

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):

- | | |
|---|---|
| <input checked="" type="radio"/> Land Use | <input type="radio"/> Discharge |
| <input type="radio"/> Fast Track Land Use* | <input type="radio"/> Change of Consent Notice (s.221(3)) |
| <input type="radio"/> Subdivision | <input type="radio"/> Extension of time (s.125) |
| <input type="radio"/> Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil) | |
| <input type="radio"/> 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:

Trudy Crerar

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:

Nicola O'Brien

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:

Trudy Crerar

**Property Address/
Location:**

785A Purerua Road, Te Tii

Kerikeri

Postcode

0294

8. Application Site Details

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

Name/s:

Trudy Crerar

**Site Address/
Location:**

801 Kerikeri Inlet Road, Kerikeri

Postcode

0293

Legal Description:

Lot 1 DP 587587

Val Number:

Certificate of title:

1121187

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

Site visit requirements:

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

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

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

Please contact the owner to ensure the gate is open.

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.

Application for Resource Consent for Visual Amenity as a Discretionary activity is due to the proposed 71.0m², 1-bedroom dwelling being greater than 50m² in a Coastal Living Zone. A building envelope was not designated during subdivision. The property is not visible from the coast or coastal marine area or any public viewpoint. Existing and proposed vegetation will obscure or partially obscure the development from view.

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

- | | |
|---|---|
| <input type="radio"/> Subdividing land | <input type="radio"/> Disturbing, removing or sampling soil |
| <input type="radio"/> Changing the use of a piece of land | <input type="radio"/> 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) Trudy Crerar

Email:

Phone number:

Postal address:

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

Fees Information

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

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)

Trudy Crerar

Signature:

(signature of bill payer)

Date

03.07.25

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)

Trudy Crerar

Signature:

[Redacted Signature]

ic means

Date

3-07-25

Checklist (please tick if information is provided)

- ☐ Payment (cheques payable to Far North District Council)
- ☒ A current Certificate of Title (Search Copy not more than 6 months old)
- ☐ Details of your consultation with Iwi and hapū
- ☒ Copies of any listed encumbrances, easements and/or consent notices relevant to the application
- ☒ Applicant / Agent / Property Owner / Bill Payer details provided
- ☒ Location of property and description of proposal
- ☒ Assessment of Environmental Effects
- ☐ Written Approvals / correspondence from consulted parties
- ☐ Reports from technical experts (if required)
- ☐ Copies of other relevant consents associated with this application
- ☒ Location and Site plans (land use) AND/OR
- ☐ Location and Scheme Plan (subdivision)
- ☒ Elevations / Floor plans
- ☐ Topographical / contour plans

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

ASSESSMENT OF ENVIRONMENTAL EFFECTS

Trudy Crerar
801 Kerikeri Inlet Road
Kerikeri
Far North District
Lot 1 DP 587587

Written by: Nicola O'Brien
Reviewed by: Martin O'Brien

Rev: A
Date: 4th July 2025
Job No: 4230

Ph: (09) 407 5208 | Mob: 027 407 5208
E-mail: martin@obrienconsulting.co.nz
E-mail: nicola@obrienconsulting.co.nz

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Form 9

Application for Resource Consent under Sections 127 Resource Management Act 1991

To Far North District Council

1. *Trudy Crerar, from 801 Kerikeri Inlet Road, Kerikeri, Lot 1 DP 587587, applies for Resource Consent due to the following rule breach in a Coastal Living Zone:*

10.7.5.1.1 Visual Amenity

(a) any new building(s), provided that the gross floor area of any new building(s) permitted under this rule, does not exceed 50m²

The activity is not Controlled or Restricted Discretionary as a building envelope was not designated during subdivision as per section 10.7.5.2.2 and 10.7.5.3.1. The proposed dwelling will have a floor area of 71.0m². The activity is Discretionary as per section 10.7.5.4 (c) *"It does not comply with one or more of the other standards for permitted, controlled, or restricted discretionary activities in this zone as set out under Rules 10.7.5.1; 10.7.5.2 and 10.7.5.3 above"*.

The applicant opts out of the fast-track consent process as the breach is a Discretionary activity.

2. *The activity to which the application relates (the proposed activity) is as follows:*

Application for Resource Consent for Visual Amenity as a Discretionary activity is due to the proposed 71.0m², 1-bedroom dwelling being greater than 50m² in a Coastal Living Zone. A building envelope was not designated during subdivision. This report addresses relevant criteria in the existing and proposed Far North District Plan, Resource Management Act (1991), New Zealand Coastal Policy Statement (2010), and Regional Policy Statement for Northland (May 2016).

3. *The location of the proposed activity:*

Lot 1 DP 587587 is located to the west of Kerikeri Inlet Road, Kerikeri, rapid number 801. The property is zoned Coastal Living in the operative Far North District Plan and will be rezoned Rural Lifestyle in the proposed District Plan. Refer to the Site Location Plan, Appendix II, Sheet A01a, showing the location of Lot 1 DP 587587 and the proposed location of the building onsite.

4. The owner listed is the only owner/occupier of the site to which this application relates.
5. There are no other activities that are part of the proposal to which this application relates.
6. No additional resource consents are required for the proposal to which this application relates.
7. Attached is an assessment of the proposed activity's effect on the environment that:
 - a. Includes the information required by clause 6 of Schedule 4 of the Resource Management Act 1991; and
 - b. Addresses the matters specified in clause 7 of Schedule 4 of the Resource Management Act 1991; and
 - c. includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.
8. Attached is an assessment of the proposed activity against the matters set out in Part 2 of the Resource Management Act 1991.
9. Attached is an assessment of the proposed activity against any relevant provisions of a document referred to in section 104(1)(b) of the Resource Management Act 1991, including the information required by clause 2(2) of Schedule 4 of that Act.
- 10-13 Not applicable.
14. Attached is further information required to be included in this application by the District Plan, the Regional Plan, the Resource Management Act 1991, or any regulations made under that Act.

1.0 Executive Summary

O'Brien Design Consulting were engaged by Trudy Crerar to prepare an Assessment of Environmental Effects Report to accompany an application for Resource Consent addressing the requirements of Section 88.2 and Schedule 4 of the Resource Management Act 1991. The application is to be submitted to the Far North District Council. This application has been prepared in accordance with Form 9 and Schedule 4, Sections 2, 6 and 7 of the Resource Management Act.

Relevant operative District Plan and proposed District Plan rules have been assessed along with objectives and policies, for each plan. District Plan Criterion 10.7.5.3.1 are discussed. There are no other breaches other than described below.

Application for Visual Amenity as a Discretionary activity due to a breach of the Far North District Plan, Section 10.7.5.1.1 Visual Amenity in a Coastal Living Zone:

- (a) *"Any new building(s), provided that the gross floor area of any new building(s) permitted under this rule does not exceed 50m²*

The proposed 1-bedroom dwelling will have a floor area of 71m².

The activity is not Controlled or Restricted Discretionary as a building envelope was not designated during subdivision as per section 10.7.5.2.2 and 10.7.5.3.1. Therefore, the activity is Discretionary as per section 10.7.5.4 Discretionary Activities (c) *"It does not comply with one or more of the other standards for permitted, controlled, or restricted discretionary activities in this zone as set out under Rules 10.7.5.1; 10.7.5.2 and 10.7.5.3"*.

Lot 1 DP 587587 will be zoned Rural Lifestyle in the proposed Far North District Plan. A Visual Amenity Resource Consent would not be required under the new plan.

The property is not visible from the coast or coastal marine area or public open spaces.

The property owner is a keen gardener and self-employed Landscape Designer with 40 years' experience. She has planted approximately 200 trees and shrubs on the property. The plants are primarily New Zealand natives. An additional 100 plants (primarily Mānuka and Karo) are proposed for this season's planting. Juvenile Kānuka trees line the northern and eastern property boundaries. Juvenile trees and shrubs have been planted over the property. A 240m² planted wastewater disposal field is proposed. The boundary planting along with existing and proposed planting, over the property, and established vegetation on neighbouring properties will obscure or partially obscure the visibility of the dwelling from adjacent lots.

A single dwelling and ~19.4m² cabin are proposed on the 5,026m² property. The 71.0m², 1-bedroom, single storey dwelling with a height of 4.2m is considered a small dwelling. The size and height of the buildings proposed along with existing and proposed plantings avoids visual dominance on the landscape, adjacent sites and the surrounding environment.

The proposal is compatible with current and proposed zoning and is expected to have no visual effect on the coast and coastal marine area and less than minor visual effect to neighbouring properties.

2.0 Proposal

The Certificate of Title for the property is attached as Appendix I. Consent Notice D645416.2 states that “There shall be no building, planting landscaping or development within 2.5 metres of any historic stone wall”. To protect the stone wall the owner does not plan to plant near it. The proposed planted wastewater disposal field will be approximately 6m from the stone wall.

It is proposed that a 71m², 1-bedroom, single storey dwelling with a height of 4.2m is relocated onto Lot 1 DP 587587. A ~19.4m² cabin is proposed. Appendix II, Sheet A02 shows the floor plan and elevations for the dwelling.

The buildings will be serviced by water tanks with a stormwater spreader and onsite wastewater consisting of an aeration treatment system with surface laid dripper lines. The Site Plan, Section A01b, Appendix II shows existing and proposed structures.

Over 200 trees and shrubs have been planted over the property. Further planting is proposed. The existing and proposed plantings on the property and established vegetation on neighbouring properties will obscure or partially obscure the dwelling from view. The property is not visible from the coast or coastal marine area or any public space.

3.0 Site Description

Lot 1 DP 587587 is located at 801 Kerikeri Inlet Road, Kerikeri. Access to the property is gained via a metal right of way which enters the property from the east. Lot 1 is a 5,026m², gently undulating, grassed property with boulders. Trees and shrubs have been planted over the property. The plantings are juvenile. The proposed dwelling and cabin are to be located on an elevated area to the southeast of the property. Land parallel to the southern and southwest boundary is slightly elevated sloping towards a lower lying area. An historic stone wall runs along the southern and southwest boundary. Residential properties are located to the north, south, west and east. Refer to the Site Location Plan, Sheet A01a, Appendix II showing Lot 1 DP 587587 and the surrounding area.

The site visit occurred on 29th June 2025. At the time of the site visit the building had not been relocated onto the property. Photographs 1-5 are taken from the building platform where the dwelling is to be located.

Photographs 1-5 show that existing plantings on neighbouring properties either completely obscure or partially obscure the proposed dwelling from view, from existing neighbouring dwellings. Existing juvenile trees and shrubs on Lot 1 DP 587587 along with proposed plantings will create further privacy between neighbours as well as blend the small dwelling with the landscape.

