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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: _____
 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: Northland Planning and Development Limited c/o - Rochelle Jacobs
 Electronic Address for Service (E-mail): info@northplanner.co.nz
 Phone Numbers: Work: 027 449 8813 Home: _____
 Postal Address: _____
 (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: John Oates & Christopher Needham

Property Address/ Location: 150 Te Wahapu Road, Russell

7. Application Site Details:

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

Site Address/ Location: 150 Te Wahapu Road, Russell

Legal Description: Pt Lot 2 Deposited Plan 61655 & Lot 36 Deposited Plan 17694 Val Number: _____

Certificate of Title: NA18A/1385
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 John to arrange a suitable time to visit the site.

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.

To undertake alternations and additions to the existing dwelling on site where the proposal breaches the permitted standards for Stormwater Management, Setback from Boundaries and Fire Risk to Residential Units.

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)
EBC - 2024-471/0
 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:

Phone Numbers:

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/company to pay 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: _____

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: 4/3/24

(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

Land Use Resource Consent Proposal

John Oates

150 Te Wahapu Road, Russell

Date: 14.03.2024

Please find attached:

- An application form for a Land-use Resource Consent for alterations to an existing dwelling within the Coastal Living Zone and
- an Assessment of Environmental Effects indicating the potential and actual effects of the proposal on the environment.

A building consent application has already been approved for this development (EBC 2024-4710). Some of the works being undertaken on site do not trigger resource consent, and for the works that do these are minor. As such we ask that once an initial assessment has been completed that the Inspection Block be lifted such that building works can commence.

The application has been assessed as a **Discretionary Activity** under the Far North Operative District Plan and **Permitted** under the Proposed District Plan.

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

Regards



Alex Billot
Resource Planner

Reviewed by:



Rochelle Jacobs
Director/Senior Planner

NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED



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- Appendix 1 – Application Form**
- Appendix 2 – Certificate of Title - LINZ**
- Appendix 3 – Site Plan – PHA**
- Appendix 4 – Floor Plan - PHA**
- Appendix 5 – Written Approval – Lot 4 DP173775**
- Appendix 6 – Approved Form 4 - FNDC**



Assessment of Environment Effects Report

1. Description of the Proposed Activity

- 1.1. The proposal is for alterations to an existing dwelling. The proposed alterations include the following –
 - The entry is changing from a timber decking area to a closed in area.
 - The covered deck outside the downstairs bedroom is also changing to a closed in area.
 - The deck on the opposite side of the house is increasing in area but is staying as timber decking only (not covered).
- 1.2. A building consent for the works has been applied for under EBC-2024-471/0. A Form 4 was issued on 22nd November 2023 stating the proposal required resource consent.
- 1.3. The alteration which results in the need for resource consent is the entry which is changing from a timber decking area to a closed in area. The existing covered deck outside the downstairs bedroom does not result in any District Plan breaches nor does the deck which is increasing in area.
- 1.4. The proposal breaches the following Operative District Plan rules:
 - 10.7.5.1.6 Stormwater Management
 - 10.7.5.1.7 Setback from Boundaries
- 1.5. The proposal has been assessed as a **Discretionary Activity** under the Operative District Plan and **Permitted** under the Proposed District Plan.

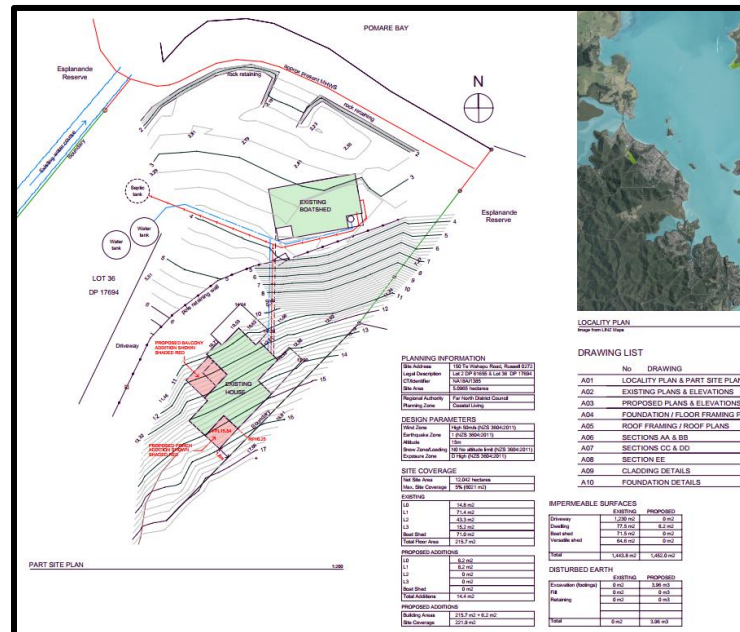


Figure 1: Site Plan



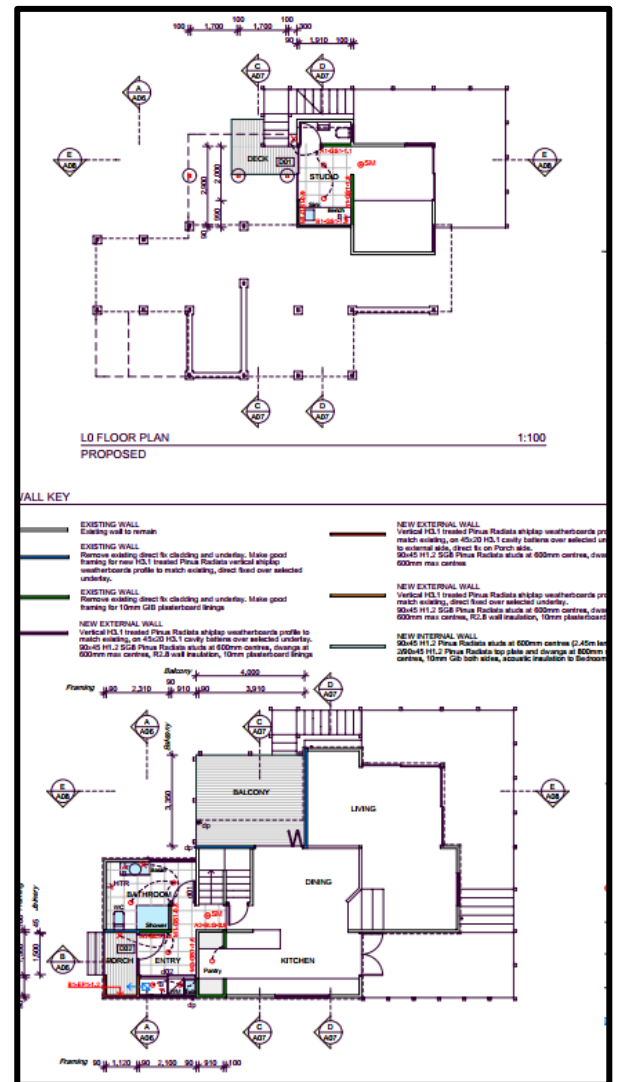
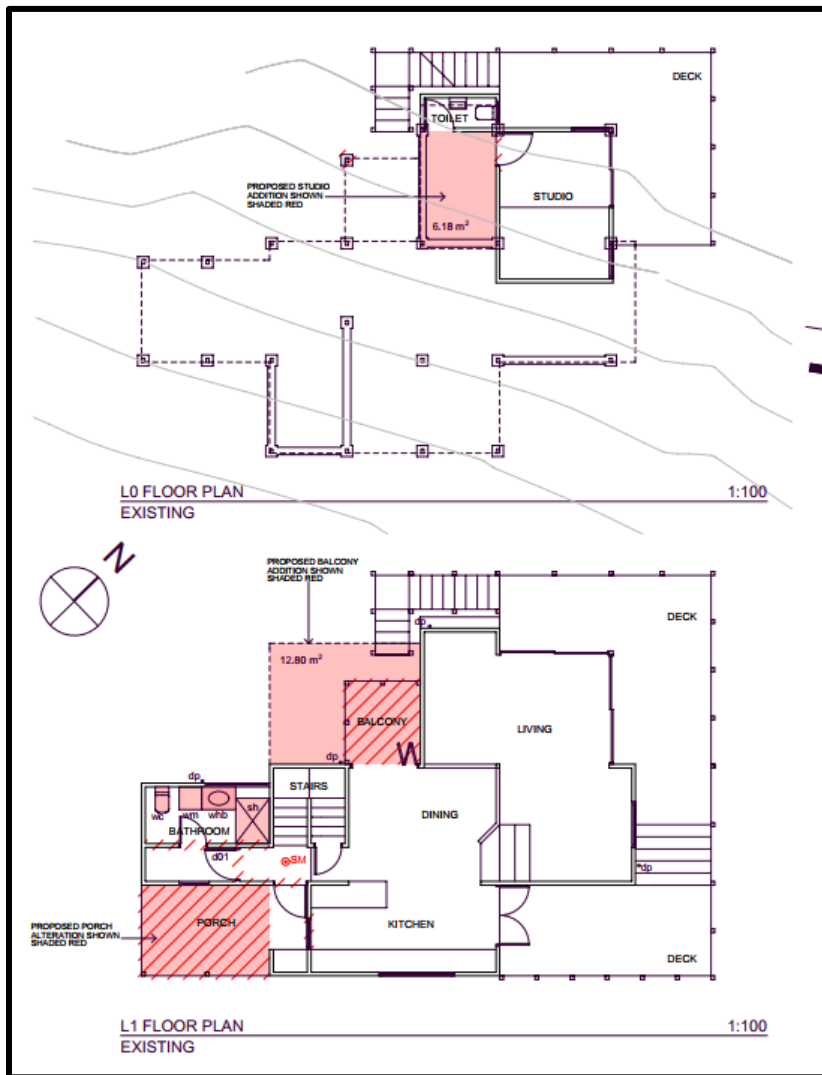


