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Office Use Only Application Number:

APPLICATION FOR RESOURCE CONSENT OR FAST-TRACK RESOURCE CONSENT

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA))

(If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Form 9)

Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges – both available on the Council's web page.

1. Pre-Lodgement Meeting

Have you met with a Council Resource 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 Fast Track Land Use* Subdivision Discharge
- Extension of time (s.125) Change of conditions (s.127) Change of Consent Notice (s.221(3))
- Consent under National Environmental Standard (e.g. Assessing and Managing Contaminants in Soil)
- Other (please specify) _____

***The fast track for simple land use consents is restricted to consents with a controlled activity status and requires you provide an electronic address for service.**

3. Would you like to opt out of the Fast Track Process? Yes / No

4. Applicant Details:

Name/s: Versatile Far North

Electronic Address for Service (E-mail):

Phone Numbers: Home:

Postal Address: _____
(or alternative method of service under section 352 of the Act) _____

Post Code: _____

5. Address for Correspondence: Name and address for service and correspondence (if using an Agent write their details here).

Name/s: Steven Sanson

Electronic Address for Service (E-mail): steve@sansons.co.nz

Phone Numbers: Work: 0211606035 Home: _____

Postal Address: Po Box 318, Paihia, 0247
(or alternative method of service under section 352 of the Act) _____

Post Code: _____

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

6. 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: See attached CT

Property Address/
Location: 42D Mahinepua Rd

7. Application Site Details:

Location and/or Property Street Address of the proposed activity:

Site Address/
Location: As above

Legal Description: See attached CT Val Number: See Plans

Certificate of Title: See attached CT
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.**

Call Mike Clapshaw prior to visit (if needed)

8. Description of the Proposal:

Please enter a brief description of the proposal here. Attach a detailed description of the proposed activity and drawings (to a recognized scale, e.g. 1:100) to illustrate your proposal. Please refer to Chapter 4 of the District Plan, and Guidance Notes, for further details of information requirements.

Versatile building in the General Coastal Zone that breaches Visual Amenity Rule & ONL Rule.

If this is an application for an Extension of Time (s.125); Change of Consent Conditions (s.127) or 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) or extension being sought, with reasons for requesting them.

9. Would you like to request Public Notification

Yes / No

10. Other Consent required/being applied for under different legislation (more than one circle can be ticked):

- Building Consent (BC ref # if known) Regional Council Consent (ref # if known)
- National Environmental Standard consent Other (please specify)

11. 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 (further information in regard to this NES is available on the Council's planning web pages):

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? (If the activity is any of the activities listed below, then you need to tick the 'yes' circle). yes no don't know

- Subdividing land Changing the use of a piece of land
- Disturbing, removing or sampling soil Removing or replacing a fuel storage system

12. 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.

Please attach your AEE to this application.

13. 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 all names in full) _____

Email: _____

Postal Address: _____

_____ Post Code: _____

Phone Numbers: Work: _____ Fax: _____

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 print)

Signature: _____ (signature of bill payer – mandatory) Date: 16/11/2023

14. 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.

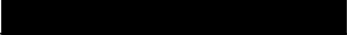
Fast-track application

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.

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

Name:  (please print)

Signature:  (signature)

Date: 16/11/2023

(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)
- 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

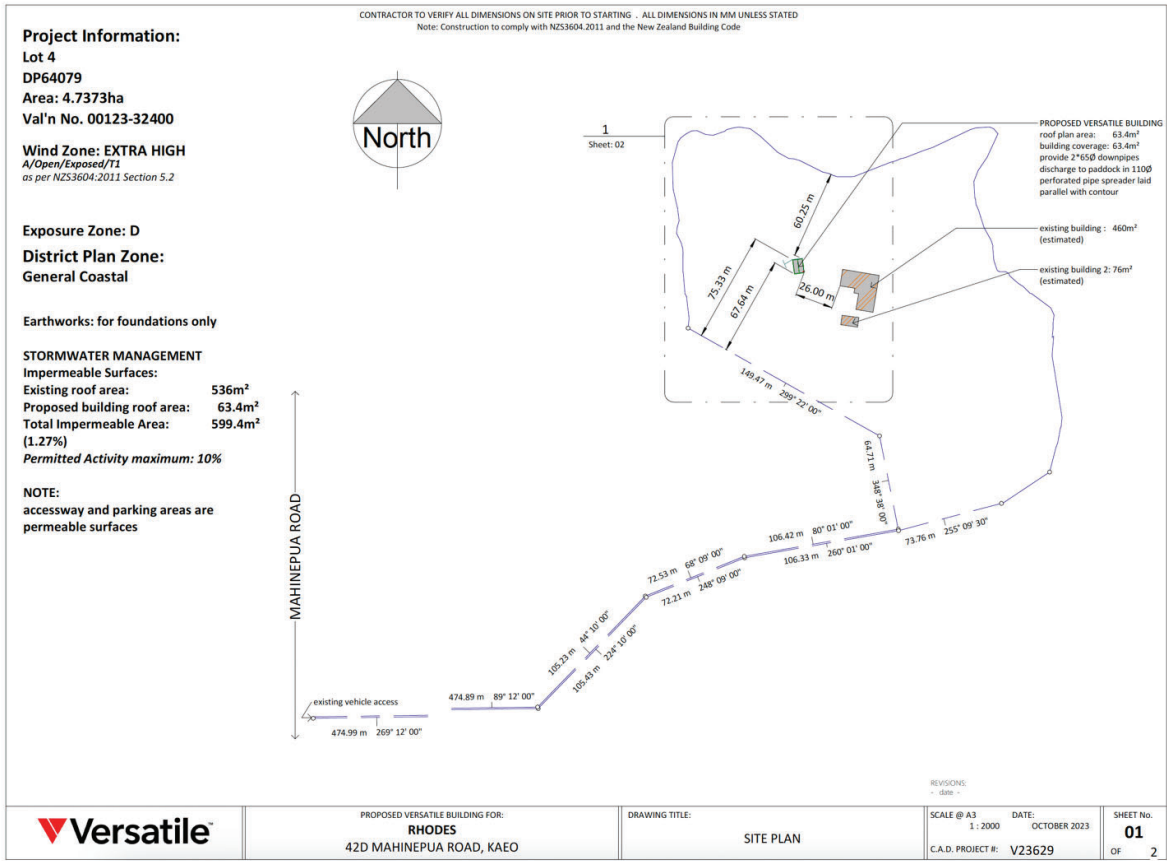
Please refer to Chapter 4 of the District Plan for details of the information that must be provided with an application. Please also refer to the RC Checklist available on the Council's website. This contains more helpful hints as to what information needs to be shown on plans.