Photograph 1 is taken from the building platform with a view to the northwest. Photograph 1 shows neighbouring Lot 2 DP 194153. Existing vegetation surrounding the existing dwelling on Lot 2 means that the proposed dwelling will be obscured or partially obscured from view. Additional planting is proposed on Lot 1 to provide further privacy between neighbouring dwellings. The proposed, planted wastewater disposal field will further reduce visibility of the proposed dwelling from Lot 2 DP 194153. Refer to Site Plan, Sheet A01b, Appendix II showing the location of the proposed, planted wastewater disposal field.

Photograph 2 shows that existing hedging blocks visibility of the proposed dwelling from the existing on Lot 1 DP 194153.

Photograph 3 shows the view from the building platform to the south. The existing dwelling on Lot 2 DP 153251 is partially obscured from view due to existing vegetation and the stone wall.

The view to the east towards the property entrance and neighbouring Lot 2 DP 587587 is shown in Photograph 4. The topography along with existing Kānuka along the property boundary will obscure the proposed dwelling from view.

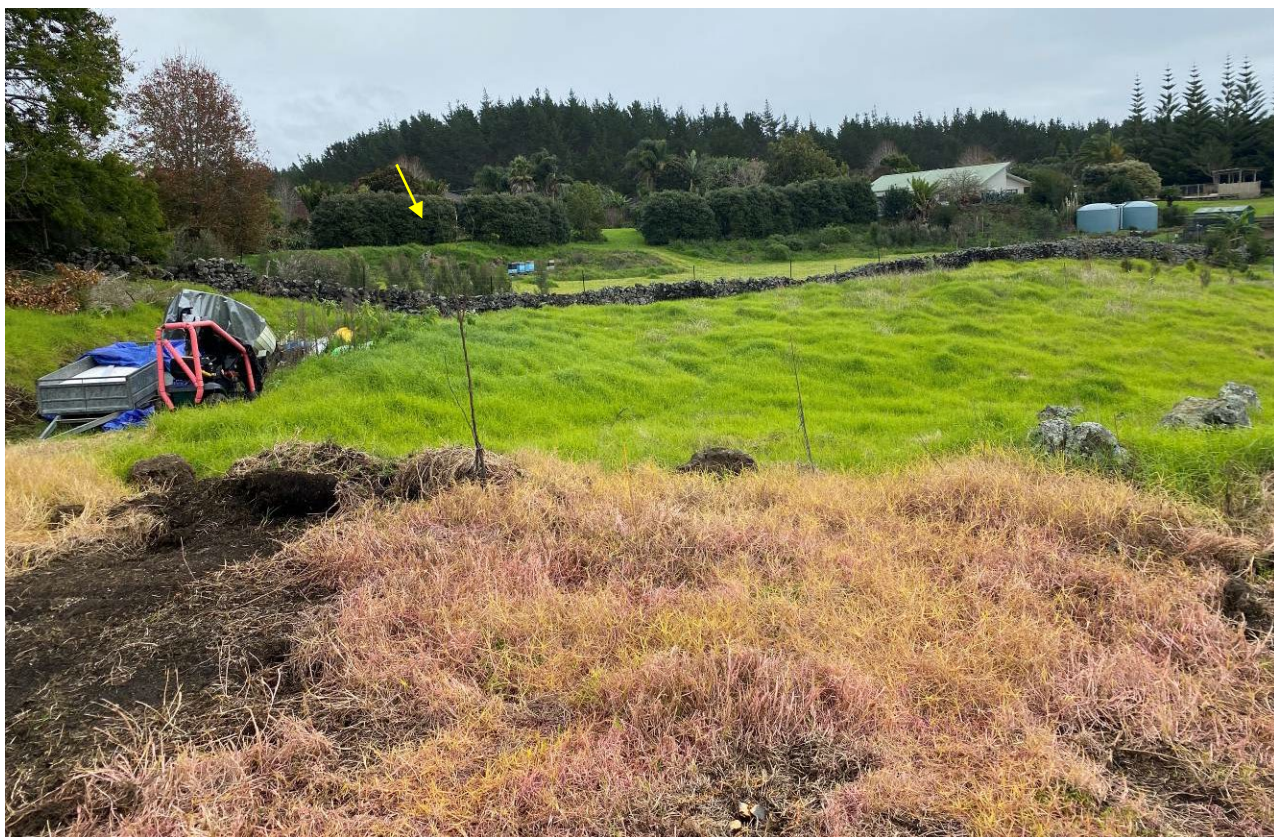
The proposed dwelling is not visible to the north due to thick vegetation on adjacent Lot 3 DP 209105 (refer to Photograph 5). The owner has planted Kānuka along the northern boundary.

The property is not visible from the coast or coastal marine area therefore there are no visual effects to these areas. Haupara Inlet is over 1.2km to the east whilst Kerikeri Inlet is approximately 0.9km to the north.

According to Northland Regional Council (NRC) Hazard Maps the property is not subject to flooding or identified as erosion prone land. The property is located within the 'safe zone' for Tsunami Evacuation.



Photograph 1: Showing the property to the northwest of the building platform. Existing vegetation surrounding the existing dwelling on neighbouring Lot 2 DP 194153 obscures or partially obscures the proposed dwelling from view. Proposed plantings on Lot 1 will further reduce visibility of the proposed dwelling.



Photograph 2: Existing hedging blocks visibility of the proposed dwelling from the existing on Lot 1 DP 194153 (yellow arrow shows roof).



Photograph 3: View from the building platform to the south showing the existing dwelling on Lot 2 DP 153251 is partially obscured from view due to existing vegetation and the stone wall.



Photograph 4: View to the east towards the property entrance and neighbouring Lot 2 DP 587587. The topography along with existing Kānuka along the property boundary will obscure the proposed dwelling from view.



Photograph 5: View to the north showing existing vegetation on Lot 3 DP 209105. The existing vegetation blocks visibility of the proposed dwelling from the north. The owner has planted Kānuka along the northern boundary.

4.0 Far North District Plan Review

4.1 Operative Far North District Plan

Application for Visual Amenity as a Discretionary activity due to a breach of the Far North District Plan, Section 10.7.5.1.1 Visual Amenity in a Coastal Living Zone:

- (b) *“Any new building(s), provided that the gross floor area of any new building(s) permitted under this rule does not exceed 50m²*

The proposed 1-bedroom dwelling will have a floor area of 71m².

The activity is not Controlled or Restricted Discretionary as a building envelope was not designated during subdivision as per section 10.7.5.2.2 and 10.7.5.3.1. Therefore, the activity is Discretionary as per section 10.7.5.4 Discretionary Activities (c) *“It does not comply with one or more of the other standards for permitted, controlled, or restricted discretionary activities in this zone as set out under Rules 10.7.5.1; 10.7.5.2 and 10.7.5.3”*.

Lot 1 DP 587587 will be zoned Rural Lifestyle in the proposed Far North District Plan. A Visual Amenity Resource Consent would not be required under the new plan.

4.2 Operative Far North District Plan Other Rule Assessment:

The following District Plan rules comply:

10.7.5.1.2 Residential Intensity: Complies

10.7.5.1.3 Scale of Activities: Complies

10.7.5.1.4 Building Height: Complies. 4.2m proposed, 8m permitted maximum.

10.7.5.1.5 Sunlight Rule: Complies

10.7.5.1.6 Stormwater Management

Impermeable Surfaces

Proposed driveway: 40.0m²

Proposed relocation: 71.0m²

Future cabin: 19.4m²

Total proposed: 130.4m²

Total permitted = 10% of gross site area = 600m²

Total proposed = 130.4m² = 2.6% Complies

10.7.5.1.7 Setback from Boundaries: Complies

10.7.5.1.8 Screening for Neighbours Non-Residential Activities: Not applicable. Complies

10.7.5.1.9 Transportation: Complies

10.7.5.1.10 Hours of Operation Non-Residential Activities: Not applicable. Complies

10.7.5.1.11 Keeping of Animals: Complies

10.7.5.1.12 Noise: Will comply

10.7.5.1.13 Helicopter Landing Area: Not applicable

12.3.6.1.2 Excavation and/or filling: Complies

Driveway cut: 4.0m³

Fill: 4.0m³

Cut/fill: 8.0m³

NES Soil disturbance: Not subject to NES

12.4.6.1.2 Fire Risk to Residential Units: Complies.

4.3 Operative Far North District Plan Objectives & Policies

The following has been taken from the Operative Far North District Plan, Section 10.6, p. 1 and 2.

COASTAL LIVING ZONE

10.7.1 ISSUES

10.7.1.1 Rural residential development on relatively small lots adjoining the coast is a popular and appropriate form of development in some parts of the District. However, this can have adverse effects on the natural character and physical environment of the coastal environment and on water quality.

Lot 1 DP 587587 is not visible from the coast or coastal marine environment. Wastewater and stormwater meet standards and will be managed onsite. Due to distance and lack of visibility adverse effects on the natural character and physical environment of the coastal environment and on water quality are not anticipated.

10.7.1.2 Because of the generally smaller lot sizes, rural residential development in the coastal environment can have adverse visual effects and consequently can affect the amenity of the area from adjoining landowners and the public.

The proposed dwelling is not visible from public viewpoints. The potential visual effect on adjoining landowners is discussed and mitigated.

10.7.2 ENVIRONMENTAL OUTCOMES EXPECTED

10.7.2.1 A Coastal Living Zone in which rural residential development occurs in appropriate locations.

The proposal is deemed appropriate.

10.7.2.2 A Coastal Living Zone in which development does not detract from the natural character of the coastal environment and does not cause adverse effects to natural and physical resources in the coastal environment.

The proposed development will not detract from the natural character of the coastal environment and does not cause adverse effects to natural and physical resources in the coastal environment.

10.6.3 OBJECTIVES

10.7.3.1 To provide for the well-being of people by enabling low density residential development to locate in coastal areas where any adverse effects on the environment of such development are able to be avoided, remedied or mitigated.

10.7.3.2 To preserve the overall natural character of the coastal environment by providing for an appropriate level of subdivision and development in this zone.

OBJECTIVES SUMMARY

The proposed use and development are appropriate in this zone. Adverse effects to the coastal environment are not anticipated due to distance. The property is not visible from the coast or coastal marine area. Potential visual effects to adjoining properties are discussed.

10.7.4 POLICIES

10.7.4.1 That the adverse effects of subdivision, use, and development on the coastal environment are avoided, remedied, or mitigated.

The proposed use and development of the property is considered appropriate for the current Coastal Living Zone and future proposed Rural Lifestyle Zone. The coastal environment is not visible from the property and vice versa. The potential visual impact on adjacent neighbours is avoided, remedied, or mitigated.