Figure 2: Existing floor plan. Studio addition will be located where an existing covered deck area is. Proposed porch alteration creates breaches under the DP.

Figure 3: Proposed Floor Plan

2. The site and surrounding environment.

- 2.1. The site is located at 150 Te Wahapu Road which is legally described as Lot 2 DP 61655 and Lot 36 DP 17694. The site is located on the northern side of Te Wahapu Road and extends towards the coastal marine area. The site is irregular in shape and is one of the larger Coastal Living blocks left on the peninsula at 5ha with many neighbouring blocks being around 4000m2 in area. The site is accessed directly off Te Wahapu Road.
- 2.2. The topography of the site is undulating with a moderate downwards slope from the road to the coast. The site has a gully present within the centre of the property. This is easily

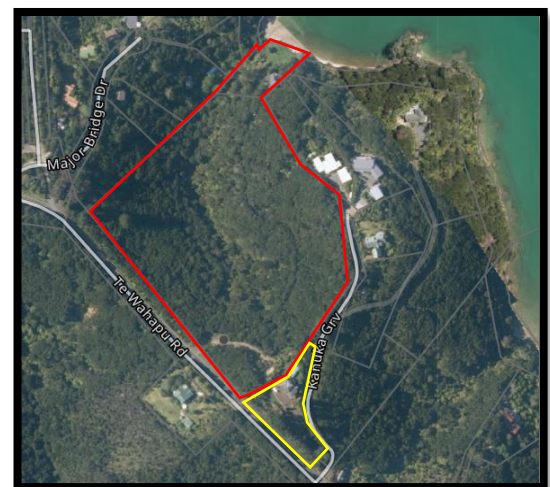


Figure 4: Site location in red and surrounding environment.



viewed from the aerial above. Vegetation cover is generally native bush. The site is currently developed with a dwelling, a boat shed, an implement shed and various tracks. The surrounding environment consists of residential allotments.

Title

2.3. The subject site is held in Record of Title NA18A/1385 and is dated 19 February 1970. The title contains both Lot 2 DP61655 and Lot 36 DP17694. The existing dwelling is located within Lot 36 DP17694. There are no consent notices registered on the title.

Site History

2.4. The property was created under RC 79299 in 1970 as shown below. The property was held together with Lot 36 and as per the title above, this is still in place today.

2.5. Since then, the site has been the subject of a lapsed subdivision resource consent application as well as various resource and building consent applications for a boat shed and versatile shed on the site. The dwelling subject of this application was constructed in the late 1980s/early 1990s.

2.6. It is noted that there is a current subdivision application under RC2220843 which has been suspended whilst awaiting further information. RC2220843 will alter the area of the site which the proposal relates to, however, it will not alter the amount of impermeable surfaces on site.

Site Features

2.7. The site is located within the Coastal Living zone and is not subject to any outstanding landscapes or other resource features.



Figure 5: FNDC DP zoning



Figure 6: NZAA Archaeological Site

2.8. The property is mapped as being subject to an archaeological site as pictured above. The proposal will not affect this archaeological site.

2.9. Soils mapped on the site are not highly versatile at 6e9.



2.10. The site is impacted by Tsunami as shown in yellow and orange below. The site is also impacted by Coastal Flood hazard where there is a small stream which discharges to the coast.

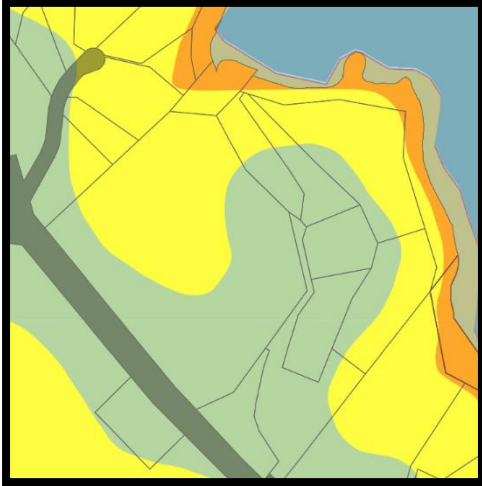


Figure 7: FNDC Tsunami zones

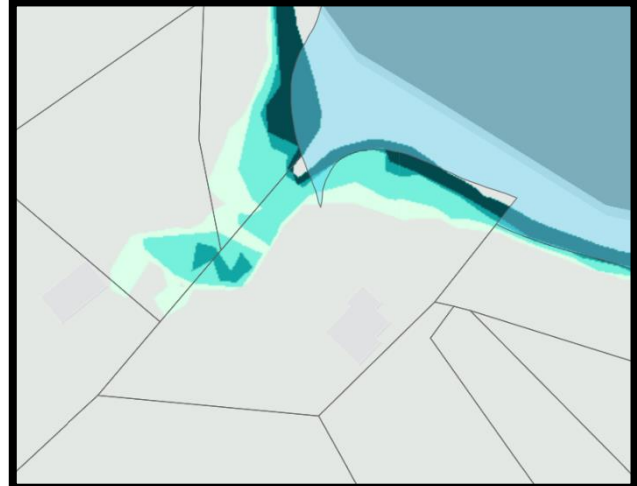


Figure 8: Hazard Map

2.11. The site is located on the Te Wahapu Peninsula where no reticulated services are available.

2.12. The subject allotment is not mapped as being subject to any reserves. It is noted however that the allotment is impacted by a protected natural area named the Edwards Tikitikioure Coastal Habitat as shown below. This area encompasses the land to the north of the purple line covering the existing dwelling and boat shed.

