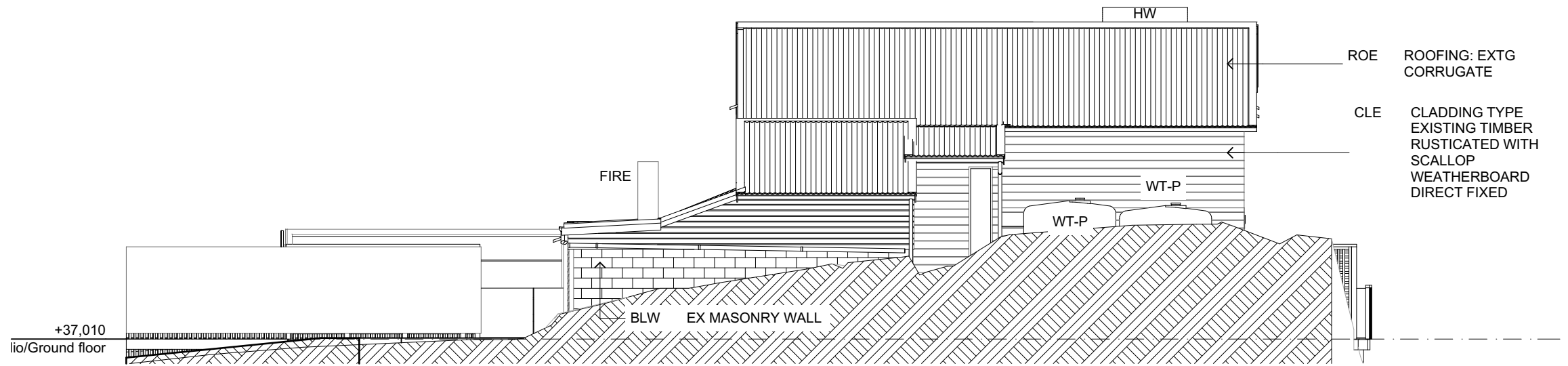
1 EAST ELEVATION - EXISTING 1:100
 , A201, A202