Only one copy of an application is required, but please note for copying and scanning purposes, documentation should be:

UNBOUND

SINGLE SIDED

NO LARGER THAN A3 in SIZE



Assessment of Environmental Effects

Application for Resource Consent – Versatile Building in the General Coastal Zone

Prepared for: DJH & JE Rhodes

Prepared by: Steven Sanson, Consultant Planner

16 November 2023

APPLICANT & PROPERTY DETAILS

Applicant	David John Houghton Rodes and Jane Elisabeth Rhodes
Address for Service	Sanson & Associates Limited PO Box 318 PAIHIA 0247 C/O - Steven Sanson steve@sansons.co.nz 021-160-6035
Legal Description	Lot 4 Deposited Plan 64079
Certificate Of Title	NA44C/277
Physical Address	42D Mahinepua Road, Kaeo
Site Area	4.7373ha
Owner of the Site	Same as applicant
Occupier(s) of the Site	As above
ODP / PDP Zone	General Coastal / Rural Production
ODP / PDP Resource Features	ONL / ONL, Coastal Environment, Flooding
Archaeology	Nil shown
NRC Overlays	<u>Wetlands</u> : Nil <u>Hazards</u> : Yes, but building location outside of these features <u>RPS</u> : Coastal Environment & ONL
Soils	6e10
Kiwi Consideration	Kiwi High
Protected Natural Area	Nil
HAIL	No (Not on NRC SLR)

SUMMARY OF PROPOSAL

Proposal	To construct a 63.4m ² Versatile building in the General Coastal Zone.
Reason for Application	<p>The proposal is considered to breach the following rules of the Far North District Plan:</p> <ul style="list-style-type: none">• 10.6.5.1.1 Visual Amenity;• 10.6.5.2.2 Visual Amenity; and• 12.1.6.1.5 Buildings Within Outstanding Landscapes <p>The proposal is a Restricted Discretionary Activity.</p>
Appendices	<p>Appendix 1 – Certificate of Title & Interests Appendix 2 – Architectural Drawings Appendix 3 – Site Photos</p>
Consultation	Nil
Pre Application Consultation	Nil

THE PROPOSAL

This report has been prepared for the applicants in support of a land use consent application at 42D Mahinepua Road.

The application has been prepared in accordance with the provisions of Section 88 and the Fourth Schedule of the Resource Management Act 1991. This report serves as the Assessment of Environmental Effects required under both provisions.

The report also includes an analysis of the relevant provisions of the Far North District Plan, relevant National Policy Statements and Environmental Standards, as well as Part 2 of the Resource Management Act 1991.

Resource consent is required for rule breaches associated with the development of a 9.6m x 6.6m Versatile building in the General Coastal Zone. The shed is proposed to be 4.014m in height.

The site is not implicated by any features / instruments on the title as found in [Appendix 1](#).

Further details of the proposal are shown on the Architectural Drawings found in [Appendix 2](#).

SITE & SURROUNDING ENVIRONMENT

Specific details of the site have been referenced earlier in Schedule 1 that prefaces this Report.



The site is 4.7374ha and gains access off Mahinepua Road. The site includes a long accessway from the Road until it meets the existing dwelling situated on the site.

The site is located within the Coastal Environment and whilst both planning documents note the site as being within an ONL, the proposed development is located outside of these features. This is also true for the location of the shed in relation to the flooding features that are noted on the outskirts of the site.

The surrounds of the site exhibit similar characteristics, comprised of allotments located in the coast, with low density residential development, varied vegetation and aspects of pasture. Forestry use forms part of the wider surrounds and the broader Mahinepua area promotes coastal baches a campground and maori land.

The proposed development area is outlined in the photos attached in [Appendix 3](#).

ASSESSMENT OF RELEVANT RULES

GENERAL COASTAL ZONE RULE ASSESSMENT

Rule # & Name	Compliance?	Evidence
10.6.5.1.1 VISUAL AMENITY	No	The proposed building is 63.4m ² and does not meet 10.6.5.1.1(a) and (b). The site does not have an approved building envelope and also breaches 10.6.5.2.2 <i>RESTRICTED DISCRETIONARY ACTIVITY</i>
10.6.5.1.2 RESIDENTIAL INTENSITY	Yes	There is only one existing dwelling on site. The proposed building is an accessory building.
10.6.5.1.3 SCALE OF ACTIVITIES	Yes	The proposed building is for residents of the site.
10.6.5.1.4 BUILDING HEIGHT	Yes	The building will be 4.014m high.
10.6.5.1.5 SUNLIGHT	Yes	The building is located central to the site with no sunlight concerns.
10.6.5.1.6 STORMWATER MANAGEMENT	Yes	Refer Site Plan.
10.6.5.1.7 SETBACK FROM BOUNDARIES	Yes	Refer Site Plan.
10.6.5.1.8 TRANSPORTATION	Yes	See assessment below re Chapter 15.
10.6.5.1.9 KEEPING OF ANIMALS	Yes	Not relevant
10.6.5.1.10 NOISE	Yes	Not relevant
10.6.5.1.11 HELICOPTER LANDING AREA	Yes	Not relevant

The building proposal does not meet the Visual Amenity Rule 10.6.5.1.1(a) and 10.6.5.2.2 and is therefore a Restricted Discretionary Activity.

DISTRICT WIDE RULES ASSESSMENT

Rule # & Name	Compliance?	Evidence
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DISTRICT WIDE RULES ASSESSMENT

12.1 Landscape and Natural Features	No	The proposal technically breaches the 12.1.6.1.5 Buildings within Outstanding Landscapes. <i>RESTRICTED DISCRETIONARY ACTIVITY</i>
12.2 Indigenous Flora and Fauna	Yes	Nil clearance required.
12.3 Soils and Minerals	Yes	Refer Site Plan.
12.4 Natural Hazards	Yes	Nil coastal hazards apply to development area.
12.5 Heritage and 12.5A Heritage Precincts	Yes	Not relevant
12.6 Air	Yes	Not relevant
12.7 Lakes, Rivers and Wetlands	Yes	Proposal >30m from coast.
12.8 Hazardous Substances	Yes	Not relevant
12.9 Renewable Energy and Energy Efficiency	Yes	Not relevant
14 Financial Contributions	Yes	Not relevant
15.1 Traffic, Parking and Access	Yes	Traffic: The building is an accessory building with no additional traffic movements resulting. Parking: The building provides for car parking. Access: Access is existing to the site.
16 Signs and Lighting	Yes	Not relevant
17 Designations and Utility Services	Yes	Not relevant
18 Special Areas	Yes	Not relevant
19 GMOS	Yes	Not relevant

As there are no further breaches to the District Plan as outlined above, the proposal remains a Restricted Discretionary Activity.