10.7.4.2 That standards be set to ensure that subdivision, use, or development provides adequate infrastructure and services and maintains and enhances amenity values and the quality of the environment.

Applicable. The dwelling will be serviced by onsite wastewater consisting of an aeration treatment system with planted dripper lines. Water tanks will provide potable water. The development and use of the property is appropriate and will maintain the amenity values of the surrounding environment.

10.7.4.3 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:

(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;

Not applicable.

(b) minimizing the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;

The property is not visible from the coast and coastal marine area or from public land. The visual impact on adjacent neighbour's is minimized due to existing and proposed plantings. Vegetation clearance is not proposed as the site is grassed. Earthworks will occur for the driveway only as the dwelling is on piles. Earthworks will be temporary and minor.

(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;

There is no access to the foreshore or esplanade areas.

(d) through siting of buildings and development, design of subdivisions, and provision of access that recognize and provide for the relationship of Māori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Māori 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)");

Not applicable

(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;

Not applicable

(f) protecting historic heritage through the siting of buildings and development and design of subdivisions.

Consent Notice D645416.2 states that "There shall be no building, planting landscaping or development within 2.5 metres of any historic stone wall". To protect the stone wall the owner does not plan to plant near it. The proposed planted wastewater disposal field will be approximately 6m from the stone wall. The proposed dwelling and cabin are well away from the stone wall.

POLICIES SUMMARY

The District Plan seeks to preserve the natural character of the Coastal Living Zone while providing appropriate use and development of sites within this zone. Initial subdivision created a section in keeping with the character of the Coastal Living Zone and surrounding area, with the purpose of residential development. Potential adverse visual effects of the development are avoided, remedied, or mitigated as far as practical.

Regarding Visual Amenity whether there are any potential effects on aesthetic values depends on the visibility of the development and how it is seen in the surrounding environment. Existing vegetation on neighbouring properties mean that the visibility of the development is obscured or partially obscured from dwellings on neighbouring properties. Existing and proposed plantings on the property will further reduce visibility of the development. Any potential negative effects to neighbours are expected to be less than minor. The property is not visible from the coastal environment or public viewpoints.

4.4 Proposed Far North District Plan Objectives & Policies

Under the proposed Far North District Plan Lot 1 DP 587587 will be zoned Rural Lifestyle. There are no visual amenity criteria in this zone.

Objectives RLZ-01 - RLZ-04 of the proposed Rural Lifestyle Zone were reviewed.

RLZ-01 The Rural Lifestyle Zone is used predominantly for low density residential activities and small-scale farming activities that are compatible with the rural character and amenity of the zone.

Low density residential activity is proposed compatible with the proposed zoning.

RLZ-02 The predominant character and amenity of the Rural Lifestyle Zone is characterized by:

- a) low density residential activities;***
- b) small scale farming activities with limited buildings and structures;***
- c) smaller lot sizes than anticipated in the Rural Production Zone;***
- d) a general absence of urban infrastructure;***
- e) rural roads with low traffic volumes;***
- f) areas of vegetation, natural features and open space.***

Low density residential activity proposed.

RLZ-03 The role, function and predominant character and amenity of the Rural Lifestyle Zone is not compromised by incompatible activities.

No incompatible activities proposed.

RLZ-04 Land use and subdivision in the Rural Lifestyle Zone does not compromise the effective and efficient operation of primary production activities in the adjacent Rural Production Zones.

The section is for residential land use and does not compromise the operation of primary production in Rural Production zones.

Objectives Summary

Visual Amenity criteria not proposed in the Rural Lifestyle zone due to a building greater than 50m².

Policies TSL-P1 – TSL-P4 were reviewed.

RLZ-P1 Enable activities that will not compromise the role, function and predominant character and amenity of the Rural Lifestyle Zone, while ensuring their design, scale and intensity is appropriate to manage adverse effects in the zone, including:

-
- a) *low density residential activities;*
 - b) *small scale farming activities;*
 - c) *home business activities;*
 - d) *visitor accommodation; and*
 - e) *small scale education facilities.*

The proposed activity will not compromise the role, function and predominant character and amenity of the Rural Lifestyle Zone.
The design, scale and intensity are appropriate to manage adverse effects in the zone.

RLZ-P2 *Avoid activities that are incompatible with the role, function and predominant character and amenity of the Rural Lifestyle Zone because they are:*

- a) *contrary to the density anticipated for the Rural Lifestyle zone;*
- b) *predominately of an urban form or character;*
- c) *primary production activities, such as intensive indoor primary production, that generate adverse amenity effects that are incompatible with rural lifestyle living; or*
- d) *commercial, rural industry or industrial activities that are more appropriately located in a Settlement Zone or an urban zone.*

The proposed activity is compatible with the role, function and predominant character and amenity of a Rural Lifestyle Zone.

RLZ-P3 *Avoid where possible, or otherwise mitigate, reverse sensitivity effects from sensitive and other non-productive activities on primary production activities in the adjacent Rural Production Zone.*

Reverse sensitivity effects from sensitive and other non-productive activities on primary production activities in the Rural Production Zone will not occur.

RLZ-P4 *Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:*

- a) *consistency with the scale and character of the rural lifestyle environment;*
- b) *location, scale and design of buildings or structures;*
- c) *at zone interfaces:*
 - i. *any setbacks, fencing, screening or landscaping required to address potential conflicts;*
 - ii. *the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;*
- d) *the capacity of the site to cater for on-site infrastructure associated with the proposed activity;*
- e) *the adequacy of roading infrastructure to service the proposed activity;*
- f) *managing natural hazards;*
- g) *any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; and*

-
- h) any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.*

The proposed land use is appropriate in a Rural Lifestyle Zone. Existing vegetation and proposed planting mitigates potential visual effects to neighbours.

SUMMARY

The proposed activity is in keeping with the policies outlined in the proposed Rural Lifestyle Zone.

4.5 Proposed Far North District Plan Rules with Immediate Legal Effect

The proposal is subject to the Proposed District Plan. Assessment of the matters relating to the Proposed District Plan that have immediate legal effect, has been undertaken below:

Chapter	Rule Reference	Compliance of Proposal
<i>Hazardous Substances</i>	<i>The following rules have immediate legal effect: Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility. HS-R5 relates to a hazardous facility within a scheduled site and area of significance to Maori. HS-R6 relates to a hazardous facility within an SNA. HS-R9 relates to a hazardous facility within a scheduled heritage resource.</i>	Not applicable. The site does not contain any hazardous substances to which these rules would apply.
<i>Heritage Area Overlays</i>	<i>All rules have immediate legal effect (HAR1 to HA-R14) All standards have immediate legal effect (HA-S1 to HA-S3)</i>	Not applicable. The site is not located within a Heritage Area Overlay.
<i>Historic Heritage</i>	<i>All rules have immediate legal effect (HHR1 to HH-R10) Schedule 2 has immediate legal effect</i>	Not applicable. The site is not located within a Heritage Area Overlay. Consent Notice D645416.2 regarding the stone wall and site works will be adhered to.
<i>Notable Trees</i>	<i>All rules have immediate legal effect (NTR1 to NT-R9) All standards have legal effect (NT-S1 to NT-S2) Schedule 1 has immediate legal effect</i>	Not applicable. The site does not contain any notable trees.
<i>Sites and Areas of Significance to Maori</i>	<i>All rules have immediate legal effect (SASM-R1 to SASM-R7) Schedule 3 has immediate legal effect</i>	Not applicable.
<i>Ecosystems and Indigenous Biodiversity</i>	<i>All rules have immediate legal effect (IB-R1 to IB-R5)</i>	The property is not identified as a Significant Natural Area. The proposal is not in breach of rules IB-R1 to IB-R5.
<i>Subdivision</i>	<i>The following rules have immediate legal effect: SUB-R6, SUB-R13, SUB-R14, SUB-R15, SUB-R17</i>	Not applicable. The proposal is not a subdivision
<i>Activities on the Surface of Water</i>	<i>All rules have immediate legal effect (ASWR1 to ASW-R4)</i>	Not applicable. The proposal does not involve activities on the surface of water.
<i>Earthworks</i>	<i>The following rules have immediate legal effect: EW-R12, EW-R13 The following standards have immediate legal effect: EW-S3, EW-S5</i>	Proposed earthworks meet permitted activity status and will follow guidelines listed.
<i>Signs</i>	<i>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</i>	Not applicable. No signs are proposed as part of this application.
<i>Orongo Bay Zone</i>	<i>Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water</i>	Not applicable. The site is not located in the Orongo Bay Zone.

The assessment above indicates that the proposal is determined to be a Permitted Activity in regard to the Proposed District Plan. Therefore, no further assessment of these rules will be undertaken.

4.6 Far North District Plan Section Assessment Criteria

Visual Amenity Assessment Criteria within Coastal Living Zone Section 10.7.5.3.1

In assessing an application under this provision, the Council will restrict the exercise of its discretion to:

- (a) any new building(s); or**
- (b) any alteration/addition to an existing building that do not meet the permitted activity standards in Rule 10.7.5.1.1 where the new building or building alteration/addition is located partially or entirely outside a building envelope that has been approved under a resource consent.**

When considering an application under this provision the Council will restrict the exercise of its discretion to matters relating to:

- (i) the location of the building;**

The proposed dwelling will be located on an elevated area, with a view to the northwest, close to the entrance, as shown on the Site Location Plan, A01a and b, Appendix II. The proposed site is the most suitable, accessible location for the building to be relocated onto the site. The proximity to the entrance reduces cost as minimal driveway is required.

- (ii) the size, bulk, and height of the building or utility services in relation to ridgelines and natural features;**

The proposed 71m², single storey dwelling with a height of 4.2m is considered a small dwelling, not bulky in relation to ridgelines and natural features. The height is well under the 8m maximum permitted in a Coastal Living Zone. The dwelling is located on an elevated area but not a ridgeline or significant natural feature. The dwelling is tidy and aesthetically pleasing.

- (iii) the colour and reflectivity of the building;**

The exterior of the dwelling is clad in tri-board board and batten currently painted white as shown in Photograph 6 below. The existing corrugate roof has a 11.2-degree pitch and is dark grey in colour. There is no requirement in a Coastal Living Zone for the exterior of the building to be within the BS5252 standard colour palette range with a reflectance value (LRV) of 30% or less. The owner plans to paint the dwelling a deep red colour as shown in Image 1. This colour will blend in better with the surrounding natural environment.



Photograph 6: Showing the exterior of the 71m² dwelling



Image 1: Showing the proposed red colour for the dwelling exterior.

The property will be zoned Rural Lifestyle in the proposed District Plan. Visual Amenity criteria due to a building being greater than 50m² will not need to be addressed in the new plan.