2 SOUTH ELEVATION - EXISTING 1:100
 , A201, A202

RevID	ChID	Change Name	Date
01			5/06/2025

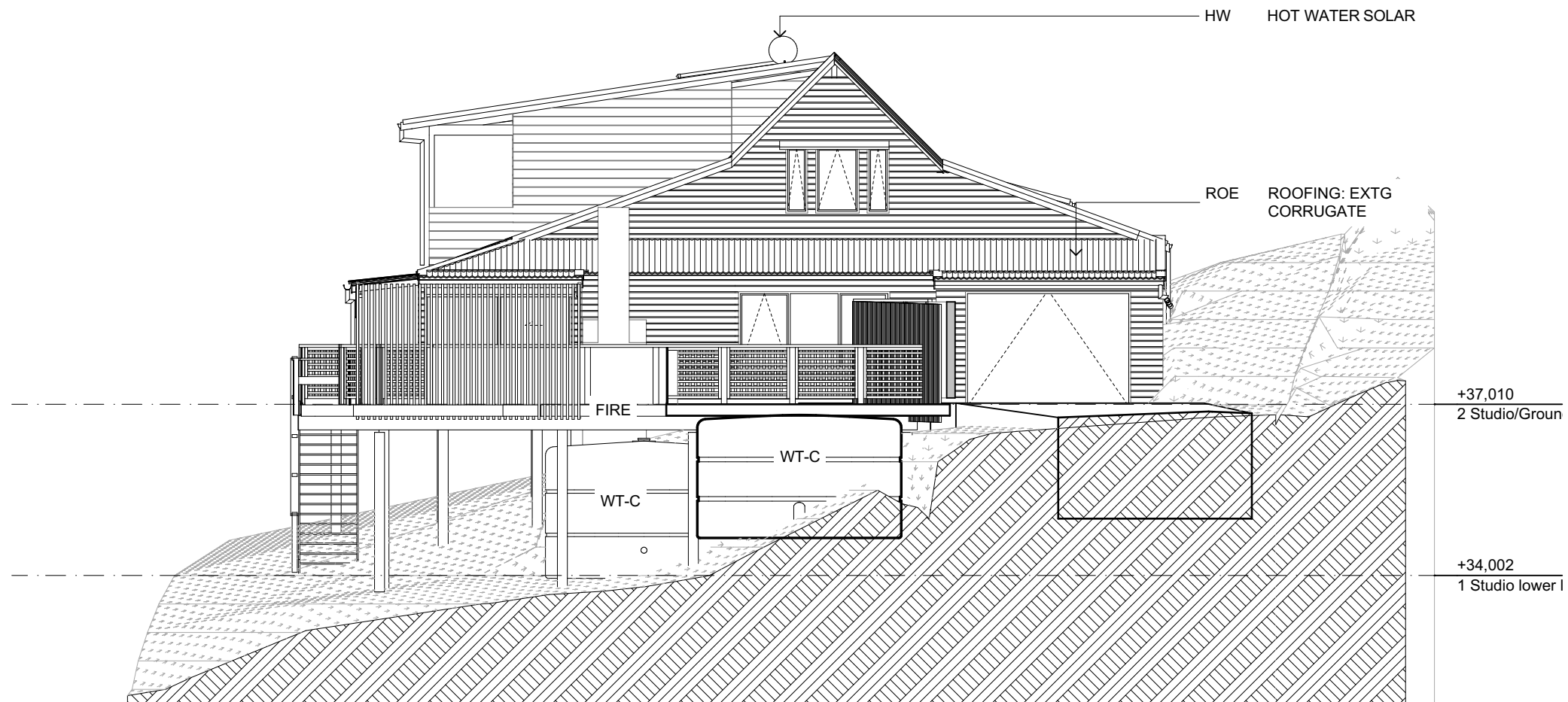
REV 01	SHEET A401	SHEET TITLE:	JOB TITLE:	Housse. Housse Architectural Design Limited +64 21 615 578 Alison@housse.co.nz
		ELEVATIONS - EXISTING	LONG BEACH	
		SCALE A3: 1:100	SITE ADDRESS:	
		ISSUED: 13/10/2025 PROJECT #: 250605	2 QUEENS VIEW ROAD RUSSELL	



1
, A201, A202

WEST ELEVATION - EXISTING

1:100



2
, A201, A202, A204, A205

NORTH ELEVATION - EXISTING

1:100

RevID	ChID	Change Name	Date
01			5/06/2025

REV SHEET 01 A402	SHEET TITLE:	JOB TITLE:	Housse. Housse Architectural Design Limited +64 21 615 578 Alison@housse.co.nz
	ELEVATIONS - EXISTING	LONG BEACH	
	SCALE A3: 1:100	SITE ADDRESS:	
	ISSUED: 13/10/2025 PROJECT #: 250605	2 QUEENS VIEW ROAD RUSSELL	



1

NORTH EAST Studio Elevation

1:50

RevID	ChID	Change Name	Date

REV SHEET A404	SHEET TITLE: NORTH EAST ELEVATIONS	JOB TITLE: LONG BEACH	Housse. Housse Architectural Design Limited +64 21 615 578 Alison@housse.co.nz
	SCALE A3: 1:50	SITE ADDRESS:	
	ISSUED: 13/10/2025	2 QUEENS VIEW ROAD	
	PROJECT #: 250605	RUSSELL	



NORTH WEST Elevation Studio

1:50

RevID	ChID	Change Name	Date

SHEET REV A405	SHEET TITLE:	JOB TITLE:	Housse. Housse Architectural Design Limited +64 21 615 578 Alison@housse.co.nz
	NORTH WEST ELEVATIONS	LONG BEACH	
	SCALE A3: 1:50	SITE ADDRESS:	
	ISSUED: 13/10/2025 PROJECT #: 250605	2 QUEENS VIEW ROAD RUSSELL	