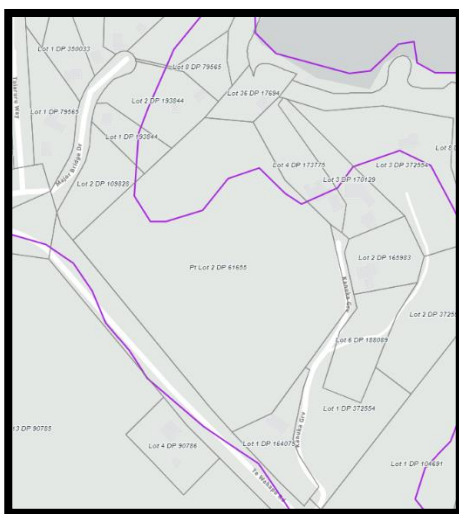


Figure 9: PNA Map



Figure 10: Kiwi Maps

2.13. The property is located within a kiwi concentration area.



- 2.14. The property is outside any areas of surface water protection.
- 2.15. The site is not located within a Statutory Acknowledgement Area and is not mapped as being located within an Areas of Interest for any iwi or hapu group on Councils Treaty Settlements page. While this is the case the site is located within the rohe of Kororareka Marae.
- 2.16. With regard to the Regional Policy Statement for Northland the site is located within the Coastal Environment. The site has been mapped as containing areas of high natural character.



Figure 11 - Regional Policy Statement Maps

- 2.17. The site is not mapped as being within a Priority Water catchment area or subject to erosion prone land. While the site adjoins the coast this area has not been mapped as subject to any areas of Natural, Historic and Cultural Heritage – Fresh and Coastal Waters.

- 2.18. The biodiversity wetlands layer indicates that there are wetlands in the area. These are located some 480m from the site. An Ecological Report completed as part of RC2220843 noted that a small wetland is present within the lower reaches of the property. While this hasn't been mapped by Council it has been mapped as part of the subdivision application. This wetland is located within 100m of the dwelling.



Figure 12 - Wetland location as taken from RC 2220843



3. Weighting of Plans

- 3.1. The proposal is subject to the Proposed District Plan process that was notified 27 July 2022.
- 3.2. The site is zoned Rural Lifestyle under the Proposed District Plan as well as being within the Coastal Environment Overlay. The majority of the site is also classified as having high natural character although the areas containing the dwelling, boat shed and cultivated area are not shown to be of high natural character. The northern most portion of the site where it adjoins the CMA is also classified as being susceptible to Coastal Flood Hazards.
- 3.3. When the Proposed Plan was first notified there were a number of rules which were identified as having immediate legal effect. The Summary of submissions have now been released, and no additional rules have been identified by Council's Policy department as having immediate legal effect under s86F. An assessment of the relevant rules and related objectives and policies of the Proposed District Plan now forms part of this application.
- 3.4. We have contacted Council's Policy Team enquiring about whether any additional rules have immediate legal effect. At this point in time no further rules have been publicly identified. As such, we have taken the approach that no further rules have immediate legal effect. If this is incorrect, we ask that Council contact us at their earliest convenience to provide us with an updated assessment list.

4. Activity Status of the proposal

Operative Plan – Coastal Living zone

- 4.1. Under the Operative Plan, the site is zoned Coastal Living. An assessment of the rules under Section 10.7.5.1 has been undertaken below.

PERFORMANCE STANDARDS		
Plan Reference	Rule	Performance of Proposal
COASTAL LIVING ZONE		
10.7.5.1.1	VISUAL AMENITY	Permitted Subclause (b) is considered to be of relevance to the application. The alteration/addition does not exceed 30% of the gross floor area of the building and does not exceed the height of the existing building. The dwelling existed prior to 2000.
10.7.5.1.2	RESIDENTIAL INTENSITY	Permitted The proposal will not alter the number of residential units on the site as the proposal is for alterations to the existing dwelling which includes closing in an existing porch.
10.7.5.1.3	SCALE OF ACTIVITIES	Not applicable as the proposal will result in alterations to an existing dwelling.
10.7.5.1.4	BUILDING HEIGHT	Complies.



		The proposal complies with this permitted standard as the proposed structure is less than 8m in height.
10.7.5.1.5	SUNLIGHT	Complies. As shown on the plans from PHA, the proposal complies.
10.7.5.1.6	STORMWATER MANAGEMENT	Discretionary The site will contain the existing dwelling (77.5m ²), boat shed (71.5m ²), versatile garage (64.8m ²) and driveway (1230m ²) as well as the proposed alteration. While the existing impermeable surfaces are consented, the proposal will result in an additional 8.2m ² of floor area, which increases the amount of impermeable surfaces on the site from 1443.8m ² to 1452m ² , therefore increasing the non-compliance of impermeable surface coverage within the site. It is noted that the entry to be covered in, already has an existing roof over it, however, it was found in the original building plans, that this area was originally consented as a deck with no roof cover. The roof over the entry was added prior to the applicant owning the property. As such, consent is sought for the slight increase in impermeable surface coverage.
10.7.5.1.7	SETBACK FROM BOUNDARIES	Restricted Discretionary As shown on the plans from PHA, the proposed alteration is located a minimum of 1.6 metres from the eastern most boundary which adjoins Lot 4 DP173775. Although the porch entry is existing, as the proposal will result in this being a closed in area, this has been assessed as a breach. Written approval from the affected neighbour has been obtained and included with this application.
10.7.5.1.8	SCREENING FOR NEIGHBOURS NON-RESIDENTIAL ACTIVITIES	Not applicable as the proposal is for residential activities only.
10.7.5.1.9	TRANSPORTATION	Permitted The proposal complies with the permitted standards of this rule as well as Chapter 15 as the proposal will not alter the TIF of the site nor the number of users which utilise the site and access. No further assessment of Chapter 15 is considered necessary as part of this application.
10.7.5.1.10	HOURS OF OPERATION NON-RESIDENTIAL ACTIVITIES	Not applicable as the proposal is for residential activities only.
10.7.5.1.11	KEEPING OF ANIMALS	Not applicable as no commercial keeping of animals are proposed.
10.7.5.1.12	NOISE	Complies. The proposal complies with the permitted standard.
10.7.5.1.13	HELICOPTER LANDING AREA	Not applicable as no helicopter landing is required.



District Wide Matters

Plan Reference	Rule	Performance of Proposal
12.2	INDIGENOUS FLORA AND FAUNA	Permitted. No indigenous vegetation clearance will be required as the works will be undertaken within the existing building footprint.
12.3.6.1.1	FIRE RISK TO RESIDENTIAL UNITS	Existing use The proposal will result in an existing porch being converted to a closed in area of the dwelling. It is considered that as the deck formed part of the residential unit, the proposal will not result in an increase of fire risk, as the footprint of the residential unit will not be in closer proximity to what was previously consented. It is therefore considered that existing use rights apply and the proposal will not be increasing the fire risk of the dwelling as the footprint of what is classified as the residential unit will remain the same distance from the dripline of any trees.

Operative District Plan Rule Breaches

4.2. The assessment above indicates the following breaches under the Operative District Plan:

10.7.5.1.6 Stormwater Management

4.3. As detailed above, the proposal will result in an increase of impermeable surface coverage of 8.2m² which brings the total impermeable surface coverage to 1452m². It is noted that the entry to be covered in, already has an existing roof over it, however, it was found in the original building plans, that this area was originally consented as a deck with no roof cover. The roof over the entry was added prior to the applicant owning the property. As such, consent is sought for the slight increase in impermeable surface coverage.

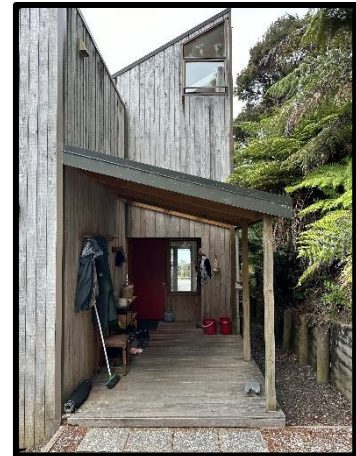


Figure 13: Image of the porch to be closed in.