Proposed District Plan				
Matter	Rule/Std Ref	Relevance	Compliance	Evidence
Hazardous Substances Majority of rules relates to development within a site that has heritage or cultural items scheduled and mapped however Rule HS-R6 applies to any development within an SNA – which is not mapped	Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility located within a scheduled site and area of significance to Māori, significant natural area or a scheduled heritage resource HS-R5, HS-R6, HS-R9	N/A	Yes	Not proposed.
Heritage Area Overlays (Property specific) This chapter applies only to properties within identified heritage area overlays (e.g. in the operative plan they are called precincts for example)	All rules have immediate legal effect (HA-R1 to HA-R14) All standards have immediate legal effect (HA-S1 to HA-S3)	N/A	Yes	Not indicated on Far North Proposed District Plan
Historic Heritage (Property specific and applies to adjoining sites (if the boundary is within 20m of an identified heritage item)). Rule HH-R5 Earthworks within 20m of a scheduled	All rules have immediate legal effect (HH-R1 to HH-R10) Schedule 2 has immediate legal effect	N/A	Yes	Not indicated on Far North Proposed District Plan

<p>heritage resource. Heritage resources are shown as a historic item on the maps) This chapter applies to scheduled heritage resources – which are called heritage items in the map legend</p>				
<p>Notable Trees (Property specific) Applied when a property is showing a scheduled notable tree in the map</p>	<p>All rules have immediate legal effect (NT-R1 to NT-R9) All standards have legal effect (NT-S1 to NT-S2) Schedule 1 has immediate legal effect</p>	N/A	Yes	Not indicated on Far North Proposed District Plan
<p>Sites and Areas of Significance to Māori (Property specific) Applied when a property is showing a site / area of significance to Maori in the map or within the Te Oneroa-a Tohe Beach Management Area (in the operative plan they are called site of cultural</p>	<p>All rules have immediate legal effect (SASM-R1 to SASM-R7) Schedule 3 has immediate legal effect</p>	Yes	Yes	Not relevant.

significance to Maori)				
Ecosystems and Indigenous Biodiversity SNA are not mapped – will need to determine if indigenous vegetation on the site for example	All rules have immediate legal effect (IB-R1 to IB-R5)	N/A	Yes	Not indicated on Far North Proposed District Plan
Activities on the Surface of Water	All rules have immediate legal effect (ASW-R1 to ASW-R4)	N/A	Yes	Not indicated on Far North Proposed District Plan
Earthworks all earthworks (refer to new definition) need to comply with this	The following rules have immediate legal effect: EW-R12, EW-R13 The following standards have immediate legal effect: EW-S3, EW-S5	Yes	Yes	With respect of EW-R12, this requires that the proposed earthworks comply with EW-S3. In effect, EW-S3 triggers the need for an ADP to be applied. It is confirmed that the proposed earthworks will comply with an ADP, and this is volunteered as a condition of consent. EW-R13 links to EW-S5. EW-S5 requires earthworks to be controlled in accordance with GD-05. It is confirmed here that the earthworks will be undertaken in accordance with GD-05.
Signs (Property specific) as rules only relate to situations where a sign is on a scheduled heritage resource (heritage item), or	The following rules have immediate legal effect: SIGN-R9, SIGN-R10 All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area	N/A	Yes	Not indicated on Far North Proposed District Plan

within the Kororareka Russell or Kerikeri Heritage Areas				
Orongo Bay Zone (Property specific as rule relates to a zone only)	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water	N/A	Yes	Not indicated on Far North Proposed District Plan
Comments:				
No consents are required under the PDP.				

There are no breached found under the PDP. Therefore, the proposal only requires an ODP Resource Consent

NOTIFICATION ASSESSMENT

Public Notification

Under s 95A(3) of the RMA an application is required to be publicly notified if:

- *The applicant requests public notification;*
- *Public notification is required under s 95C; and*
- *The application is made jointly with an application to exchange recreation reserve land.*

Public notification is not requested. All information required by Council will be supplied in a timely fashion to progress the proposed development and all necessary specialist reports (if any) have, or will have, been supplied alongside the application. The application is not made jointly with an application to exchange reserve land.

Under s 95A(5), an application cannot be publicly notified if:

- *A rule or national environmental standard (NES) precludes notification;*
- *The application is for:*
 - *A controlled activity*
 - *A restricted discretionary activity or discretionary activity for a subdivision or a residential activity (as defined by s 95A(6))*
 - *A boundary activity (as defined by section 87AAB); or*
 - *An activity prescribed by regulation.*

The proposed activity is not precluded from public notification and public notification is not required as per s95A (7) and (8). Accordingly, an assessment in accordance with s 95D is required to determine if the proposal has or is likely to have effects on the environment that are more than minor.

EFFECTS ON THE ENVIRONMENT

Effects that Must be Disregarded

Effects on persons who are owners and occupiers of the land in, on, or over which the application relates, or of adjacent land must be disregarded when considering effects on the environment (s 95D(a)).

Any effect of persons who have given their written approval must also be disregarded. In this instance, no parties have provided their written approval.

Effects that May be Disregarded

The permitted baseline may be taken into account should the Council deem it relevant. In this scenario the permitted baseline for the General Coastal Zone is limited by its low threshold for building development for habitable and non-habitable use.

The proposed building breaches the requirement by 13.4m² and is not located in an approved building envelope. The ONL overlay limits buildings to 25m². It is noted that the building site now sits outside of the ONL feature as mapped by the RPS.

Effects Assessment

The following assessment has been prepared in accordance with Section 88 and Schedule 4 of the RMA which specifies that the assessment of effects provided should correspond with the scale and significance of the proposal.

ACTUAL AND POTENTIAL EFFECTS

Item	Assessment Criteria	Comment
10.6.5.3.1 Visual Amenity	(i) the location of the building;	(i) The building is located near existing residential development on site as outlined on the site plan. It cannot be seen from coastal / public areas.

	<p>(ii) the size, bulk, and height of the building in relation to ridgelines and natural features;</p> <p>(iii) the colour and reflectivity of the building;</p> <p>(iv) the extent to which planting can mitigate visual effects;</p> <p>(v) any earthworks and/or vegetation clearance associated with the building;</p> <p>(vi) the location and design of associated vehicle access, manoeuvring and parking areas;</p> <p>(vii) the extent to which the building and any associated overhead utility lines will be visually obtrusive;</p> <p>(viii) the cumulative visual effects of all the buildings on the site;</p> <p>(ix) the degree to which the landscape will retain the qualities that give it its naturalness, visual and amenity values;</p> <p>(x) the extent to which private open space can be provided for future uses;</p> <p>(xi) the extent to which the siting, setback and design of building(s) avoid visual dominance on landscapes, adjacent sites and the surrounding environment;</p> <p>(xii) the extent to which non-compliance affects the privacy, outlook and enjoyment of private open spaces on adjacent sites.</p>	<p>(ii) The building is 9.6m x 6.6m at 4.014m high of rectangular shape. The building is being placed on a reasonably flat part of the site with no impacts to ridgelines or natural features.</p> <p>(iii) The proposed building is to be finished as follows: Walls – Sandstone Grey – 29.5% LRV Roof, Gutter, Barges – Grey Friars – 10% LRV Sectional Door – Sandstone Grey – 29.5%</p> <p>(iv) Planting not considered necessary given location of shed. Refer Appendix 3.</p> <p>(v) Minimal earthworks are required for the shed. Refer Appendix 2.</p> <p>(vi) Access is existing.</p> <p>(vii) Nil.</p> <p>(viii) Cumulative effects are less than minor and not visible from coast / public places.</p> <p>(ix) The landscape / visual effects are minor given small nature of proposal and its location.</p> <p>(x) Private open space remains predominant use on site.</p> <p>(xi) This is avoided completely.</p> <p>(xii) Nil.</p>
12.1.6.2.1 Buildings	(i) the location of the building	(i) Refer above.