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

Photographs 1-5 show that existing plantings on neighbouring properties either completely obscure or partially obscure the proposed dwelling from view, from existing neighbouring dwellings. Existing juvenile trees and shrubs along with proposed plantings will create further privacy between neighbours as well as blend the small dwelling with the landscape.

Photograph 1 is taken from the building platform with a view to the northwest. Photograph 1 shows neighbouring Lot 2 DP 194153. Existing vegetation surrounding the existing dwelling on Lot 2 means that the proposed dwelling will be obscured or partially obscured from view. Additional planting is proposed on Lot 1 to provide further privacy between neighbouring dwellings.

The proposed, planted wastewater disposal field will further reduce visibility of the proposed dwelling from Lot 2 DP 194153. Refer to Site Plan, Sheet A01b, Appendix II showing the location of the proposed, planted wastewater disposal field.

Photograph 2 shows that existing hedging blocks visibility of the proposed dwelling from the existing on Lot 1 DP 194153.

Photograph 3 shows the view from the building platform to the south. The existing dwelling on Lot 2 DP 153251 is partially obscured from view due to existing vegetation and the stone wall.

The view to the east towards the property entrance and neighbouring Lot 2 DP 587587 is shown in Photograph 4. The topography along with existing Kānuka along the property boundary will obscure the proposed dwelling from view.

The proposed dwelling is not visible to the north due to thick vegetation on adjacent Lot 3 DP 209105 (refer to Photograph 5). The owner has planted Kānuka along the northern boundary.

The property owner is a keen gardener and self-employed Landscape Designer with 40 years' experience. She has planted approximately 200 trees and shrubs on the property. The plants are primarily New Zealand natives. An additional 100 plants (primarily Mānuka and Karo) are proposed for this season's planting. Juvenile Kānuka trees line the northern and eastern property boundaries. Juvenile trees and shrubs have been planted over the property. A 240m² planted wastewater disposal field is proposed. The boundary planting along with existing and proposed planting, over the property, and established vegetation on neighbouring properties will obscure or partially obscure the visibility of the dwelling from adjacent lots.

With existing and proposed vegetation on the property and neighbouring properties the proposed dwelling will be obscured or partially obscured from existing dwellings and open space on adjacent land.

The property is not visible from the coast or coastal marine area therefore there are no visual effects to these areas. Haupara Inlet is over 1.2km to the east whilst Kerikeri Inlet is approximately 0.9km to the north. There is no public land in the near vicinity which has visibility of the property.

The property will be well maintained. Any weed species will be removed.

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

Earthworks are not required for the foundations as the building is to be on piles. Vegetation clearance is not proposed as the area is grassed. 40.0m³ of soil is to be cut for the driveway. The driveway will be metalled. Therefore, the visual effect of earthworks associated with the development is temporary and minor.

The proposed earthworks meet permitted activity status in both the current and proposed Far North District Plan. Earthworks will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EWS-5 Erosion and Sediment Control – Auckland Council Guideline Document GD005 GD05 Erosion and Sediment Control pdf (aucklanddesignmanual.co.nz).

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

A 40m², rectangular shaped driveway is proposed as shown on sheet A01a and b, Appendix II. The driveway will enter the property from the formed, gated entrance to the east. The driveway will provide vehicle access and parking.

(vii) the extent to which the building will be visually obtrusive;

The dwelling has a floor area of 71m² with a height of 4.2m, well under the 8m maximum permitted in a Coastal Living Zone (8m permitted in the proposed plan). The dwelling is not expected to be visually obtrusive due to its small size on a 5,026m², planted lot.

Existing and proposed plantings will further reduce any visual effects from neighbouring properties.

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

1 single storey, 71.0m² dwelling and ~19.4m² cabin are proposed. The use and scale of development is appropriate for the 5,026m² property, current and proposed zoning. The size and height of the buildings along with existing and proposed plantings further reduce potential visual effects.

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

The residential development of the property is in keeping with land use characteristic of the area. Existing and proposed plantings will improve visual amenity. Proposed zoning as Rural Lifestyle is more suited to the visual amenity of the area than coastal. The immediate area comprises of residential properties. Land to the north (Lot 3 DP 209105) is covered in vegetation which is primarily exotic species including Tobacco weed and Cherry trees.

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

There is ample available area providing private open space on the 5,026m² property for future use.

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

The relocated dwelling is to be located near the entrance, on a flat area, where the topography is most suitable for the dwelling. Due to the small size of the dwelling and cabin visual dominance is reduced. Existing vegetation on neighbouring lots provides screening or partial screening from neighbouring dwellings. Existing and proposed plantings over the property will assist in blending the buildings with the landscape.

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

The privacy, outlook, and enjoyment of private open spaces on adjacent sites is expected to be minimal due to existing vegetation. The owner proposes to continue planting the property which will further improve the outlook from private open space on adjacent sites.

The proposed dwelling will be obscured or partially obscured from view from open space on Lot 2 DP 587587 (to the east) due to topography and Kānuka along the eastern boundary. The proposed dwelling is partially obscured from open space on Lot 2 DP

153251 (to the south) due to existing vegetation. Visibility from open space on Lot 1 DP 194153 (to the west) will be reduced due to proposed planting of the wastewater disposal field and additional planting on the property. Planting (including the wastewater field) is proposed on the property so that the water tanks and buildings on Lot 2 DP 194153 are not visible. There is no open space on Lot 3 DP 209105 (to the north) due to thick exotic vegetation.

5.0 New Zealand Coastal Policy Statement (2010) Objectives & Policies

A key issue under the NZCPS in relation to this application is the potential loss of natural character, landscape values and wild or scenic areas along the coast whilst meeting the high demand for coastal sites by people for residential use.

The objectives of the NZCPS were reviewed, p. 9-10. The following objectives listed are somewhat relevant to the activity proposed.

Objective 2

To preserve the natural character of the coastal environment and protect natural features and landscape values through: Recognising the characteristics and qualities that contribute to natural character, natural features and landscape values and their location and distribution

The proposed buildings are not visible from the coast or coastal marine area. Lot 1 DP 587587 will be zoned Rural Lifestyle in the proposed Far North District Plan.

Objective 4

To maintain and enhance the public open space qualities and recreation opportunities of the coastal environment by: Recognizing that the coastal marine area is an extensive area of public space for the public to use and enjoy

The property is not visible from the coastal marine area or any public space. Visibility from the right of way is reduced due to topography and Kanuka plantings along the eastern boundary.

Objective 6

To enable people and communities to provide for their social, economic, and cultural wellbeing and their health and safety, through subdivision, use and development, recognizing that: The protection of the values of the coastal environment does not preclude use and development in appropriate places and forms, and within appropriate limits and The potential to protect, use and develop natural and physical resources in the coastal marine area should not be compromised by activities on land.

Lot 1 and surrounding properties were subdivided with the intention of residential use. The proposed use and development are appropriate.

Wastewater will be treated to a secondary standard and distributed amongst trees and shrubs. The proposed field is well away from the coast or any intermittent flow path. Overflow from water tanks will be directed to a stormwater spreader. Geotechnical

investigations have occurred. Potential visual amenity effects to adjacent sites are mitigated as far as practical. The property is not visible from the coastal environment or public space.

The following policies taken from p. 11-25 are relevant or somewhat relevant to the activity.

Policy 1

Extent and characteristics of the coastal environment

(1) Recognise that the extent and characteristics of the coastal environment vary from region to region and locality to locality; and the issues that arise may have different effects in different localities.

(2) Recognise that the coastal environment includes: (a) the coastal marine area;

The proposed development is to occur in a Coastal Living zone which will become Rural Lifestyle in the new District Plan. The property is not visible from the coastal marine area.

Policy 6

Activities in the coastal environment

1 (b) Consider the rate at which built development, and the associated public infrastructure should be enabled to provide for the reasonably foreseeable needs of population growth without compromising the other values of the coastal environment;

(h) consider how adverse visual impacts of development can be avoided in areas sensitive to such effects, such as headlands and prominent ridgelines, and as far as practicable and reasonable apply controls or conditions to avoid those effects

2 (c) recognise that there are activities that have a functional need to be located in the coastal marine area, and provide for those activities in appropriate places;

The property is to be rezoned Rural Lifestyle. The proposed development is to occur on a section subdivided for residential development. The property is not visible from the coastal environment and is well away from it.

Policy 13

Preservation of natural character

(1) To preserve the natural character of the coastal environment and to protect it from inappropriate subdivision, use, and development: (b) avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on natural character in all other areas of the coastal environment; including by: (c) assessing the natural character of the coastal environment of the region or district, by mapping or otherwise identifying at least areas of high natural character.

The property is currently zoned Coastal Living in the operative Far North District Plan and will be zoned Rural Lifestyle in the proposed plan. The proposed use, development and mitigation for potential visual amenity effects are appropriate for the property and its location.

Policy 15

Natural features and natural landscapes

To protect the natural features and natural landscapes (including seascapes) of the coastal environment from inappropriate subdivision, use, and development: (b) avoid significant adverse effects and avoid, remedy, or mitigate other adverse effects of activities on other natural features and natural landscapes in the coastal environment by (c) identifying and assessing the natural features and natural landscapes of the coastal environment of the region or district, at minimum by land typing, soil

characterisation and landscape characterisation and having regard to (iv) aesthetic values including memorability and naturalness.

The proposed development is to occur on the mainland in a Coastal Living Zone to become Rural Lifestyle. The property is not visible to islands, headlands or areas zoned Outstanding Landscape. The subdivision created a 5,026m² section to be used for residential purposes. The proposal is in keeping with the intended purpose.

6.0 Regional Policy Statement for Northland (May 2016) Objectives and Policies

The Regional Policy Statement for Northland (May 2016) was assessed in relation to the proposed activity.

Objectives from p.33-49 were reviewed. The objectives below are somewhat relevant to the activity.

3.14 *Natural character, outstanding natural features, outstanding natural landscapes and historic heritage*

Identify and protect from inappropriate subdivision, use and development:

- (a) The qualities and characteristics that make up the natural character of the coastal environment, and the natural character of freshwater bodies and their margins.***

The subdivision created a 5,026m² section to be used for residential purposes. The proposed activity is considered appropriate use and development. The proposal will not negatively affect the qualities and characteristics of the coastal environment due to distance. Wastewater and stormwater are to be managed onsite and will meet current regulatory requirements.

3.15 Active management

Maintain and/or improve: (a) The natural character of the coastal environment and freshwater bodies and their margins.

The activity maintains the natural character of the coastal environment and freshwater bodies and their margins. The property is well away from the coast.

Policies from p.52-139 were reviewed. The policies below are somewhat relevant to the activity.