8.6.5.1.4 Setback from Boundaries

4.4. The proposed alteration is located a minimum of 1.6 metres from the eastern most boundary which adjoins Lot 4 DP173775. Although the porch entry is existing, as the proposal will result in this being a closed in area, this has been assessed as a breach.



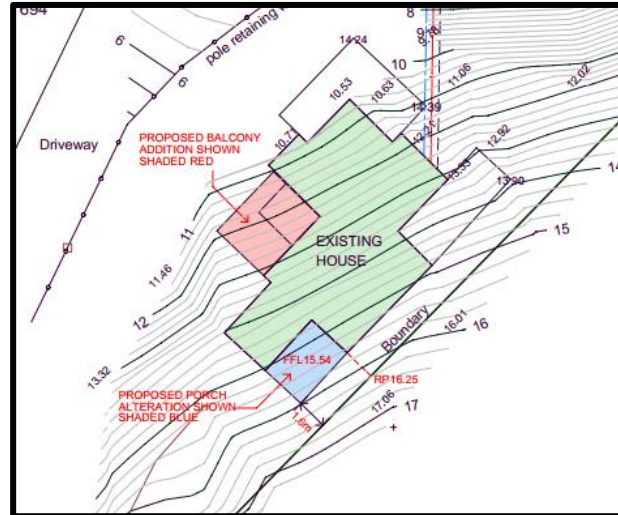


Figure 14: Site Plan showing setback distance

Overall Activity Status

4.5. As per Rule 10.7.5.4 Discretionary Activities, the proposal requires consent under the Operative District Plan as a **Discretionary Activity**. Assessment of the relevant sections of Chapter 11 will be undertaken as part of this application.

Proposed District Plan

4.6. The proposal is also subject to the Proposed District Plan process. Within the Proposed District Plan, the site is zoned Rural-Lifestyle. Assessment of the matters relating to the Proposed District Plan that are known to have immediate legal effect, has been undertaken below:

Chapter	Rule Reference	Compliance of Proposal
Hazardous Substances	The following rules have immediate legal effect: 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 Rules HS-R5, HS-R6, HS-R9	Not applicable. The proposal does not include a new significant hazardous facility nor is the property located within an area with a scheduled site and area of significance to Māori, significant natural area or a scheduled heritage resource
Heritage Area Overlays	All rules have immediate legal effect (HA-R1 to HA-R14) All standards have immediate legal effect (HA-S1 to HA-S3)	Not applicable. The site is not located within a Heritage Area Overlay.
Historic Heritage	All rules have immediate legal effect (HH-R1 to HH-R10) Schedule 2 has immediate legal effect	Not applicable. The site does not contain any areas of historic heritage.



Notable Trees	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	Not applicable. The site does not contain any notable trees.
Sites and Areas of Significance to Maori	All rules have immediate legal effect (SASM-R1 to SASM-R7) Schedule 3 has immediate legal effect	Not applicable. The site does not contain any sites or areas of significance to Maori.
Ecosystems and Indigenous Biodiversity	All rules have immediate legal effect (IB-R1 to IB-R5)	Permitted. The proposal will not result in the removal of indigenous vegetation.
Subdivision	The following rules have immediate legal effect: SUB-R6, SUB-R13, SUB-R14, SUB-R15, SUB-R17	Not applicable. The proposal is not for subdivision.
Activities on the Surface of Water	All rules have immediate legal effect (ASW-R1 to ASW-R4)	Not applicable. The proposal does not involve activities on the surface of water.
Earthworks	The following rules have immediate legal effect: EW-R12, EW-R13 The following standards have immediate legal effect: EW-S3, EW-S5	Permitted. Earthworks as part of this proposal will proceed under the guidance of an ADP and will be in accordance with the Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016, in accordance with Rules EW-12, EW-R13, EW-S3 and EW-S5.
Signs	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	Not applicable. No signs are proposed as part of this application.
Orongo Bay Zone	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water	Not applicable. The site is not located in the Orongo Bay Zone.

4.7. The assessment above indicates that the proposal is **Permitted** insofar as the rules we are aware of having immediate legal effect within the Proposed District Plan.



National Environmental Standards

National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011

- 4.8. The site is not identified as HAIL on the Council database of HAIL sites. A review of historic aerials as well as previous resource consent applications have determined that there are no known activities that have previously occurred or are currently occurring on the site that are registered as HAIL Activities. For this reason, the NESCS (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) is not a consideration of this application. The proposal is considered **Permitted** in terms of this regulation.

National Environmental Standards for Freshwater 2020

- 4.9. NES-F sets out requirements for carrying out activities identified as posing a risk to the health of freshwater and freshwater ecosystems, and to ensure the objectives and policies within the National Policy Statement for Freshwater Management are met.
- 4.10. In this case, the existing dwelling is located around 30m from the wetland area. Given that the development will be within 100m of the wetland on site an assessment of the regulation has been undertaken below.

Part 3 Standards for other activities that relate to freshwater.

- 4.10.1. The Resource Management (National Environmental Standards for Freshwater) Regulations sets out rules and regulations within part 3, s38 permitted activities.

S38 Permitted Activities		
Rule		Assessment
S38	Vegetation Clearance, Earthworks, Taking, use, damming, diversion, or discharge of water within or within a 100m setback from, a natural wetland.	<p>Permitted Activity No vegetation clearance is proposed.</p> <p>The proposed works are more than 10m away from the wetland. While within 100m of the wetland there is no hydrological connection between the development area and the wetland on site. As shown on the contour plan ref Figure 12 any water from this area would head towards the coast rather than entering the wetland area. The general conditions within section 55 of the act can be complied with.</p>
S38(4) Conditions. <i>The conditions are that -</i>		
S38(4)(a)	the activity must comply with the general conditions on natural inland wetland activities in regulation 55 ; and	As demonstrated below, the activity is able to comply with the conditions within Regulation 55.
S38(4)(b)	if the activity is vegetation clearance, earthworks, or land disturbance, the activity must not occur over more than	<p>Permitted Activity. No works will occur within the natural inland wetland area.</p>



	500m ² or 10% of the area of the natural inland wetland, whichever is smaller; and	
S38(4)(c)	if the activity is a discharge of water, it must not be a restricted discretionary activity as described in regulation 39(3A) .	Permitted Activity. The activity is not for a discharge to water.
Regulation 55 – General Conditions to inland wetland activities		
S55(2)	If this regulation applies in relation to a permitted activity, the 1 or more persons responsible for undertaking the activity must, at least 10 working days before starting the activity, provide the relevant regional council with the following information in writing: (a) a description of the activity to be undertaken; and (b) a description of, and map showing, where the activity will be undertaken; and (c) a statement of when the activity will start and when it is expected to end; and (d) a description of the extent of the activity; and (e) their contact details.	Complies
S55(3)	The general conditions relating to water quality and movement are as follows: (a) the activity must not result in the discharge of a contaminant if the receiving environment includes any natural inland wetland in which the contaminant, after reasonable mixing, causes, or may cause, 1 or more of the following effects: (b) the activity must not increase the level of flood waters that would, in any flood event (regardless of probability), inundate all or any part of the 1% AEP floodplain (but see subclause (4)); and	Complies (a) the activities will not result in a discharge of a contaminant. (b) The activity will not increase the level of flood waters. (c) The activity will not alter the natural movement of water into, within or from any natural inland wetland. (d) The activities do not involve taking or discharging to or from any natural inland wetland. (e) No debris will be placed within any areas specified in 'i' and 'ii'.