<p>Within Outstanding Landscapes</p>	<p>(ii) The size, bulk and height of the building in relation to ridgelines, areas of indigenous vegetation, and habits of indigenous fauna, existing trees and other natural features.</p> <p>(iii) the degree to which the landscape will retain the qualities that make it outstanding, including naturalness, and visual and amenity values.</p> <p>(iv) the design of the building</p> <p>(v) the location and design of associated vehicle access, manouving and parking areas</p> <p>(vi) the extent to which planting can mitigate visual effects.</p> <p>(vii) the means by which permanent screening of the building from public viewing points on a public road, public reserve, or the foreshore may be achieved.</p> <p>(viii) the cumulative visual effects of all buildings on the site.</p>	<p>(ii) Refer above. No relevant ridgelines, areas of indigenous vegetation impacted or other natural features.</p> <p>(iii) The building location is not technically ONL as per higher order RPS mapping.</p> <p>(iv) standard garage.</p> <p>(v) all existing.</p> <p>(vi) Not considered necessary as not ONL and cant be seen.</p> <p>(vii) Not considered necessary as not ONL and cant be seen.</p> <p>(viii) Refer above.</p>
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Effects Conclusion

Having considered the effects above, the adverse effects on the environment are considered to no more than minor.

EFFECTS TO PEOPLE

Protected Customary Rights Groups, Customary Marine Title Groups and Statutory Acknowledgements

There are no protected customary rights groups or customary marine title groups affected by the proposed activity. In this instance the proposal is not on or adjacent to land that is subject to a statutory acknowledgement and will not result in adverse effects to people with such an acknowledgement.

Limited Notification Precluded

Limited notification is precluded where an application is for a resource consent for one or more activities, and each activity is subject to a rule or National Environmental Standard that precludes limited notification and if the resource consent is a Controlled Activity (other than subdivision of land) and is a prescribed activity as per s 360H(1)(a)(ii). In this instance the application is not precluded from limited notification.

Affected Person Determination

As the proposed activity is not a boundary activity or a prescribed activity, determining whether a person is an affected person needs to be considered in accordance with s 95E.

The consent authority has discretion to determine whether a person is an affected person. A person is affected if an activity's adverse effects are minor or more than minor to them. The effects of the proposal on adjacent landowners has been undertaken below.

The proposed building will be colored and finished appropriately and located to minimise adverse effects. Privacy, outlook and open space are not impacted owing to the existing shelterbelt trees around the property. All earthworks will be located on site with no spillover effects. Overall, there are considered to be no adversely affected persons.

STATUTORY CONTEXT

Far North District Plan ODP

Objective / Policy	Comment
10.6.3.1 To provide for the appropriate subdivision, use and development consistent with the need to preserve its natural character.	The proposed building is considered an appropriate use in the General Coastal Zone.
10.6.3.2 To preserve the natural character of the coastal environment and protect it from inappropriate subdivision use and development.	As above, the proposed use is considered appropriate and preserves the natural character of the coastal environment.
10.6.3.3 To manage the use of natural and physical resources (excluding minerals) in the general coastal area to meet the reasonably foreseeable needs of future generations.	The building does little to impact the management of natural and physical resources.
10.6.4.1 That a wide range of activities be permitted in the General Coastal Zone, where their effects are compatible with the preservation of the natural character of the coastal environment.	The building has minimal effects and is considered compatible with the preservation of the natural character of the coastal environment.
10.6.4.2 That the visual and landscape qualities of the coastal environment be protected from inappropriate subdivision, use and development.	The proposed use is considered appropriate.
<p>10.6.4.3 Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the zone in regards to s6 matters, and shall avoid adverse effects as far as practicable by using techniques including:</p> <p>(a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;</p> <p>(b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;</p> <p>(c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas;</p>	<p>The proposed building is clustered around existing development.</p> <p>The proposed building requires no vegetation clearance and some minor earthworks.</p> <p>The proposed farm building has no effects to cultural values and maori relationships with land and water.</p> <p>No vegetation planting is considered necessary for the building. An existing shelterbelt and olive grove provide sufficient mitigation.</p> <p>There is no known archaeological matters.</p>

<p>(d) through siting of buildings and development, design of subdivisions and provision of access, that recognise and provide for the relationship of Maori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Maori culture makes to the character of the District. (Refer Chapter 2 and in particular Section 2.5 and Council's "Tangata Whenua Values and Perspectives (2004)";</p> <p>(e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests;</p> <p>(f) protecting historic heritage through the siting of buildings and development and design of subdivisions.</p>	
<p>10.6.4.4 That controls be imposed to ensure that the potentially adverse effects of activities are avoided, remedied or mitigated as far as practicable.</p>	<p>FNDC manage these controls not applicants.</p>
<p>10.6.4.5 Maori are significant land owners in the General Coastal Zone and therefore activities in the zone should recognise and provide for the relationship of Maori and their culture and traditions, with their ancestral lands, water, sites, waahi tapu and other taonga and shall take into account the principles of the Treaty of Waitangi.</p>	<p>The property is not maori land.</p>
<p>10.6.4.6 The design, form, location and siting of earthworks shall have regard to the natural character of the landscape including terrain, landforms and indigenous vegetation and shall avoid, remedy or mitigate adverse effects on those features.</p>	<p>Minimal earthworks are required and conditions of consent can adequately manage the necessary cut/fill volumes to facilitate the development.</p>

Far North District Plan PDP

The Rural Production Zone proposed objectives and policies are not considered to be impacted or be inconsistent with the proposed garage on the existing site. Rural production activities can continue to occur.

In terms of the Coastal Environment chapter, similarly there are no offending matters considered present. Visual amenity and colours are consistent with requirements. A garage / shed is not inappropriate in the location.

Regional Policy Statement for Northland (RPS)

The RPS sets region wide objectives and policies for the environment. Owing to the relevant characteristics of the site (considered earlier in the report) not all matters of the RPS are relevant when considered at a micro level. Those relevant matters are considered below.