4.6.1 Managing effects on the characteristics and qualities natural character, natural features and landscapes

(1) (b) Where (a) does not apply, avoid significant adverse effect and avoid remedy or mitigate other adverse effects of subdivision, use and development on natural character, natural features and natural landscapes. Methods which may achieve this include (i) Ensuring the location, intensity, scale and form of subdivision, and built development is appropriate having regard to natural elements, landforms and processes, including vegetation patterns, ridgelines, headlands, peninsulas, dune systems, reefs and freshwater bodies and their margins.

The location, intensity and scale of development is appropriate use and development in keeping with surrounding properties and the intended purpose of the land. The proposed dwelling is not visible from the coastal environment, is not located on or visible from any headlands, or peninsulas, does not have any effect on dune systems, reefs or waterbodies.

5.1.2 Policy – Development in the coastal environment

Enable people and communities to provide for their well-being through appropriate subdivision, use and development that: (c) takes into account the values of adjoining or adjacent land and established activities both within the coastal marine area and on land.

The development is appropriate for current and proposed zoning. The property is located well away from the coast. Potential visual effects on adjacent sites are considered, avoided, remedied or mitigated.

SUMMARY

Section 4.6 and 7.2 discuss and assess the activity as well as provide strategies to avoid, remedy or mitigate potential visual amenity effects of the activity on adjacent sites. The property is well away from the coast and is not visible from the coastal environment or public viewpoints. Stormwater and wastewater will be managed onsite meeting current regulatory standards.

7.0 Notification Assessment, Section 95, RMA 1991

7.1 Section 95A-G, RMA 1991

Section 95A-G, Public Notification and Limited Notification of Applications, of the Resource Management Act (1991) were reviewed against the breach discussed.

95A Public Notification of Consent Applications

- (1) *A consent authority must follow the steps set out in this section, in the order given, to determine whether to publicly notify an application for a resource consent.*

Step 1: Mandatory public notification in certain circumstances

- (2) *Determine whether the application meets any of the criteria set out in subsection (3) and,—*
(a) *if the answer is yes, publicly notify the application; and*
(b) *if the answer is no, go to step 2.*
- (3) *The criteria for step 1 are as follows:*
(a) *the applicant has requested that the application be publicly notified;*
(b) *public notification is required under section 95C;*
(c) *the application is made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.*

The applicant has not requested public notification nor is it required under section 95C. The application is not made jointly with an application to exchange recreation reserve land. Step 1 does not apply.

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

- (4) *Determine whether the application meets either of the criteria set out in subsection (5) and,—*
(a) *if the answer is yes, go to step 4 (step 3 does not apply); and*
(b) *if the answer is no, go to step 3.*
- (5) *The criteria for step 2 are as follows:*
(a) *the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes public notification;*
(b) *the application is for a resource consent for 1 or more of the following, but no other, activities:*
(i) *a controlled activity;*
(ii) *[Repealed]*
(iii) *a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity.*
(iv) *[Repealed]*
- (6) *[Repealed]*

Step 2 does not apply to the activity.

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

- (7) *Determine whether the application meets either of the criteria set out in subsection (8) and,—*
(a) *if the answer is yes, publicly notify the application; and*
(b) *if the answer is no, go to step 4.*
- (8) *The criteria for step 3 are as follows:*
(a) *the application is for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification;*
(b) *the consent authority decides, in accordance with section 95D, that the activity will have or is likely to have adverse effects on the environment that are more than minor.*

The application does not require public notification. The activity will have a less than minor visual effect on the receiving environment.

Step 4; Public notification in special circumstances

- (9) Determine whether special circumstances exist in relation to the application that warrant the application being publicly notified and,-
- (a) if the answer is yes, publicly notify the application; and
 - (b) if the answer is no, do not publicly notify the application, but determine whether to give limited notification of the application under section 95B.

No special circumstances exist in this application which justify public notification.
From the assessment above it is considered that the application does not require public notification.

95B Limited notification of consent applications

- (1) A consent authority must follow the steps set out in this section, in the order given, to determine whether to give limited notification of an application for a resource consent, if the application is not publicly notified under section 95A.

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 groups or affected customary marine title groups.

- (3) Determine—
- (a) whether the proposed activity is on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11; and
 - (b) whether the person to whom the statutory acknowledgement is made is an affected person under section 95E.

Not applicable to this application.

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

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

- (5) Determine whether the application meets either of the criteria set out in subsection (6) and,—
- (a) if the answer is yes, go to step 4 (step 3 does not apply); and
 - (b) if the answer is no, go to step 3.

No, go to step 3.

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

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

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

- (7) In the case of a boundary activity, determine in accordance with section 95E whether an owner of an allotment with an infringed boundary is an affected person.
- (8) In the case of any other activity, determine whether a person is an affected person in accordance with section 95E.
- (9) Notify each affected person identified under subsections (7) and (8) of the application.

The activity is not a boundary activity. Section 7.2 provides information determining that neighbours are unlikely to be affected by the activity.

Step 4: further notification in special circumstances

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

(a) if the answer is yes, notify those persons; and

(b) if the answer is no, do not notify anyone else.

No special circumstances exist in relation to the application that warrant notification of other persons.

95C-E – Are not applicable as the activity has been assessed as being less than minor effect to neighbouring properties.

95F and G are not applicable as there are no affected customary rights groups involved or is it a customary marine title group.

It is considered that the application does not require public notification.

7.2 Neighboring Properties

A dwelling and cabin are considered appropriate use and development of the property subdivided with the intention of residential use. Residential use is in keeping with adjacent properties and the surrounding area.

Photographs 1-5 show that the proposed dwelling will be obscured or partially obscured from houses on adjacent sites due to existing vegetation on neighbouring properties. Existing and proposed plantings on Lot 1 DP 587587 along with the small size of both buildings on the 5,026m² lot will further reduce the visibility of the buildings from neighbouring properties. Vegetation clearance is not proposed as the area is grassed. Earthworks are minimal and temporary. The visual effect on neighbouring properties is expected to be less than minor.

Section 4.6, specifically (iv) and (xii) have provided a detailed explanation of the visibility of the proposed dwelling from neighbouring properties.

8.0 Resource Management Act Section 104 Assessment

8.1 Section 104 Assessment

(1) When considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2 and section 77M, have regard to:

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

Section 104(1)(a) requires assessment of any actual and potential effects on the environment as a result of the proposed activity. Section 4, 5 and 7.2 discuss actual and potential effects. The conclusion reached is that the adverse effects of granting consent to the proposal are less than minor, and therefore acceptable in the receiving environment.

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

Section 104(1)(ab) requires that the consent authority consider 'any measure proposed or agreed to by the applicant for the purposes of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity'. It is considered the proposal is not of a scale or nature that would require specific offsetting or environmental compensation measures to ensure positive effects on the environment. Mitigation measures are proposed and have been discussed.

(b) any relevant provisions of:

(i) a national environmental standard:

(ii) other regulations:

(iii) a national policy statement:

(iv) a New Zealand coastal policy statement:

(v) a regional policy statement or proposed regional policy statement:

(vi) a plan or proposed plan; and

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

The Regional Plan has been reviewed, there are no documents relevant to the proposal.

8.2 Part 2 of the Resource Management Act

(1) The purpose of this Act is to promote the sustainable management of natural and physical resources.

(2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while:

(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

(b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and

(c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

The application will have less than minor effect on the items in Part 2 of the Resource Management Act.

9.0 Schedule 4

Information required in assessment of environmental effects.

(1) An assessment of the activity's effects on the environment must include the following information:

(a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:

Refer to Section 4, 5, 6 and 7 which discuss the activity, potential effects, and mitigation methods. The activity will not result in any significant adverse effects on the environment.

(b) an assessment of the actual or potential effect on the environment of the activity:

Section 4, 5, 6 and 7 discuss potential effects. The potential effects with mitigation are expected to be less than minor.

(c) if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use:

There are no hazardous installations proposed.

(d) if the activity includes the discharge of any contaminant, a description of—

(i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and

(ii) any possible alternative methods of discharge, including discharge into any other receiving environment:

No contaminants are proposed.

(e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect:

Mitigation measures are discussed in this report. Refer to Section 4.6 for mitigation measures and recommendations.

(f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:

Refer to Section 7.0, Notification Assessment, Section 95, RMA 1991 and Section 7.2 Neighbouring Properties. Consultation and response not applicable.

(g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:

No monitoring is required for this activity.

(h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).

Protected customary rights not anticipated.

(2) A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.

Refer to Section 4 for the assessment against the operative and proposed Far North District Plan and the Far North District Plan Assessment Criterion along with Section 5, New Zealand Coastal Policy Statement (2010) and Section 6, Regional Policy Statement for Northland (2016).

(3) To avoid doubt, subclause (1)(f) obliges an applicant to report as to the persons identified as being affected by the proposal, but does not—

(a) oblige the applicant to consult any person; or

(b) create any ground for expecting that the applicant will consult any person.

Refer to Section 7.0 Notification Assessment, Section 95, RMA 1991.

Matters that must be addressed by assessment of environmental effects.

- (1) An assessment of the activity's effects on the environment must address the following matters:*
- (a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:*
 - (b) any physical effect on the locality, including any landscape and visual effects:*
 - (c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:*
 - (d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:*
 - (e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:*
 - (f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations.*
- (2) The requirement to address a matter in the assessment of environmental effects is subject to the provisions of any policy statement or plan.*

Refer to Section 4.0 - 7.0 which address the items required as per Schedule 4, Section 7.

10.0 Conclusion

Lot 1 DP 587587 is currently zoned Coastal Living and will be zoned Rural Lifestyle in the proposed plan. The proposed residential development is compatible with current and proposed zones and is expected to have less than minor visual effects. A Visual Amenity Resource Consent will not be required under the new plan.

The property is not visible from the coast or coastal marine area or public open spaces.

The small size and height of the buildings proposed, on the 5,026m² property, along with existing and proposed plantings avoids visual dominance on the landscape, adjacent sites and the surrounding environment.

The proposed development is currently obscured or partially obscured from neighbouring dwellings due to existing vegetation. Visibility will be further reduced as existing plantings on the property mature. Further plantings including a 240m² wastewater disposal field will further screen the development from view.

The proposal is compatible with current and proposed zoning and is expected to have no visual effect on the coast and coastal marine area and less than minor visual effect to neighbouring properties.