	<p>(c) the activity must not alter the natural movement of water into, within, or from any natural inland wetland (but see subclause (5)); and</p> <p>(d) the activity must not involve taking or discharging water to or from any natural inland wetland (but see subclause (5)); and</p> <p>(e) debris and sediment must not be placed—</p> <p>(i) within a setback of 10 m from any natural inland wetland; or</p> <p>(ii) in a position where it may enter any natural inland wetland.</p>	
S55(4)	Not relevant.	
S55(5)	Despite subclause (3)(c) and (d), the temporary taking, use, damming, or diversion of water around a work site, or discharges of water into the water around a work site, may be undertaken if the following conditions (a)-(f) are complied with	<p>Complies</p> <p>This is an on-going condition, which may or may not be relevant to the consent. If any temporary diversion is carried out, the consent holder will ensure compliance with conditions (a)-(f).</p>
S55(6)	Not relevant.	
S55(7)	<p>The general condition relating to earth stability and drainage is that the activity must not create or contribute to—</p> <p>(a) the instability or subsidence of a slope or another land surface; or</p> <p>(b) the erosion of the bed or bank of any natural inland wetland; or</p> <p>(c) a change in the points at which water flows into or out of any natural inland wetland; or</p> <p>(d) a constriction on the flow of water within, into, or out of any natural inland wetland; or</p> <p>(e) the flooding or overland flow of water within, or flowing into or out of, any natural inland wetland.</p>	<p>Complies</p> <p>(a) The proposal will not result in instability or subsidence of a slope or other land surface.</p> <p>(b) Complies</p> <p>(c) No changes to the access where water flows to or from the wetland is proposed.</p> <p>(d) No constriction on the flow of water will result from the proposal.</p> <p>(e) The development will not result in additional flooding or overland flow of water within or flowing into or out of the natural wetland.</p>
S55(8)	<p>The general conditions on earthworks, land disturbance, and vegetation clearance are as follows:</p> <p>(a) during and after the activity, erosion and sediment control measures must be applied and maintained at the site of the activity to minimise adverse effects of sediment on natural inland wetlands; and</p>	<p>Complies</p> <p>(a) Any earthworks will be carried out in accordance with GD05.</p> <p>(b) The proposal will comply with this.</p> <p>(c) Complies.</p> <p>(d) Not applicable.</p>



	<p>(b) the measures must include stabilising or containing soil that is exposed or disturbed by the activity as soon as practicable after the activity ends; and</p> <p>(c) the measures referred to in paragraph (b) must remain in place until vegetation covers more than 80% of the site; and</p> <p>(d) if the activity is vegetation clearance, it must not result in earth remaining bare for longer than 3 months.</p>	
S55(8)	<p>The general conditions relating to vegetation and bird and fish habitats are as follows:</p> <p>(a) only indigenous species that are appropriate to a natural inland wetland (given the location and type of the natural inland wetland) may be planted in it; and</p> <p>(b) the activity must not result in the smothering of indigenous vegetation by debris and sediment; and</p> <p>(c) the activity must not disturb the roosting or nesting of indigenous birds during their breeding season; and</p> <p>(d) the activity must not disturb an area that is listed in a regional plan or water conservation order as a habitat for threatened indigenous fish; and</p> <p>(e) the activity must not, during a spawning season, disturb an area that is listed in a regional plan or water conservation order as a fish spawning area.</p>	<p>Complies.</p> <p>(a) No vegetation plantation is required or proposed as part of this proposal.</p> <p>(b) Any earthworks will not impact indigenous vegetation in the wetland.</p> <p>(c) The proposal will not impact roosting or nesting of birds.</p> <p>(d) As demonstrated through this application, the activity will not disturb the wetland.</p> <p>(e) The site is not listed as a fish spawning area.</p>
S55(10) & (11)	<p>The general condition relating to historic heritage is that the activity must not destroy, damage, or modify a site that is protected by an enactment because of the site's historic heritage (including, to avoid doubt, because of its significance to Māori), except in accordance with that enactment.</p> <p>(11) In subclause (10), enactment includes any kind of instrument made under an enactment.</p>	<p>Complies</p> <p>There are no historic heritage sites within the development area which may be affected by the proposal which is protected by an enactment.</p>
S55(12)	<p>The general conditions on the use of vehicles, machinery, equipment, and materials are as follows:</p>	<p>Complies</p> <p>The proposal can comply with matters set out from (a) – (d).</p>



	<p>(a) machinery, vehicles, and equipment used for the activity must be cleaned before entering any natural inland wetland (to avoid introducing pests, unwanted organisms, or exotic plants); and</p> <p>(b) machinery that is used for the activity must sit outside a natural inland wetland, unless it is necessary for the machinery to enter the natural inland wetland to achieve the purpose of the activity; and</p> <p>(c) if machinery or vehicles enter any natural inland wetland, they must be modified or supported to prevent them from damaging the natural inland wetland (for example, by widening the tracks of track-driven vehicles or using platforms for machinery to sit on); and</p> <p>(d) the mixing of construction materials, and the refuelling and maintenance of vehicles, machinery, and equipment, must be done outside a 10 m setback from any natural inland wetland.</p>	
S55 (13)	<p>The other general conditions are as follows:</p> <p>(a) the activity must be undertaken only to the extent necessary to achieve its purpose; and</p> <p>(b) the activity must not involve the use of fire or explosives; and</p> <p>(c) if there is existing public access to a natural inland wetland, the activity must not prevent the public from continuing to access the natural inland wetland (unless that is required to protect the health and safety of the public or the persons undertaking the activity); and</p> <p>(d) no later than 5 days after the activity ends,—</p> <p>(i) debris, materials, and equipment relating to the activity must be removed from the site; and</p> <p>(ii) the site must be free from litter.</p>	<p>Complies.</p> <p>(a) Complies</p> <p>(b) Complies</p> <p>(c) There is no public access to the wetland at present.</p> <p>(d) Complies.</p>

4.11. No other National Environmental Standards are considered applicable to this development. The activity is considered permitted in terms of these above-mentioned documents.



5. Statutory Assessment

Section 104B of the Act

- 5.1. Section 104B governs the determination of applications for Discretionary Activities. With respect to Discretionary Activities, a consent authority may grant or refuse an application, and impose conditions under section 108.

Section 104(1) of the Act

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

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

- (a) any actual and potential effects on the environment of allowing the activity; and*
- (ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment that will or may result from allowing the activity; and*
- (b) any relevant provisions of –*
 - i. a national environmental standard:*
 - ii. other regulations:*
 - iii. a national policy statement:*
 - iv. a New Zealand Coastal Policy Statement:*
 - v. a regional policy statement or proposed regional policy statement:*
 - vi. a plan or proposed plan; and*
- (c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.”*

- 5.3. Actual and potential effects arising from a development as described in 104(1)(a) can be both positive and adverse (As described in section 3 of the act). Positive effects arising from this proposal are that the existing use of the site will remain unchanged, and the alterations are minor in nature. Potential adverse effects relate to impacts from both the setback breach and stormwater management.

- 5.4. 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’. In this case 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.

- 5.5. Section 104(1)(b) requires the consent authority to consider the relevant provisions of the above listed documents. An assessment of the relevant statutory documents that corresponds with the scale and significance of the effects that the activity may have on the environment has been provided below.



6. Environmental Effects Assessment

- 6.1. Having reviewed the relevant plan provisions and taking into account the matters that must be addressed by an assessment of environmental effects as outlined in Clause 7 of Schedule 4 of the Act, the following environmental effects warrant consideration as part of this application.