Objective / Policy	Comment
3.5 Enabling Economic Wellbeing	The building will allow for local service providers additional work and purchasing of goods and services.
3.6 Economic Activities - Reverse Sensitivity and Sterilisation	Nil given location of dwellings and size / scale of shed.
3.11 Regional Form 5.1.1 Policy - Planned and Coordinated Development	The building promotes continued rural uses as underpinned by its General Coastal zoning. Regional form and planned and coordinated development are not impacted by the proposal
3.14 Natural Character, Outstanding Natural Features, Outstanding Natural Landscapes and Historic Heritage 4.6.1 Policy – Managing effects on the characteristics and qualities natural character, natural features and landscapes.	There are no resource features of concern that are impacted by the proposed building.

National Policy Statements and Plans

As the site is located within the Coastal Environment, the New Zealand Coastal Policy Statement is considered relevant. Whilst the NZCPS in its entirety is relevant, Policy 6 – Activities in the Coastal Environment is most relevant to the proposal.

Policy 6 considers, at a micro-level, the planning implications in the coastal environment for infrastructure, settlements, maori development and protection of visual characteristics and qualities that make a place unique and special.

The proposed activity is considered to be consistent with the aims of the NZCPS by virtue of its low scale and significance, development effects and overall consistency with the FNDC planning framework and regional planning direction as espoused by the RPS for Northland.

The NES-Soil Contamination is not considered relevant for a garage.

The site does not have versatile soil. The site is not urban.

Overall, only the NZCPS is relevant, and the proposal is not inconsistent with this.

PART 2 ASSESSMENT

Section 5 - Purpose of the Act

Section 5 in Part 2 of the Act identifies the purpose as being the sustainable management of natural and physical resources. This means managing the use of natural and physical resources in a way that enables people and communities to provide for their social, cultural and economic well-being which sustain those resources for future generations, protecting the life supporting capacity of ecosystems, and avoiding remedying or mitigating adverse effects on the environment.

It is considered that proposal represents a sustainable use of existing resources that allow people and the community to provide for its social and economic wellbeing in a manner that mitigates adverse effects on the environment.

Section 6 - Matters of National Importance

In achieving the purpose of the Act, a range of matters are required to be recognised and provided for. This includes:

- a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:
- b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:
- c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:
- d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:
- e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:

-
- f) the protection of historic heritage from inappropriate subdivision, use, and development:
 - g) the protection of protected customary rights:
 - h) the management of significant risks from natural hazards.

The items above have been recognized and provided for where relevant.

Section 7 - Other Matters

In achieving the purpose of the Act, a range of matters are to be given particular regard.

This includes:

- (a) kaitiakitanga:
 - (aa) the ethic of stewardship:
 - (b) the efficient use and development of natural and physical resources: (ba) the efficiency of the end use of energy:
 - (c) the maintenance and enhancement of amenity values:
 - (d) intrinsic values of ecosystems:
 - (e) [Repealed]
 - (f) maintenance and enhancement of the quality of the environment:
 - (g) any finite characteristics of natural and physical resources:
 - (h) the protection of the habitat of trout and salmon:
 - (i) the effects of climate change:
 - (j) the benefits to be derived from the use and development of renewable energy.

These matters have been given particular regard through the design of the proposal.

Section 8 - Treaty of Waitangi

The Far North District Council is required to take into account the principles of the Treaty of Waitangi when processing this consent. This consent application may be sent to local iwi and hapū who may have an interest in this application.

Part 2 Conclusion

Given the above, it is considered that the proposal meets the purpose of the Act.

CONCLUSION

Restricted Discretionary resource consent is sought from the Far North District Council to carry out the proposed development.

The proposal is considered to have less than minor effects on the wider environment and through assessment there are considered to be no affected persons.

The proposal is consistent with the objectives and policies of the Far North District Plan, the Regional Policy Statement for Northland and achieves the purpose of the Act.

I consider that this consent can be approved non-notified.

Regards,



Steven Sanson BPlan (Hons)

Consultant Planner

NZPI Member No4230



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier NA44C/277
Land Registration District North Auckland
Date Issued 03 November 1978

Prior References

NA31A/412

Estate Fee Simple
Area 4.7373 hectares more or less
Legal Description Lot 4 Deposited Plan 64079

Registered Owners

David John Houghton Rhodes and Jane Elisabeth Rhodes

Interests

Appurtenant hereto are rights of way specified in Easement Certificate B217080.1 - 20.9.1983 at 1.32 pm

Subject to a right of way over part coloured blue on DP 64079 specified in Easement Certificate B217080.1 - 20.9.1983 at 1.32 pm

Subject to a right (in gross) to transmit electricity over part marked C on DP 210504 in favour of Top Energy Limited created by Easement Instrument 6509534.1 - 26.7.2005 at 9:00 am

Mahinepua Bay

4
4.7373ha

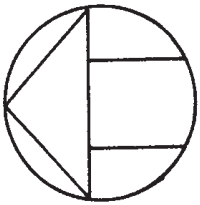
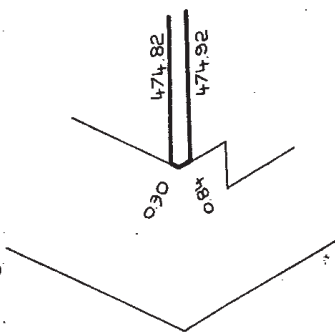
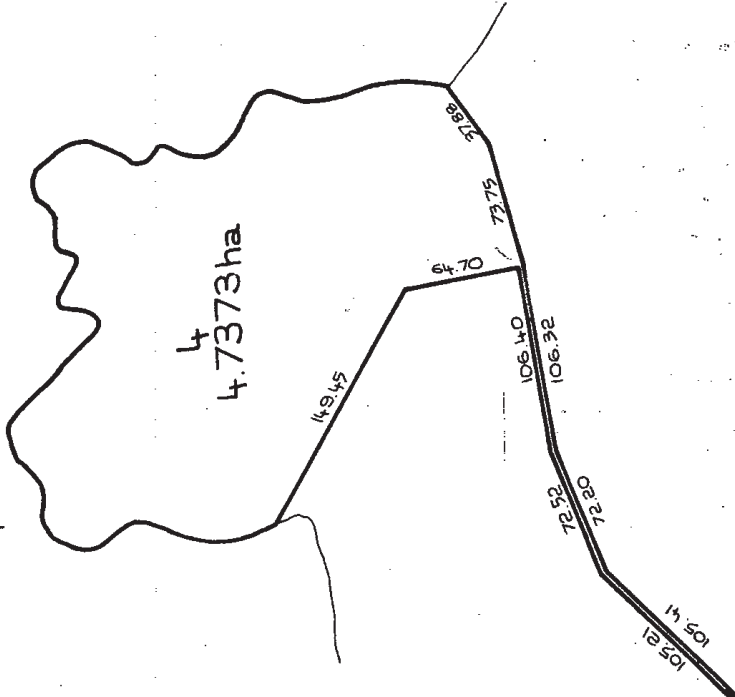
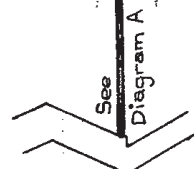