1

SOUTH WEST Studio Elevation

1:50

RevID	ChID	Change Name	Date

SHEET REV A406	SHEET TITLE: SOUTH WEST ELEVATION		JOB TITLE: LONG BEACH	Housse. Housse Architectural Design Limited +64 21 615 578 Alison@housse.co.nz
	SCALE A3: 1:50		SITE ADDRESS:	
	ISSUED: 13/10/2025		2 QUEENS VIEW ROAD	
	PROJECT #: 250605		RUSSELL	



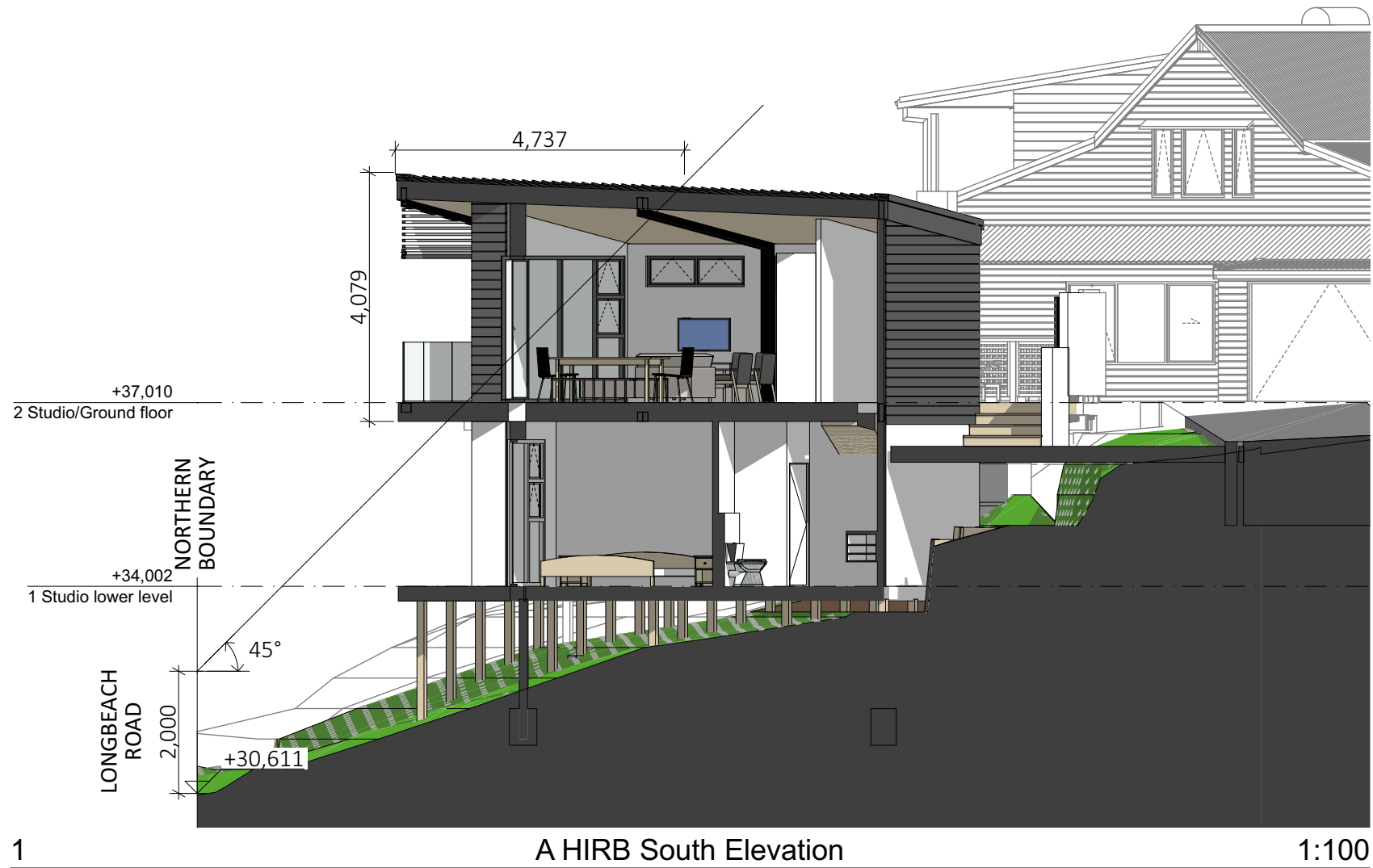
1

SOUTH EAST Studio Elevation

1:50

RevID	ChID	Change Name	Date

REV SHEET A407	SHEET TITLE: SOUTH EAST ELEVATIONS	JOB TITLE: LONG BEACH	Housse. Housse Architectural Design Limited +64 21 615 578 Alison@housse.co.nz
	SCALE A3: 1:50	SITE ADDRESS:	
	ISSUED: 13/10/2025	2 QUEENS VIEW ROAD	
	PROJECT #: 250605	RUSSELL	



RevID	ChID	Change Name	Date

SHEET REV	SHEET TITLE: RUSSELL TOWNSHIP HEIGHT IN RELATON TO BOUNDARY		JOB TITLE: LONG BEACH	Housse. Housse Architectural Design Limited +64 21 615 578 Alison@housse.co.nz
	SCALE A3:		SITE ADDRESS:	
	ISSUED: 13/10/2025		2 QUEENS VIEW ROAD	
	PROJECT #: 250605		RUSSELL	
A408				

3rd November 2025

Resource Consents Team
Far North District Council
Private Bag 752
Kaikohe 0440

Attention Team Leader Resource Consents

RESOURCE CONSENT (LANDUSE) APPLICATION FOR GAVIN AND DONA WHITE, 2 QUEENS VIEW ROAD, RUSSELL.

Zenith Planning Consultants have been engaged by Gavin and Dona White to prepare a resource consent application for a proposed studio building at their property at 2 Queens View Road, Russell.

I have attached the following information in support of the application:

- Completed Application Form
- Planning Report and Assessment of Effects
- Building plans
- Current Certificate of Title

The applicant has paid the application fee online using the reference White RC 2 Queens View.

Should you have any queries in respect to this application please contact me.

Yours faithfully



Wayne Smith

Zenith Planning Consultants Ltd

Principal | Director

BPlan | BSocSci | MNZPI

wayne@zenithplanning.co.nz

mob: +64 (0) 21 202 3898



Title Plan - DP 602237

Survey Number	DP 602237
Surveyor Reference	24205 JONES 2
Surveyor	Kurt Eric Watson
Survey Firm	Survey & Planning Solutions (2010) Limited
Surveyor Declaration	I Kurt Eric Watson, being a licensed cadastral surveyor, certify that-- (a) this dataset provided by me and its related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002 and Cadastral Survey Rules 2021; and (b) the survey was undertaken by me or under my personal direction. Declared on 20 Mar 2024 03:42 PM

Survey Details

Dataset Description	AREAS W, X & Y ON LOT 16 DP 20248		
Status	Deposited		
Land District	North Auckland	Survey Class	Class A
Submitted Date	20/03/2024	Survey Approval Date	05/04/2024
		Deposit Date	18/04/2024