Stormwater Management

- 6.2. The proposal will result in an increase of impermeable surface coverage of 8.2m² which brings the total impermeable surface coverage to 1452m². It is noted that the porch entry to be closed in, already has an existing roof over it, however, it was found in the original building plans, that this area was originally consented with no roof cover. The roof over the entry was added prior to the applicant owning the property. As such, consent is sought for the slight increase in impermeable surface coverage.
- 6.3. It is noted that in the most recent resource consent approval under RC2200084 which was for the construction of the versatile shed halfway up the property, no stormwater management report was required as the Council's RC Engineer stated that *'there are no issues provided the development is in line with the Council's Development Engineer Memo. Council's Development Engineer has advised that stormwater should be directed to natural flowpaths and discharged in a dispersive manner. This can be provided for at the building consent stage. Effects are minor.'* This extract was taken from the s95 report for RC2200084.
- 6.4. Within RC2180596 which was for the construction of the boat shed near the dwelling, it was noted in the s95 report that *'All stormwater resulting from development works and newly formed impermeable surfaces for the property, including overflow from roof water collection tanks, shall be collected and piped, to the north of the building platform. The discharge outlet will need to be formed to prevent scouring or erosion of the seawall or adjoining coastal marine area. The steep topography of the surrounding properties and the proposed boatshed location is such that any stormwater which is generated from the proposed structure will not impact on any other surrounding sites. Therefore, the potential adverse effects of the development will be no more than minor, to the site, coastal marine area and neighbouring properties in terms of stormwater discharges.'*
- 6.5. It is worth noting that stormwater reports were not required as part of RC2180596 or RC2200084. As such, it is considered that due to the very minor nature of the proposal, as well as the fact the existing stormwater runoff attenuation methods will not be altered or impacted by the proposal, a stormwater report is not considered necessary in this instance.
- 6.6. Assessment of Section 11.3 of the District Plan has been undertaken below.
- (a) *The extent to which building site coverage and impermeable surfaces result in increased stormwater runoff and contribute to total catchment impermeability and the provisions of any catchment or drainage plan for that catchment.***



6.6.1. The proposed porch alteration will not increase building coverage, as the proposal will result in an existing porch being converted to a closed in area. As mentioned, there is an existing roof over the porch, however this was not part of the original consented build, and therefore, consent is required to legalise the closing in of this area, which results in a very minor increase of impermeable surface coverage. It is therefore considered that the proposal does not result in increased stormwater runoff as what is currently in existence will remain and all stormwater runoff will continue to be directed to the existing stormwater management measures on site.

(b) The extent to which Low Impact Design principles have been used to reduce site impermeability.

6.6.2. No additional design is considered necessary, due to the area already having a roof. The proposal will legalise an existing situation. Stormwater is adequately controlled on site, with all other buildings on site being legally established.

(c) Any cumulative effects on total catchment impermeability.

6.6.3. No cumulative effects are anticipated. The proposed alteration is very minor and is not considered to impact total catchment impermeability.

(d) The extent to which building site coverage and impermeable surfaces will alter the natural contour or drainage patterns of the site or disturb the ground and alter its ability to absorb water.

6.6.4. Natural contour or drainage will not be altered as part of the proposal. No excavations are required for the alteration of the existing porch to a closed in area.

(e) The physical qualities of the soil type.

(f) Any adverse effects on the life supporting capacity of soils.

(g) The availability of land for the disposal of effluent and stormwater on the site without adverse effects on the water quantity and water quality of water bodies (including groundwater and aquifers) or on adjacent sites.

6.6.5. No adverse effects are anticipated on the life supporting capacity of soils. There is an existing onsite wastewater system and stormwater attenuation measures on site which will not be affected by the proposal.

(h) The extent to which paved, impermeable surfaces are necessary for the proposed activity.

6.6.6. The proposal will see an existing porch converted to a closed in area for the dwelling. The proposal will enable better utilization of the dwelling and is considered necessary for the proposed activity.

(i) The extent to which landscaping may reduce adverse effects of run-off.

6.6.7. No additional landscaping is proposed nor considered necessary due to the minor nature of the proposal. Furthermore, there is extensive existing vegetation on site. The proposal is not considered to create any adverse effects in relation to runoff, given that there is already an existing roof over the deck.

(j) Any recognised standards promulgated by industry groups.



6.6.8. There are no known standards by industry groups applicable to this minor development.

(k) The means and effectiveness of mitigating stormwater run-off to that expected by the permitted activity threshold.

(l) The extent to which the proposal has considered and provided for climate change.

6.6.9. The existing structures on site have been legally established with the required resource consents and building consents granted. The proposal will see an existing porch, which has an existing roof cover, converted to a closed in area to be utilised as part of the dwelling. This application is effectively legalising an existing situation in regards to impermeable surfaces. Due to the minor nature of the proposal, additional mitigation measures are not considered necessary with all stormwater being managed on site currently, with no change anticipated.

(m) The extent to which stormwater detention ponds and other engineering solutions are used to mitigate any adverse effects.

6.6.10. No stormwater detention ponds or other engineering solutions are considered necessary in this instance.

Summary

6.7. Due to the minor nature of the proposal and the fact that it will not alter the impermeable surfaces that are currently on site, it is considered that there will be no adverse effects created in regards to stormwater management. The application is to effectively legalise an existing situation, with the 8.2m² porch being converted to a closed in area to be utilised as part of the dwelling. The proposed alteration is not considered to require additional attenuation measures with what is currently on site remaining unchanged. All other buildings and impermeable surfaces on site have obtained the required resource and building consents with no issues raised.

Setback from Boundaries

6.8. The permitted setback distance for the zone is 10 metres. As shown on the site plan, the proposed alteration will be setback 1.6 metres from the boundary with Lot 4 DP173775. As mentioned, the porch is existing as well as the roof area and the proposal will see this area being closed in to form part of the internal dwelling space. Written approval from the affected neighbour has been obtained and included with this application.

6.9. The following assessment has been undertaken with reference to the relevant Assessment Criteria contained within Section 11.6 of the District Plan.

(a) Where there is a setback, the extent to which the proposal is in keeping with the existing character and form of the street or road, in particular with the external scale, proportions and buildings on the site and on adjacent sites.

(b) The extent to which the building(s) intrudes into the street scene or reduces outlook and privacy of adjacent properties.

(c) The extent to which the buildings restrict visibility for vehicle manoeuvring.

(d) The ability to mitigate any adverse effects on the surrounding environment, for example by way of street planting.



(e) The extent to which provision has been made to enable and facilitate all building maintenance and construction activities to be contained within the boundaries of the site.

- 6.9.1. The dwelling is not visible from Te Wahapu Road, due to the large separation distance as well as the topography and vegetation coverage of the site. The proposal will see an existing deck with roof being converted to a closed in space which is not considered to alter the character and appearance of the dwelling as seen from the existing environment. The external scale and proportion of the dwelling will only change slightly which is considered to keep the existing character and form of the dwelling.
- 6.9.2. No effects on outlook and privacy of adjacent properties are anticipated. As shown in the images below, the proposed alteration is near a steep vegetated slope, which then goes on to the dividing boundary of the subject site and Lot 4 DP173775. The proposed alteration is not visible from the neighbouring dwelling due to the topography and vegetation within the subject site and adjoining property. Furthermore, written approval has been received from Lot 4 DP173775, reinforcing that effects on this property are less than minor.
- 6.9.3. The proposed alteration will not alter the existing vehicle manoeuvring areas on the site.
- 6.9.4. The proposal is not considered to create any adverse effects. No additional planting is considered necessary due to the alteration being fully screened by the existing topography and vegetation on site. The alteration is also at the rear of the house and is therefore not visible from the CMA.
- 6.9.5. The external wall of the proposed alteration will be in line with the existing external wall of the dwelling along this boundary and as such, it is considered there is ample room for maintenance and construction activities. As shown in the image below, there is a buffer area around this side of the dwelling which enables maintenance activities of the dwelling.





Figure 15: Image of existing porch subject of the proposed alteration.