Diagram A



Mahinepua Access Road



D.P.64079

CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO STARTING . ALL DIMENSIONS IN MM UNLESS STATED
 Note: Construction to comply with NZS3604.2011 and the New Zealand Building Code

Project Information:

Lot 4
DP64079
Area: 4.7373ha
Val'n No. 00123-32400

Wind Zone: EXTRA HIGH
A/Open/Exposed/T1
 as per NZS3604:2011 Section 5.2



Exposure Zone: D
District Plan Zone:
General Coastal

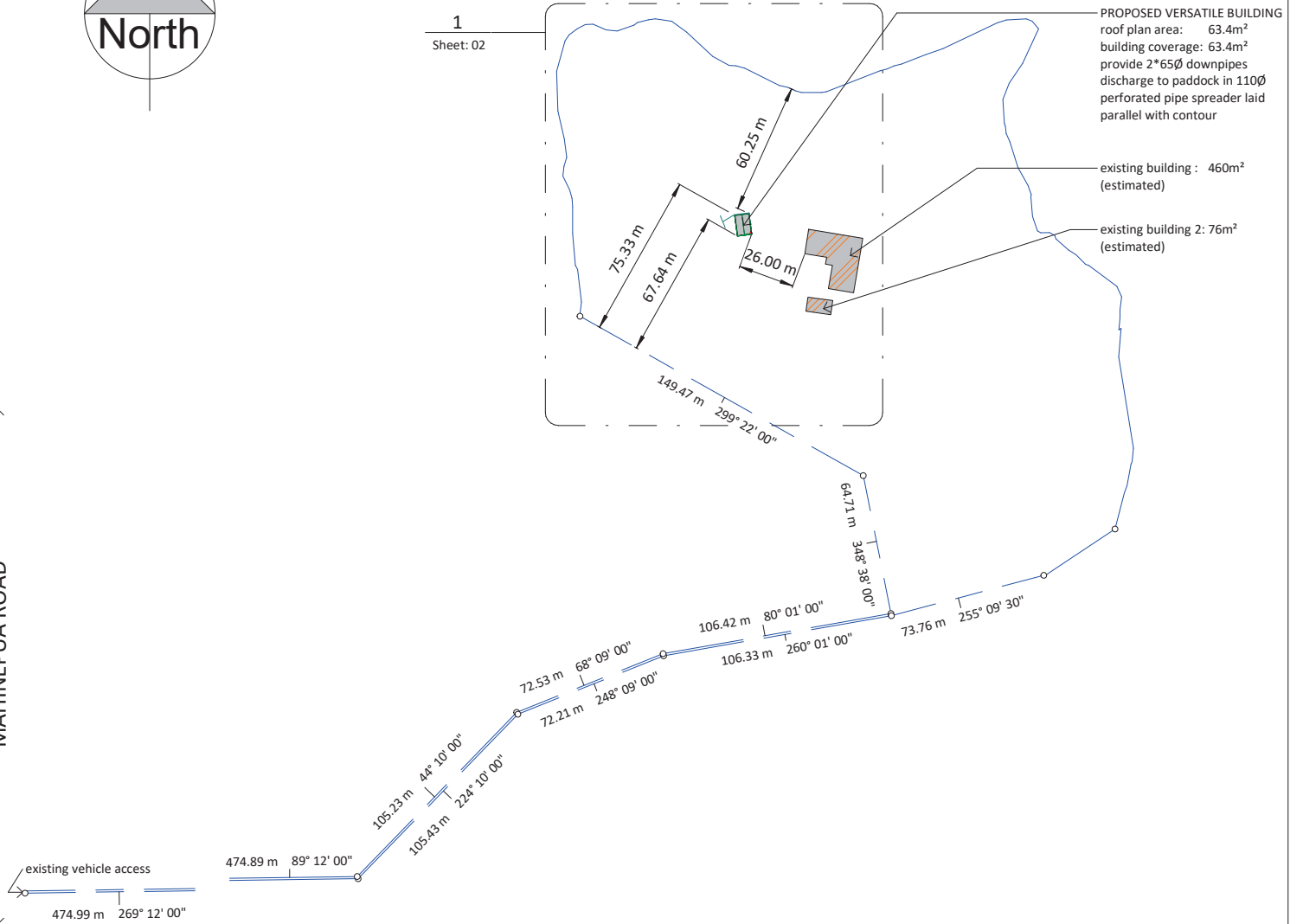
Earthworks: for foundations only

STORMWATER MANAGEMENT

Impermeable Surfaces:
 Existing roof area: 536m²
 Proposed building roof area: 63.4m²
 Total Impermeable Area: 599.4m²
 (1.27%)
 Permitted Activity maximum: 10%

NOTE:
 accessway and parking areas are permeable surfaces

MAHINEPUA ROAD



PROPOSED VERSATILE BUILDING
 roof plan area: 63.4m²
 building coverage: 63.4m²
 provide 2*65Ø downpipes
 discharge to paddock in 110Ø
 perforated pipe spreader laid
 parallel with contour

existing building : 460m²
 (estimated)

existing building 2: 76m²
 (estimated)