Appendix I

Certificate of Title & Consent Notices



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



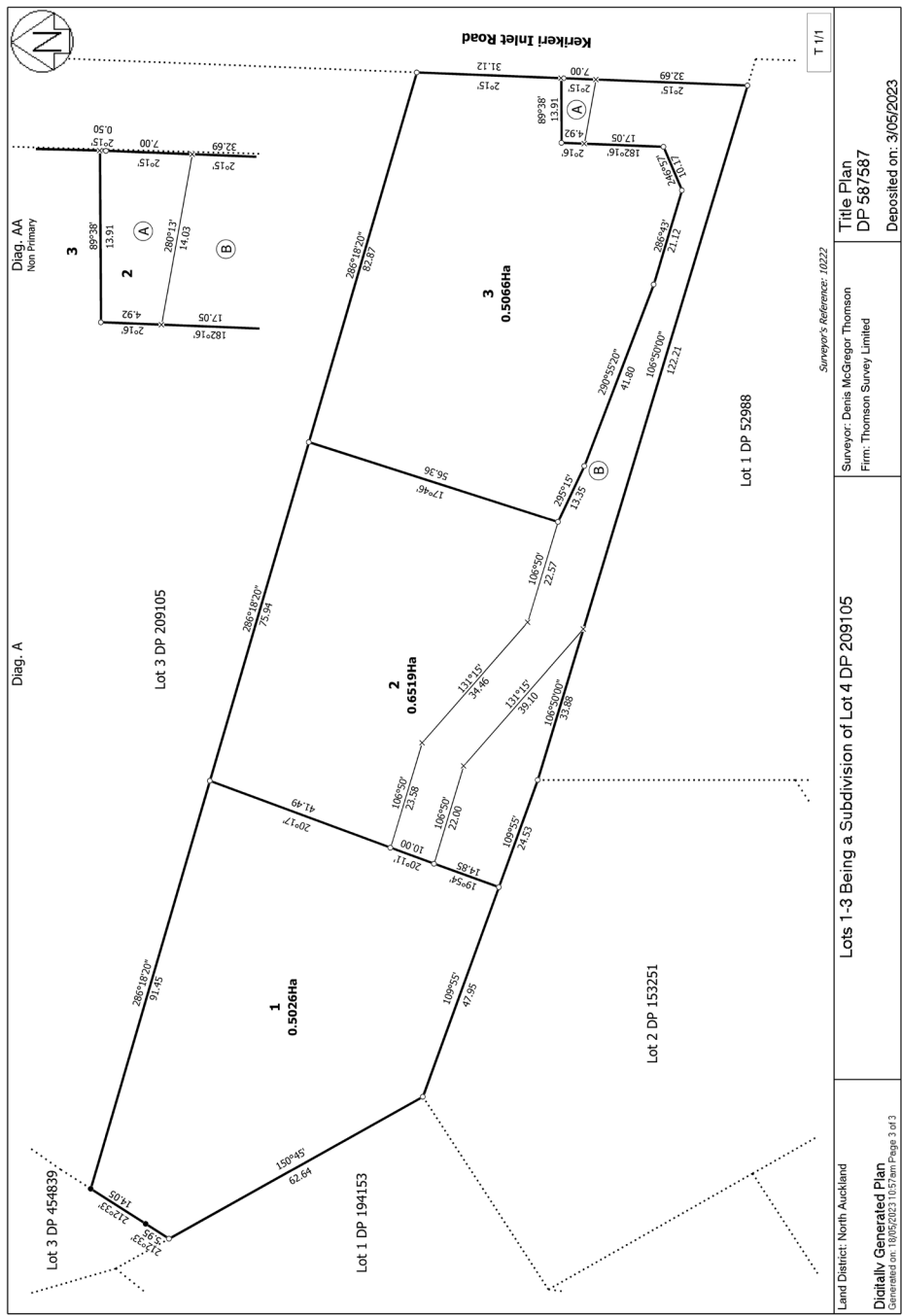

R.W. Muir
Registrar-General
of Land

Identifier 1121187
Land Registration District North Auckland
Date Issued 03 May 2023
Prior References
NA135D/633

Estate Fee Simple
Area 5026 square metres more or less
Legal Description Lot 1 Deposited Plan 587587
Registered Owners
Trudy Patricia Crerar

Interests

D645416.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 3.10.2001 at 9:44 am
12685667.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 3.5.2023 at 9:39 am
Appurtenant hereto is a right of way and right to convey electricity, telecommunications and water created by Easement Instrument 12685667.3 - 3.5.2023 at 9:39 am
The easements created by Easement Instrument 12685667.3 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Covenant Instrument 12685667.4 - 3.5.2023 at 9:39 am





View Instrument Details

Instrument No	12685667.2
Status	Registered
Date & Time Lodged	03 May 2023 09:39
Lodged By	Baker, Lisa Anne
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Records of Title	Land District
1121187	North Auckland
1121188	North Auckland
1121189	North Auckland

Annexure Schedule Contains 2 Pages.

Signature

Signed by Danielle Meddings as Territorial Authority Representative on 13/04/2023 11:32 AM

*** End of Report ***



THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC-2220708

Being the Subdivision of LOT 4 DP 209105 BLK XII KERIKERI SD
North Auckland Registry

PURSUANT to Section 221 and for the purpose of Section 224 (c) (ii) of the Resource Management Act 1991, this Consent Notice is issued by the **FAR NORTH DISTRICT COUNCIL** to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and these are to be registered on the titles of the allotments specified below.

SCHEDULE

Lots 1, 2 & 3 DP 587587

- a. Any development on site must be undertaken in accordance with the recommendations provided in the 'Site Suitability Report' prepared by TMC Consulting Engineers Ltd dated 25 March 2022.
- b. In conjunction with the construction of any building requiring a potable water supply on proposed Lot 1-2, a water collection system with sufficient supply for firefighting purposes is to be provided by way of tanks or other approved means and are to be positioned so that it is safely accessible for this purpose within the Lot. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509:2008. Alternative firefighting water supplies are to be specifically approved by an authorized representative of Fire and Emergency NZ.
- c. In conjunction with the construction of a future dwelling on proposed Lots 1-2, the Lot owner shall obtain a Building Consent and install a wastewater treatment and effluent disposal system on the Lot. The system shall be designed by a Chartered Professional Engineer or registered drainlayer in accordance with ARC TP 58 requirements and shall reference the recommendations of the TMC Consulting Engineers "Subdivision Suitability Report (Revision - NA)", job reference# S0068-J05258, dated 25th of March 2022 and submitted with the application.



- d. In conjunction with any future development on proposed Lot 1-3, the Lot owner shall submit a stormwater management report that is prepared by a Chartered Professional Engineer or suitably qualified person in accordance with the FNDC Engineering Standards for Council approval. The report shall reference the recommendations of the TMC Consulting Engineers "Subdivision Suitability Report (Revision - NA)", job reference# S0068-J05258, dated 25th of March 2022 and submitted with the application.

Stormwater runoff from new buildings and impermeable surface areas on proposed Lots 1-3 shall be restricted to that of pre-development levels for a 10% AEP storm event plus an allowance for climate change.

Alternatively, stormwater runoff from the Lots can be discharged directly to ground via engineered soakage devices with prior Council approval

Overland/secondary flow paths that can accommodate the 1% AEP storm event shall also be provided on the proposed Lots and are to be unobstructed by new buildings, other structures, or landscaping.

- e. The site is within close proximity to a high density Kiwi habitat area. Therefore, any dogs kept or brought onto the site are to be kept under control at all times and be tied up or kept inside at night. Any cats are to be kept indoors at night.

SIGNED:  Mr Patrick John Killalea - Authorised Officer
By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
PRINCIPAL PLANNER – RESOURCE MANAGEMENT

DATED at KERIKERI this 6th day of April 2023

0645416.2
CONO



FAR NORTH DISTRICT COUNCIL

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

BEGARDING RC 2010304
The subdivision of
Lot 2 DP 56680
North Auckland Registry.

PURSUANT to Section 221 for the purposes of Section 224 of the Resource Management Act 1991, this Consent Notice is issued by the FAR NORTH DISTRICT COUNCIL to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and is to be registered on the appropriate titles of DP 209105.

SCHEDULE

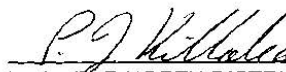
Lots 1, 2, & 4

There shall be no building, planting, landscaping or development within 2.5 metres of any historic stone wall. Any removal of these walls or parts thereof will require an authority from the New Zealand Historic Places Trust.

Lots 1, 2, 3, & 4

In the event that any objects of historical or cultural significance are discovered during any site development works, those works shall cease immediately and a representative from the New Zealand Historic Places Trust or the Otahuaio Burial Ground Trust be contacted to determine what action is necessary.

SIGNED:


by the FAR NORTH DISTRICT COUNCIL
under delegated authority:
RESOURCE CONSENTS MANAGER

DATED at KAIKOHE this 20th day of September 2001

RC 2010304
SRM/CERT/3burke221

H/w - copy Mon 209105

GT - 9c/1188

~~11(c)~~ - 338-00

(2)



PATRICIA'S ENTERED
LAND

9.44 03.OCT.01 D 645416.2

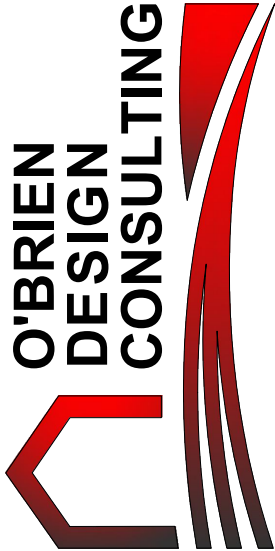
LNZ COPY



Proposed Relocation

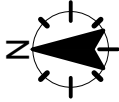
Trudy Crerar
801 Kerikeri Inlet Road
Kerikeri
Lot 1 DP 587587

Construction Drawings
Date: 4 July 2025
Job Number: 4230
Drawn by:

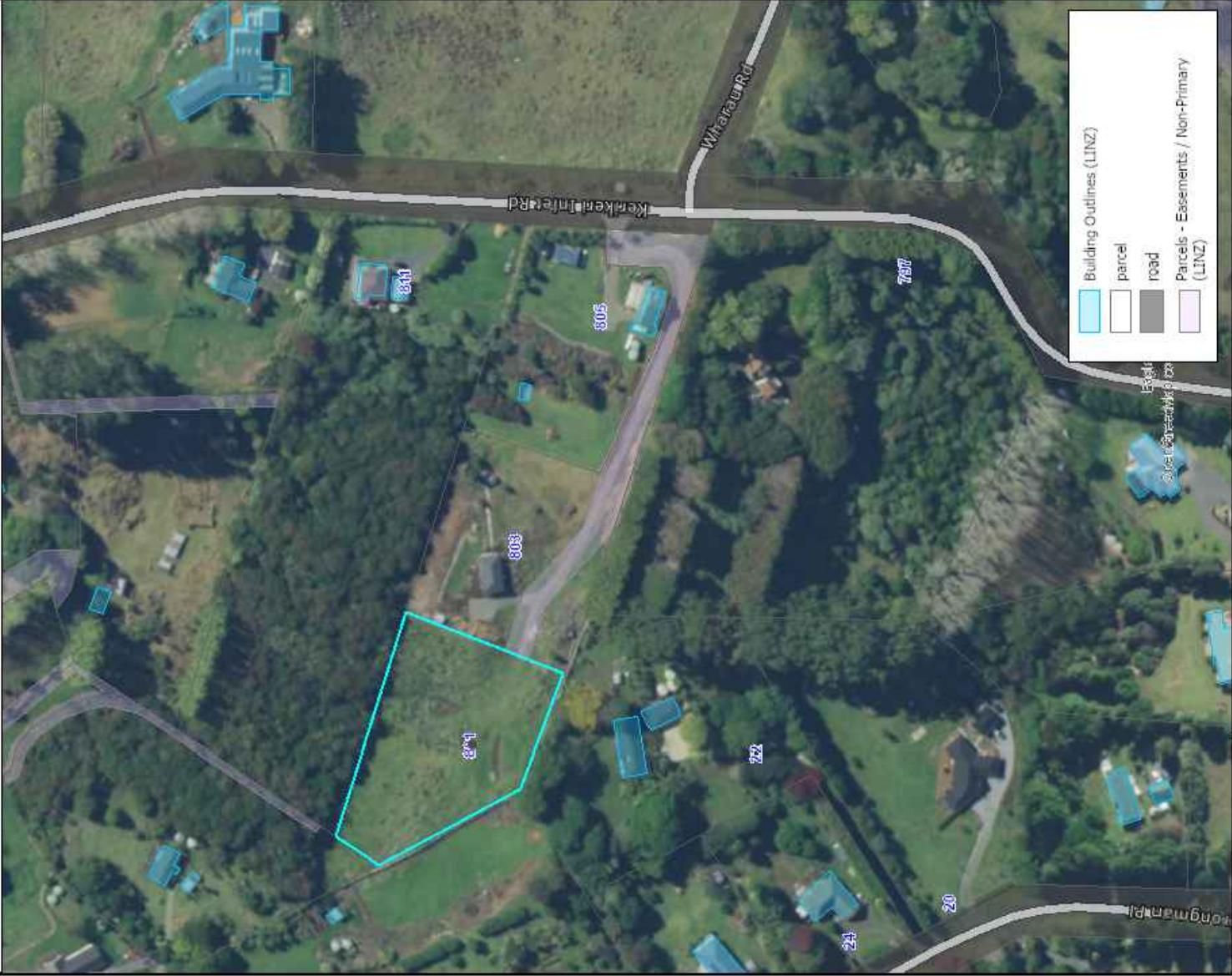


T 09 407 5208 | martin@obrienconsulting.co.nz

Sheet Index		
Sheet No.	Sheet Title	Rev
A01a	Site Location Plan	D
A01b	Site Plan	D
A02	Floor Plan & Elevations	D
A03	Drainage, Foundation & Joist Layout Plans	D
A04	Foundation Details	D
A05	Foundation Details	D
A06	Subfloor Details	D
Revisions		
-	-	-



Far North Maps



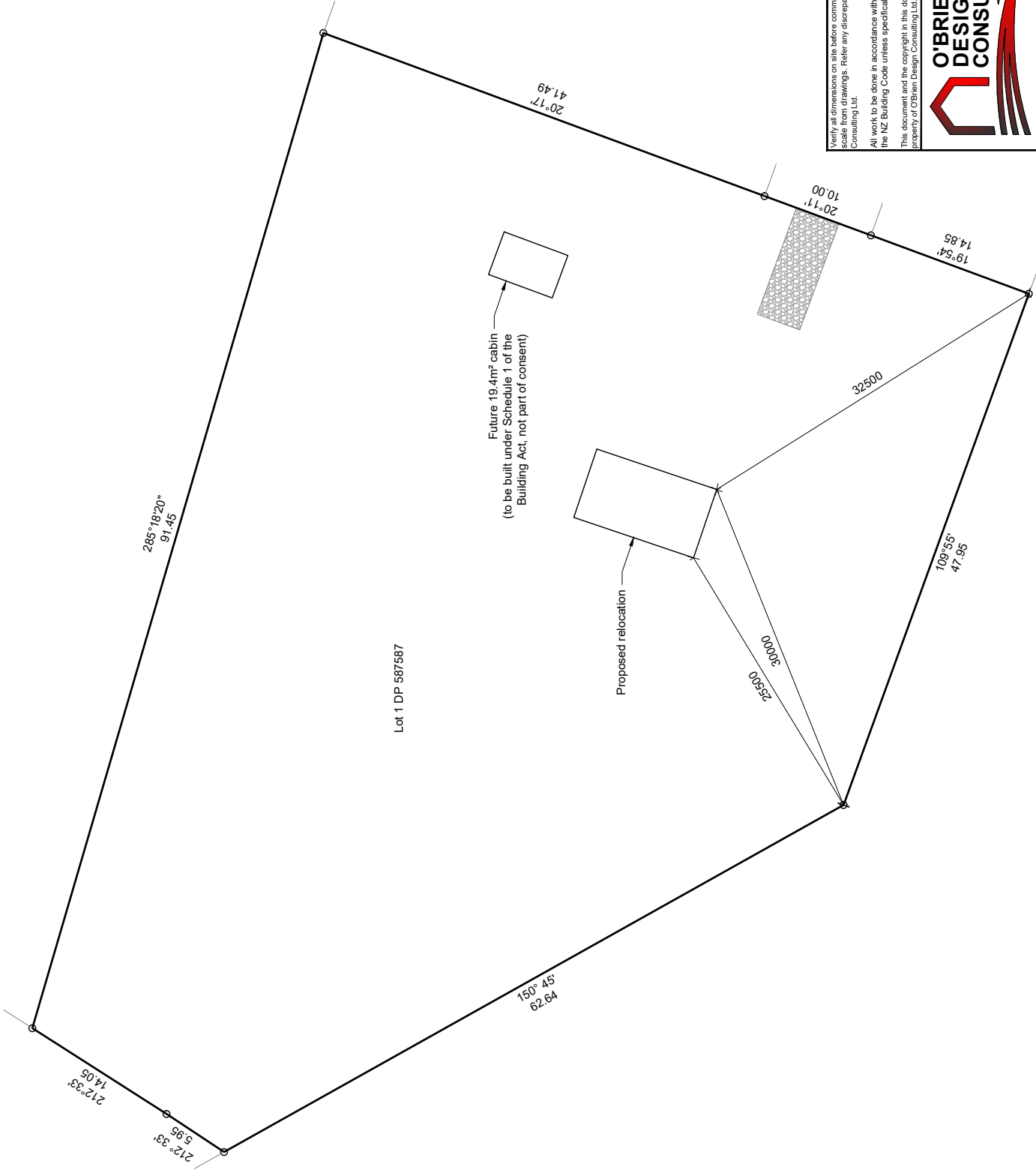
DISCLAIMER:
While the Far North District Council strives to keep the data in this service current, it may not be the most recent or most accurate data available. No
warranty is made by the Council for the accuracy of the information provided. The Council is not responsible for any errors or omissions of information
which may arise from use of the data or inaccurate information.



Projection NZTM2000, Datum NZGD2000, Scale: 1:2,000

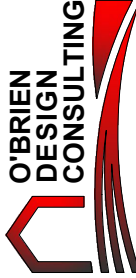


Created: 31-06-2025



Verify all dimensions on site before commencing work & do not
rely on drawings. Refer any discrepancies to O'Brien Design
Consulting Ltd.

All work to be done in accordance with NZS 3904: 2011 and
the NZ Building Code unless specifically designed.
This document and the copyright in this document remain the
property of O'Brien Design Consulting Ltd.



Project Title
Trudy Crerar
801 Kerikeri Inlet Road
Kerikeri
Lot 1 DP 587587

Sheet Title
Site Location Plan

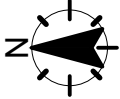
Drawn
4 July 2025

Project No
4230

Rev
D

Sheet
A01a

Scale (A3 Original) 1: 500
5 2.5 0 5 10
m



NOTES

- All heights shown are existing ground heights.
- All drainage to comply with AS/NZS3500 & NZBC G13/AS1. All drainage is diagrammatical, drainlayer to determine on site drainage layout and provide asbuilt plan when complete.
- Length of dripper lines to be no more than 100m between feed points.
- Dripper lines to follow contour lines
- Dripper lines to be setback:
 - 1.5m from buildings
 - 1.5m from property boundaries
 - 5m from any intermittent storm water flow path such as a drain or overland flow path down slope of the field
 - Consent notice requires a 2.5m minimum setback from stone wall.
 - Field to be laid on slopes less than 10 degrees
- Overflow from water tanks to be directed well away from the proposed wastewater disposal field.
- Smoke alarms to be installed to NZS 4514:2021, refer to TP58 report for details.
- The works which are being proposed will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EW-S5 Erosion and Sediment Control - Auckland Council Guideline Document GD005 GD05 Erosion and Sediment Control.pdf (aucklanddesignmanual.co.nz)

240m² Wastewater disposal field:
240m Length approx of dripperline with emitters at no greater than 600mm/c with flow rate of 1.6l/hr at 1000mm spacing's. Dripper lines are to be firmly fixed to the ground through existing plantings. Additional plants may be required. Lines to be laid around boulders if required. Lines are to be covered by a minimum 100mm of mulch.

Consent notice requires a 2.5m minimum setback from stone wall. Approximately 6m setback is proposed.