Figure 16: Image showing the steep vegetated slope along the boundary where the setback breach occurs as well as the walkway which can be utilised for maintenance and construction activities.

7. Policy Documents

7.1. In accordance with Section 104(1)(b) of the Act, the following documents are considered relevant to this application:

Any relevant provisions of –

- i. FNDC Operative District Plan
- ii. FNDC Proposed District Plan
- iv. The National Policy Statement for Freshwater Management
- v. The New Zealand Coastal Policy Statement
- vi. The National Policy Statement for Indigenous Biodiversity

7.2. An assessment of the relevant statutory documents that corresponds with the scale and significance of the effects that activity may have on the environment has been provided below.

National Environmental Standards

7.3. As mentioned earlier in this report, the site is not classified as being on the HAIL. The proposal is therefore considered permitted in terms of the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011.

- 7.4. The proposal has been assessed as a permitted activity insofar as the National Environmental Standard for Freshwater, and as such no further consideration of this document is necessary.
- 7.5. No other National Environmental Standards are considered applicable to this development. The proposal is permitted in terms of the above-mentioned documents.

National Policy Statements

- 7.6. There are currently 7 National Policy Statements in place. These are as follows:
- National Policy Statement on Urban Development
 - National Policy Statement for Freshwater Management
 - National Policy Statement for Renewable Electricity Generation
 - National Policy on Electricity Transmission
 - National Policy Statement for Highly Productive Land
 - National Policy Statement for Indigenous Biodiversity
 - New Zealand Coastal Policy Statement

New Zealand Coastal Policy Statement

- 7.7. The subject site is located within the Coastal Environment and therefore the NZCPS is relevant to the proposal. Due to the location of the proposed alteration, it will not be visible from the CMA, as can be seen within Figures 13, which shows that the alteration is located to the rear of the dwelling. The proposal is minor in nature and it is considered the visible change resulting from the proposal are minimal.
- 7.8. The proposal is not considered to alter the character or amenity of the site or the surrounding environment. As such, it is considered that the proposal is consistent with the objectives and policies of the NZCPS.

National Policy Statement for Indigenous Biodiversity

- 7.9. The site does contain a large amount of indigenous vegetation and it is therefore considered that the NPS-IB is of relevance to the subject site. The proposed alteration itself will occur within the existing porch footprint, and therefore will not result in the need for any vegetation clearance or associated land disturbance. The setback distance from vegetation on site will remain as is, with the external walls of the proposed alteration following the external edges of the existing porch, such that separation distances will remain as is.
- 7.10. Due to the minor nature of the proposal and the fact that the alteration will occur over an existing porch, it is considered that the proposal will not result in any adverse effects on indigenous biodiversity on the site. As such, it is considered that the proposal is consistent with the NPS-IB.

National Policy Statement for Freshwater Management

- 7.11. The NPS-FM applies to all freshwater and the affects which the receiving environments may have on freshwater habitats. As mentioned, the proposed works are located within 100m of a



natural inland wetland on the site but are located more than 10m away. There is no hydrological connection between the development area and the wetland on site. Any water from the proposed works location would head towards the coast rather than entering the wetland area. The general conditions within section 55 of the NES for Freshwater can be complied with.

- 7.12. As such, it is considered that the proposal will not alter the health and well-being of the wetland nor will it result in the loss of the natural inland wetland due to the works being located downslope of the wetland as well as being over 10 metres away from the wetland. Overall, it is considered that the proposal is consistent with the objectives and policies of the NPS-FM.

Regional Policy Statement

- 7.13. The role of The Regional Policy Statement is to promote sustainable management of Northland's natural and physical resources by providing an overview of the regions resource management issues and setting out policies and methods to achieve integrated management of Northlands natural and physical resources. The activity is not known to be located within an outstanding landscape or area of high natural character, nor is it located within the coastal environment under the RPS.
- 7.14. The proposal is not anticipated to result in any adverse amenity effects. Character is not considered to be adversely impacted and the proposal is not considered to be objectionable with the surrounding environment, as has been discussed throughout this report. The proposal is considered to have negligible effects on the life supporting capacity of air, water, soil and ecosystems. As such, it is considered that the proposal is compatible with the intent of the RPS.

Far North Operative District Plan

Relevant objectives and policies

- 7.15. The relevant objectives and policies of the Plan are those related to the Coastal Environment and the Coastal Living Zone. The proposal is considered to create no more than minor adverse effects on the coastal environment. The proposal is considered to be consistent with the character of the surrounding area and is considered to have negligible effects on the amenity value of the area. The proposal is considered to be consistent with the objectives and policies of the Plan.

Assessment of Objectives and Policies within the Coastal Environment

- 7.16. The following assessment is based upon the objectives and policies contained within Sections 10.3 and 10.4.

Objectives

10.3.1 To manage coastal areas in a manner that avoids adverse effects from subdivision, use and development. Where it is not practicable to avoid adverse effects from subdivision use or



development, but it is appropriate for the development to proceed, adverse effects of subdivision use or development should be remedied or mitigated.

10.3.2 To preserve and, where appropriate in relation to other objectives, to restore, rehabilitate protect, or enhance:

(a) the natural character of the coastline and coastal environment;

(b) areas of significant indigenous vegetation and significant habitats of indigenous fauna;

(c) outstanding landscapes and natural features;

(d) the open space and amenity values of the coastal environment;

(e) water quality and soil conservation (insofar as it is within the jurisdiction of the Council).

10.3.3 To engage effectively with Maori to ensure that their relationship with their culture and traditions and taonga is identified, recognised, and provided for.

10.3.4 To maintain and enhance public access to and along the coast whilst ensuring that such access does not adversely affect the natural and physical resources of the coastal environment, including Maori cultural values, and public health and safety.

10.3.5 To secure future public access to and along the coast, lakes and rivers (including access for Maori) through the development process and specifically in accordance with the Esplanade Priority Areas mapped in the District Plan.

10.3.6 To minimise adverse effects from activities in the coastal environment that cross the coastal marine area boundary.

10.3.7 To avoid, remedy or mitigate adverse effects on the environment through the provision of adequate land-based services for mooring areas, boat ramps and other marine facilities.

10.3.8 To ensure provision of sufficient water storage to meet the needs of coastal communities all year round.

10.3.9 To facilitate the sustainable management of natural and physical resources in an integrated way to achieve superior outcomes to more traditional forms of subdivision, use and development through management plans and integrated development.

7.16.1. The proposal is not considered to create any adverse effects on the coastal environment as has been discussed throughout this report. The natural character of the coastline is not considered to be impacted due to the proposed alteration being located to the rear of the dwelling, visibly screened from the coast. No vegetation removal is required. The site is not shown to be of outstanding landscape but a portion of it is shown to be of high natural character, which does not include the area where the dwelling is located. The proposal is not considered to impact the areas of high natural character on the site. Open space and amenity is considered to remain intact. Water quality and soil conservation is not impacted. The application is not considered to impact Maori and their relationship with the land as the proposal will see an existing porch converted to a closed in area, therefore not changing the use of the site. Public access along the coast is not considered applicable to this proposal. The proposal does not result in activities that cross the CMA boundary. Water storage on site will remain. Sustainable management of natural and physical resources are unaffected as the proposed alteration will occur over an existing porch area.