Territorial Authorities

Far North District

Comprised In

RT NA34D/751
RT NA461/71

Created Parcels

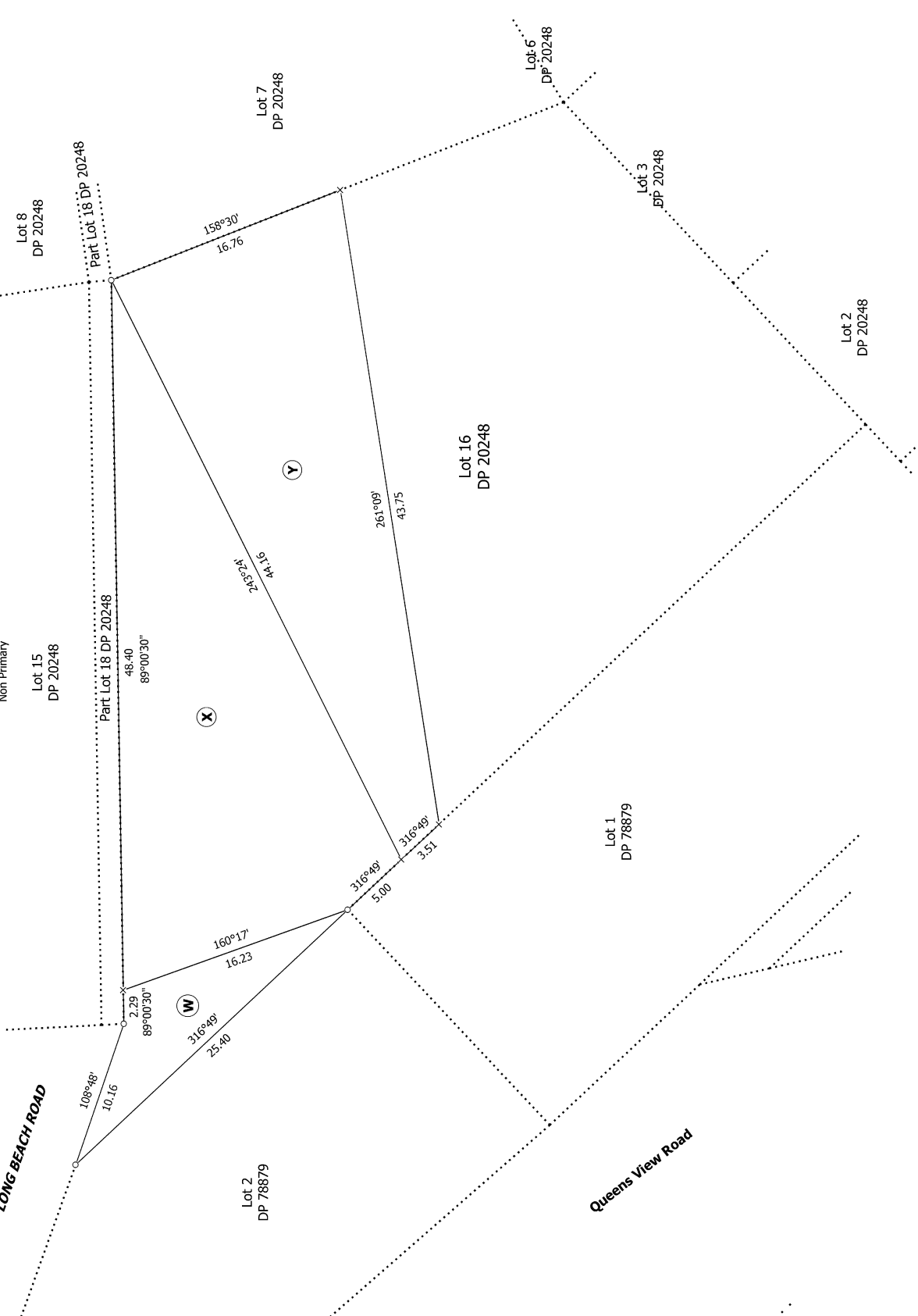
Parcels	Parcel Intent	Area	RT Reference
Area W Deposited Plan 602237	Covenant - Land		
Area X Deposited Plan 602237	Covenant - Land		
Area Y Deposited Plan 602237	Covenant - Land		
Total Area		0.0000 Ha	



Diag. A
Non Primary

LONG BEACH ROAD

Queens View Road



T 1/1

Land District: North Auckland Dataset Type: Parcels without Survey Information Digitally Generated Plan Generated on: 07/05/2024 2:09pm Page 2 of 2	AREAS W, X & Y ON LOT 16 DP 20248	Surveyor: Kurt Eric Watson Firm: Survey & Planning Solutions (2010) L	Title Plan DP 602237 Deposited on: 18/04/2024
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