6m Stormwater spreader

Alkathene pipe as per manufacturers instructions

Stormwater: 100mm Ø pipe, min. gradient 1:120 to a 100mm Ø spreader

Power cable to pump & water supply pipe to house

Sewer: 100mm Ø pipe, gradient 1:60 & power cable to AWT

(Impermeable surfaces):
Proposed driveway: 40.0m²
Proposed relocation: 71.0m²
Future cabin: 19.4m²
Total proposed: 130.4m²

Permitted: 600m²
Total proposed = 130.4m² Complies

Earthworks

Driveway cut: 4.0m²
Fill: 4.0m²
Cut/Fill: 8.0m³

Total permitted = 300m³ Complies

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Lot area: 5,026m²
Corrosion zone: C
Wind zone: High
Coastal Living zone

District plan compliance:

Visual Amenity:
RC Required

Residential intensity: Complies

Building height:

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Proposed: 4.2m approx. Complies

Sunlight rule: Complies

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Driveway cut: 4.0m²
Fill: 4.0m²
Cut/Fill: 8.0m³

Total permitted = 300m³ Complies

LEGEND

- Power cable
- Stormwater: 100mm Ø pipe, min. gradient 1:120
- Sewer: 100mm Ø pipe, gradient 1:60
- Alkathene pipe
- Setback line
- Wastewater disposal field
- Reserve area

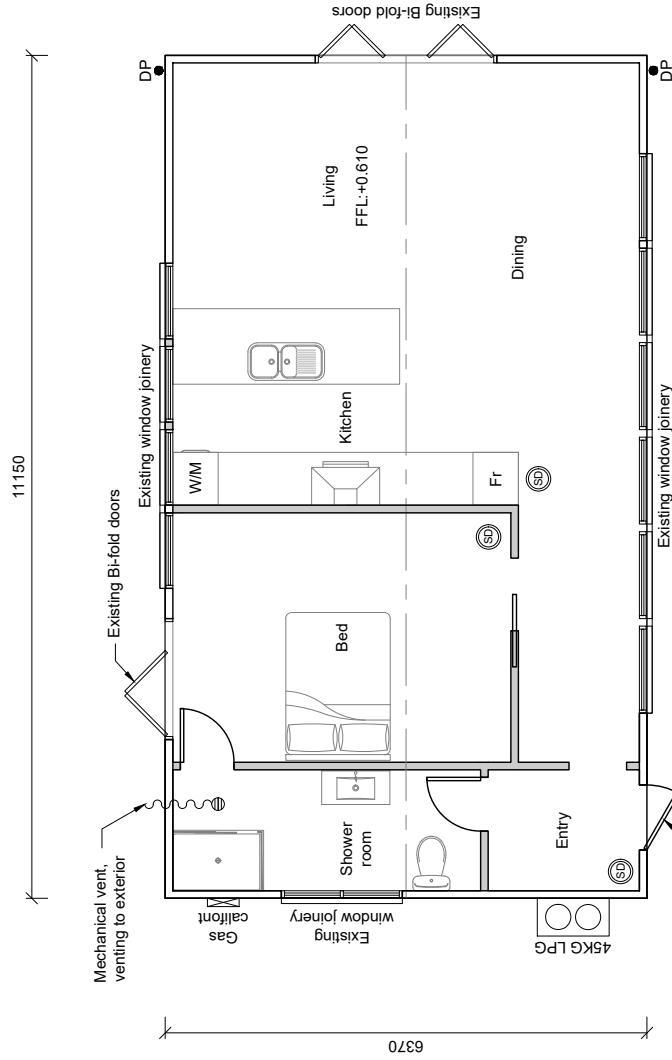
Lot 1 DP 587587
Lot area: 5,026m²
Corrosion zone: C
Wind zone: High
Coastal Living zone



Floor Area: 71.0m²
Roof Area: 71.0m²






SPECIFICATION:

- High wind zone
- Exposure zone C
- Timber subfloor & pile foundations
- Existing Tri-board board and batten cladding
- Existing corrugate roofing
- 11.2° Roof pitch
- Existing wall & ceiling linings
- Existing 125 Box gutter external rainwater system & fascia with 802 downpipe, unless noted.



- Floor Plan
- SCALE = 1:100 @ A3

LEGEND

- | | |
|---|--|
|  | Smoke Detector |
|  | Roof Line |
|  | Proposed 90 x 45 SG8 H1.2 timber framing walls |
|  | Rinnal Infinity V726 water heater installed to manufacturers instructions |
|  | 45KG LPG Bottles, top of bottle to be 500mm min. from ignition source refer to LPG Association Code of Practice for clearances and seismic restraint |

FIXINGS

Exposure zone: C
Durability of fixings to comply with NZS 3604:2011 Section 4 & NZBC B2/AS1

Fixings within 600mm of finished ground level to be 304 stainless steel.

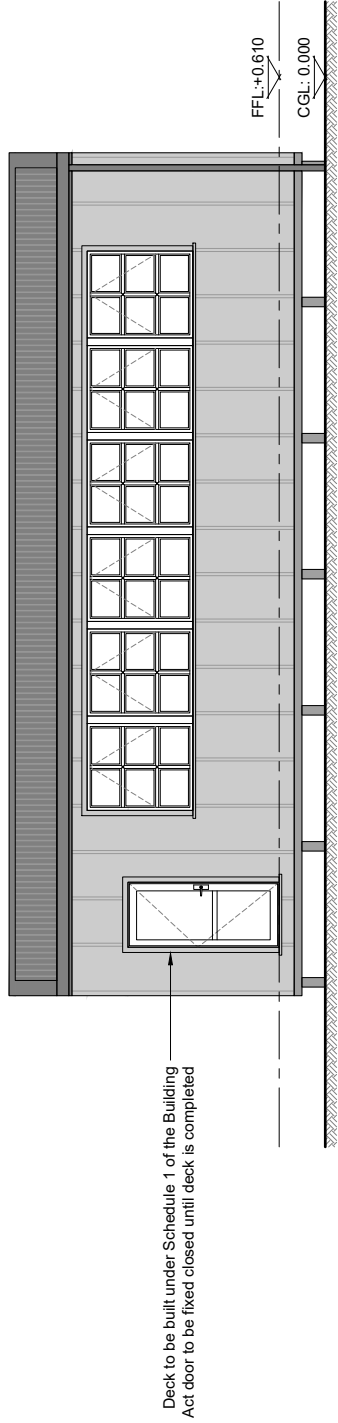
Exposed fixings to be type 304 stainless steel.

Sheltered fixings to be hot-dipped galvanized.

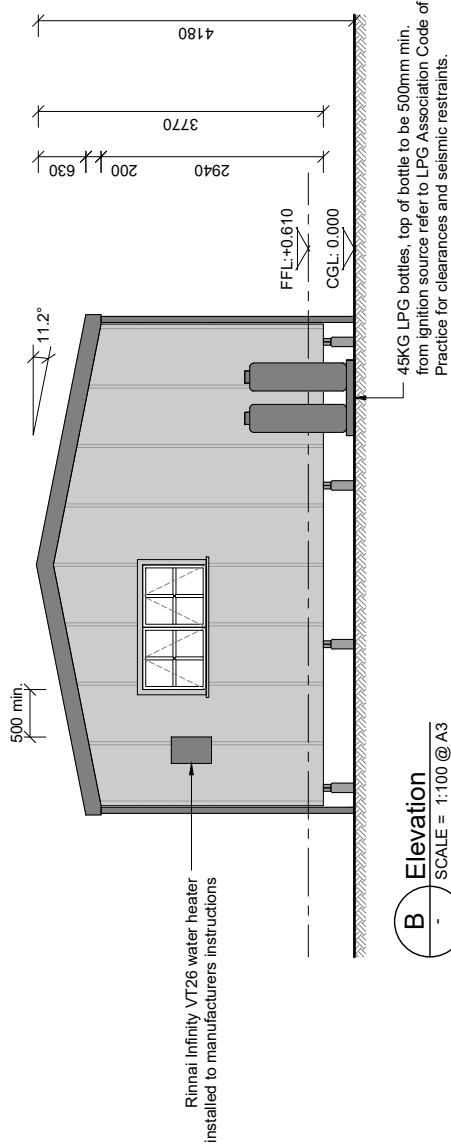
Closed in nail plates in roof space to be continuous coated galvanized steel.

Closed wire dogs and bolts to be hot dipped galvanized steel.

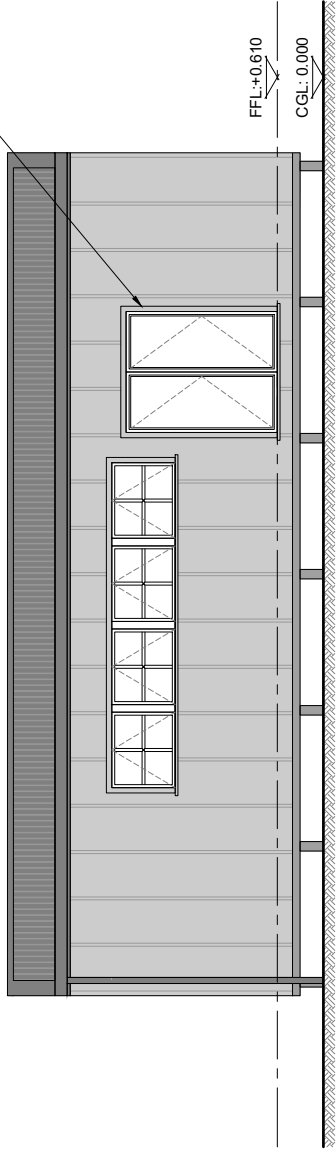
All other closed structural fixings to be mild steel (uncoated non galvanized)



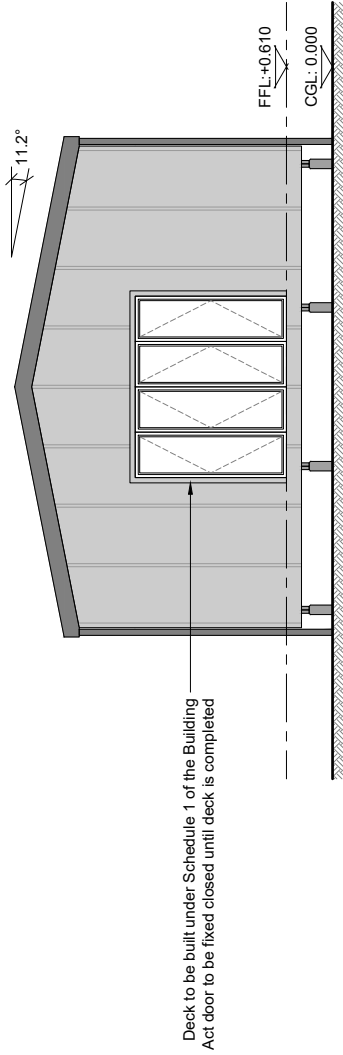
A
-
Elevation
SCALE = 1:100 @ A3



B Elevation
- SCALE = 1:100 @ A3



C
Elevation
SCALE = 1:100 @ A3



D Elevation
SCALE = 1:100 @ A3

SPECIFICATIONS					
Cladding Type	Board & batten				
Roofing Type	Corrugate				
Roof Pitch	11.2°				
Joinery	Aluminium				
Wind Zone	High				
Earth Quake Zone	1				
RISK MATRIX					
Risk Factor	L	M	H	VH	Score
A. Wind Zone	0	0	1	2	0
B. Number of Storeys	0	1	2	4	0
C. Roof / Wall Intersection	0	1	3	5	0
D. Eave Width	0	1	2	5	0
E. Envelope Complexity	0	1	3	6	0
F. Deck Design	0	2	4	6	0
	Total				0