1
 Sheet: 02

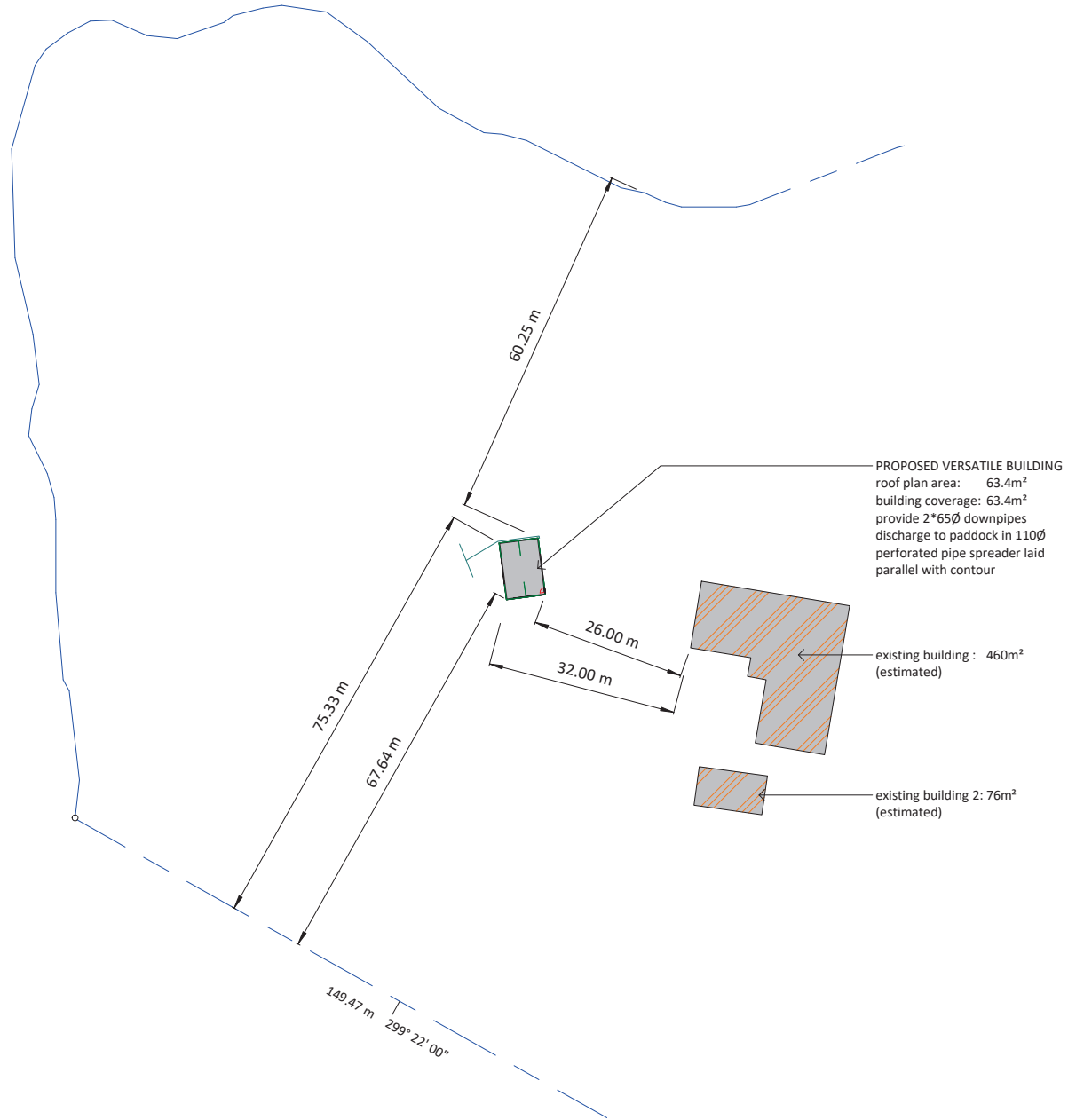
REVISIONS: - date -	
SCALE @ A3 1 : 2000	DATE: OCTOBER 2023
C.A.D. PROJECT #:	V23629
SHEET No. 01	OF 2



PROPOSED VERSATILE BUILDING FOR:
RHODES
 42D MAHINEPUA ROAD, KAEO

DRAWING TITLE:
SITE PLAN

CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO STARTING . ALL DIMENSIONS IN MM UNLESS STATED
Note: Construction to comply with NZS3604.2011 and the New Zealand Building Code



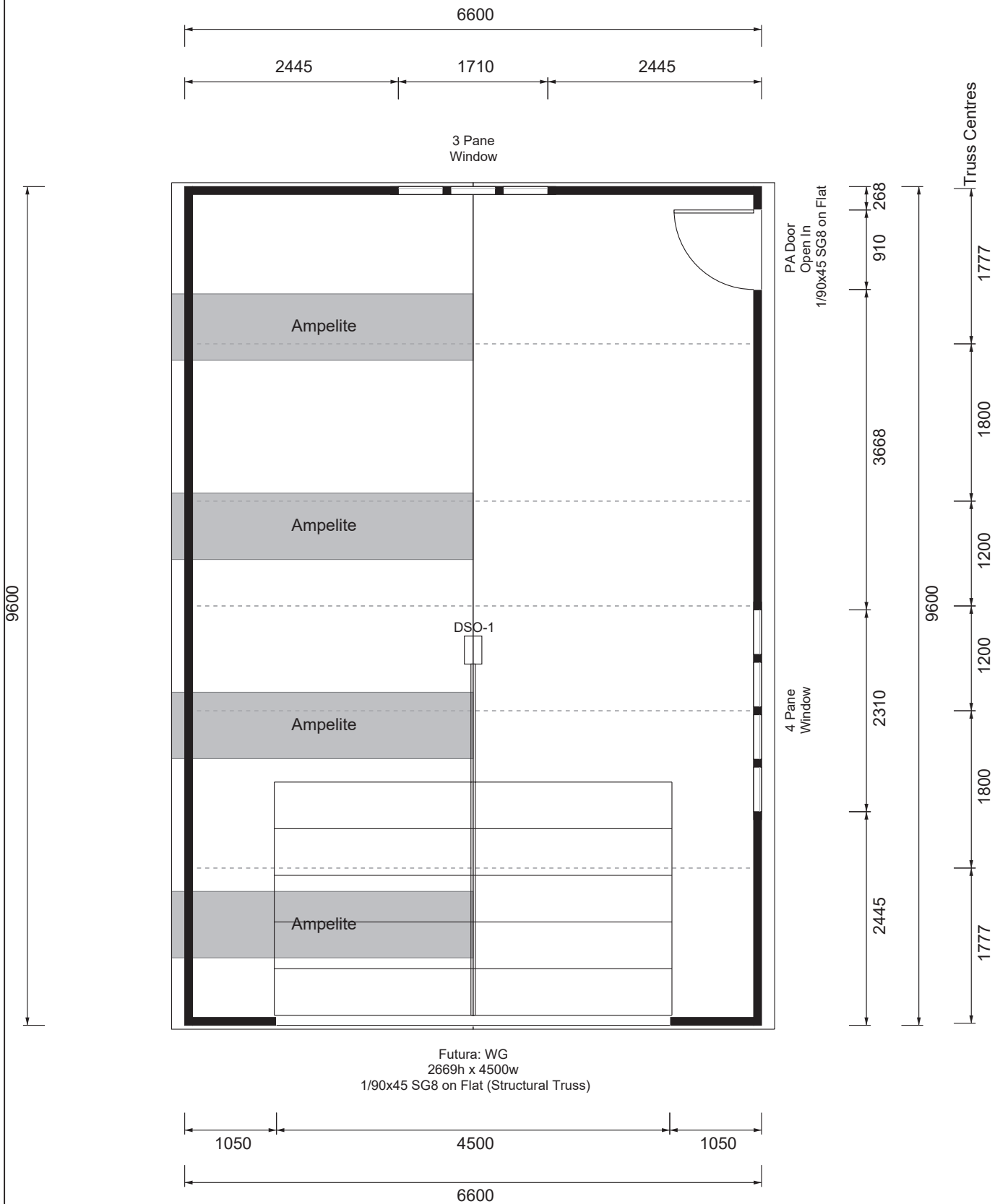
PROPOSED VERSATILE BUILDING FOR:
RHODES
42D MAHINEPUA ROAD, KAEO

DRAWING TITLE:
PART SITE PLAN

SCALE @ A3 1 : 750
DATE: OCTOBER 2023
C.A.D. PROJECT #: V23629

SHEET No.
02
OF 2





Project No.: 2089-2542550J1.0



Versatile Bay of Islands
P.O. Box 31
Waipapa, Northland
0246
09 407 9861
waipapa@versatile.co.nz

For: Dave Rhodes
42D Mahinepua Road
Kaeo
0478

SCALE NTS

Plan

Page 1 of 3

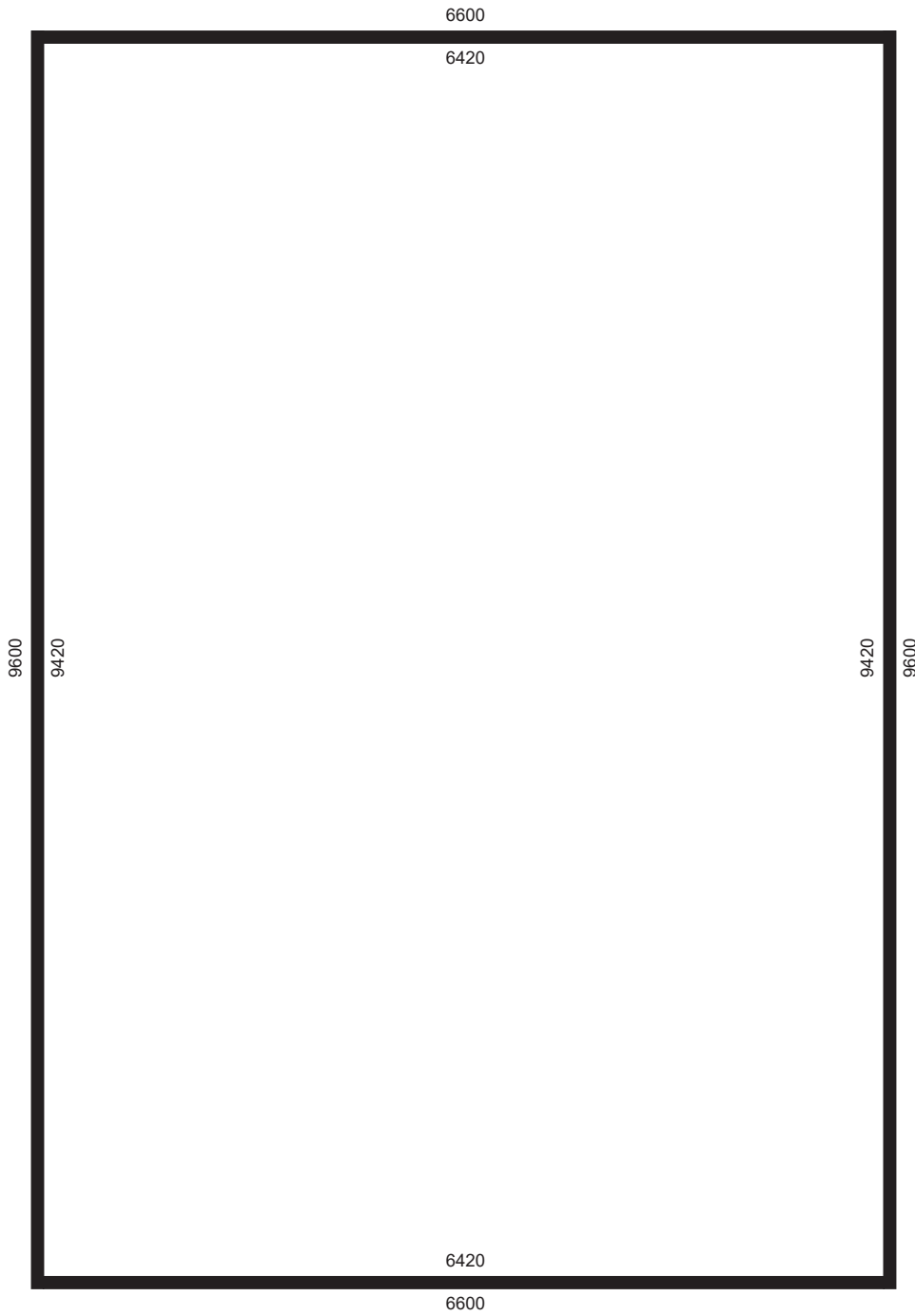
Date

All dimensions are over framing and excludes any gib.

LEGEND

Sectional Door

WG	Woodgrain Finish
DSO1	DSO-1 Auto Opener



Project No.: 2089-2542550J1.0



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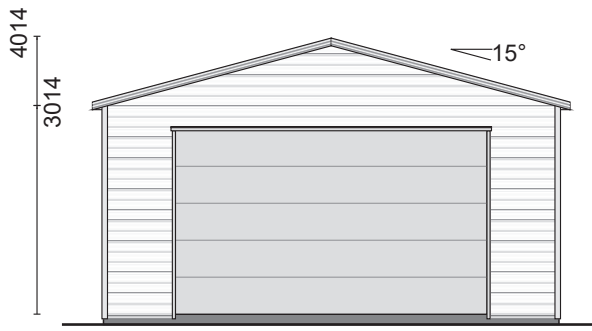
SCALE NTS

Room Dimension Plan

Page 2 of 3

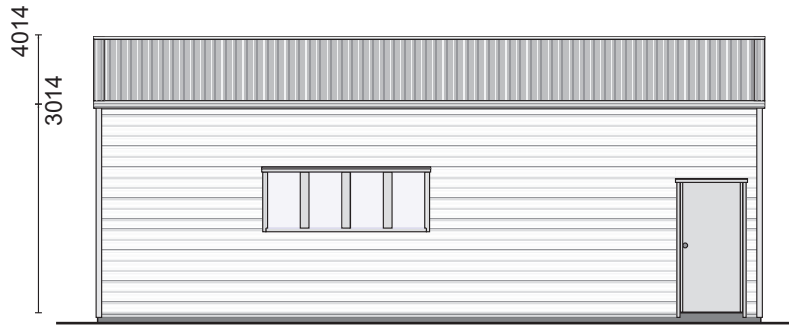
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VIEW 1



Futura: WG
2669h x 4500w

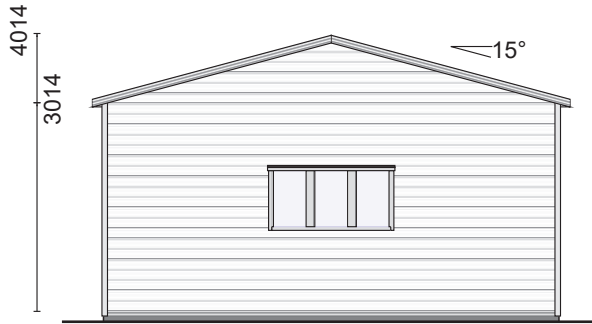
VIEW 2



4 Pane
Window

PA Door
Open In

VIEW 3



3 Pane
Window

VIEW 4



Project No.: 2089-2542550J1.0



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SCALE NTS

Elevation

Page 3 of 3

Date