Policies

10.4.1 That the Council only allows appropriate subdivision, use and development in the coastal environment. Appropriate subdivision, use and development is that where the activity generally:

- (a) recognises and provides for those features and elements that contribute to the natural character of an area that may require preservation, restoration or enhancement; and*
- (b) is in a location and of a scale and design that minimises adverse effects on the natural character of the coastal environment; and*
- (c) has adequate services provided in a manner that minimises adverse effects on the coastal environment and does not adversely affect the safety and efficiency of the roading network; and*
- (d) avoids, as far as is practicable, adverse effects which are more than minor on heritage features, outstanding landscapes, cultural values, significant indigenous vegetation and significant habitats of indigenous fauna, amenity values of public land and waters and the natural functions and systems of the coastal environment; and*
- (e) promotes the protection, and where appropriate restoration and enhancement, of areas of significant indigenous vegetation and significant habitats of indigenous fauna; and*
- (f) recognises and provides for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga; and*
- (g) where appropriate, provides for and, where possible, enhances public access to and along the coastal marine area; and*
- (h) gives effect to the New Zealand Coastal Policy Statement and the Regional Policy Statement for Northland.*

10.4.2 That sprawling or sporadic subdivision and development in the coastal environment be avoided through the consolidation of subdivision and development as far as practicable, within or adjoining built up areas, to the extent that this is consistent with the other objectives and policies of the Plan.

10.4.3 That the ecological values of significant coastal indigenous vegetation and significant habitats are maintained in any subdivision, use or development in the coastal environment.

10.4.4 That public access to and along the coast be provided, where it is compatible with the preservation of the natural character and amenity, cultural, heritage and spiritual values of the coastal environment, and avoids adverse effects in erosion prone areas.

10.4.5 That access by tangata whenua to ancestral lands, sites of significance to Maori, maahinga mataitai, taiapure and kaimoana areas in the coastal marine area be provided for in the development and ongoing management of subdivision and land use proposals and in the development and administration of the rules of the Plan and by non-regulatory methods. Refer Chapter 2, and in particular Section 2.5, and Council's "Tangata Whenua Values and Perspectives (2004)".

10.4.6 That activities and innovative development including subdivision, which provide superior outcomes and which permanently protect, rehabilitate and/or enhance the natural character of the coastal environment, particularly through the establishment and ongoing management of indigenous coastal vegetation and habitats, will be encouraged by the Council.

10.4.7 To ensure the adverse effects of land-based activities associated with maritime facilities including mooring areas and boat ramps are avoided, remedied or mitigated through the provision of adequate services, including where appropriate:



- (a) parking;*
- (b) rubbish disposal;*
- (c) waste disposal;*
- (d) dinghy racks.*

10.4.8 That development avoids, remedies or mitigates adverse effects on the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.

10.4.9 That development avoids, where practicable, areas where natural hazards could adversely affect that development and/or could pose a risk to the health and safety of people.

10.4.10 To take into account the need for a year-round water supply, whether this involves reticulation or on-site storage, when considering applications for subdivision, use and development.

10.4.11 To promote land use practices that minimise erosion and sediment run-off, and storm water and waste water from catchments that have the potential to enter the coastal marine area.

10.4.12 That the adverse effects of development on the natural character and amenity values of the coastal environment will be minimised through:

- (a) the siting of buildings relative to the skyline, ridges, headlands and natural features;*
- (b) the number of buildings and intensity of development;*
- (c) the colour and reflectivity of buildings;*
- (d) the landscaping (including planting) of the site;*
- (e) the location and design of vehicle access, manoeuvring and parking areas.*

7.16.2. The proposal will not alter the natural character of the site and surrounding environment due to the minor nature of the proposal as well as being hidden from view from the CMA. No effects on the roading network are anticipated as the proposal is for a minor alteration to the existing dwelling. No adverse effects on features listed in 10.4.1(d) are anticipated. Significant vegetation on site will not be affected by the proposal. The relationship of Maori and their culture and traditions will not be affected by the proposal. Public access is not considered relevant. The NZCPS and RPS have been given effect to within this report.

7.16.3. The proposal does not result in sprawling or sporadic subdivision or development. Ecological values of significant vegetation will be maintained as no vegetation removal is required. Public access is not considered relevant. The proposal is considered to be a superior outcome as the alteration will occur over an existing porch and therefore, no vegetation clearance is required. The proposal does not include land based activities associated with maritime facilities. The proposal is not considered to affect the relationship of Maori and their culture and traditions. The proposed alteration is not located in an area impacted by natural hazards. Water supply will remain unchanged. No effects from stormwater runoff are anticipated and wastewater onsite will not be impacted. No adverse effects on the natural character and amenity of the coastal environment are anticipated as discussed throughout this report.

Assessment of the objectives and policies within the Coastal Living Zone

7.17. The following assessment is based upon the objectives and policies contained within Sections 10.7.3 and 10.7.4.



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.

7.17.1. Adverse effects on the environment are not anticipated. The proposal is minor in nature and will not change the current use of the site. The overall natural character of the zone and the site and surrounding environment is not considered to be impacted. The alteration will be over an existing porch area and will be hidden from view from the CMA due to being located at the rear of the house. No vegetation removal will be required.

Policies

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

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;

(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;

(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;

(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)");

(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;

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

7.17.2. As discussed throughout this report, no adverse effects are anticipated. No additional infrastructure will be required as a result of the proposal. The proposal will maintain the character of the zone and will not have adverse effects on the items listed within Policy



10.7.4.3. The proposed alteration will be over an existing porch which is considered the most suitable and practical location. No vegetation removal is required and no additional planting is deemed necessary. Historic heritage will not be impacted.

Proposed District Plan

7.18. Under the Proposed District Plan the site is zoned Rural Lifestyle as well as being within the Coastal Environment Overlay and the majority of the site being classified as having high natural character. The dwelling and proposed alteration are not located within the area of high natural character of the site. The proposal is considered to create no more than minor adverse effects on the rural and coastal environment and is consistent with the intent of the surrounding environment and the zone. The proposal is considered to be consistent with the objectives and policies of the Proposed District Plan.

Rural Lifestyle Zone

7.19. Assessment of objectives and policies within the Rural Lifestyle zone.

Objectives

RLZ-O1 - 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.

RLZ-O2 - The predominant character and amenity of the Rural Lifestyle zone is characterised 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.*

RLZ-O3 - The role, function and predominant character and amenity of the Rural Lifestyle zone is not compromised by incompatible activities.

7.19.1. The proposal will result in a minor alteration to the existing dwelling. The proposal is considered to be consistent with the amenity of the zone.

RLZ-O4 - 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

7.19.2. The site does not adjoin the Rural Production zone, nor is it in close proximity to the Rural Production zone. As such, it is considered the proposal will not compromise the effective and efficient operation of primary production activities in the Rural Production zone.



Policies

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.*

7.19.3. The proposal is considered to be of low density. No small scale farming activities are proposed. No home business activities, visitor accommodation or small scale education facilities are proposed as part of this application.

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.*

7.19.4. The proposal is not considered to be contrary to the density anticipated for the Rural Lifestyle zone. The site and surrounding environment are lifestyle in nature, with higher density development located further to the southwest. No primary production activities are proposed nor any commercial, rural industry or industrial activities.

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.

7.19.5. The site is not located near the Rural Production zone. The proposal is consistent with activities on adjoining sites and no reverse sensitivity effects are anticipated.

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.*

7.19.6. The proposal is consistent with the scale and character of the existing environment. The location, scale and design are considered minor in nature and consistent with surrounding development. The site is not located at a zone interface. Onsite infrastructure will not be affected. Roading infrastructure will not be impacted. The location of the alteration is not within an area affected by natural hazards. No historic heritage will be impacted nor any natural features, landscapes or indigenous biodiversity. Connection held by tangata whenua will not be affected.

Coastal Environment

7.20. Assessment of the objectives and policies of the Coastal Environment.

Objectives

CE-O1 - The natural character of the coastal environment is identified and managed to ensure its long-term preservation and protection for current and future generations.

CE-O2 - Land use and subdivision in the coastal environment:

- a. preserves the characteristics and qualities of the natural character of the coastal environment;*
- b. is consistent with the surrounding land use;*
- c. does not result in urban sprawl occurring outside of urban zones;*
- d. promotes restoration and enhancement of the natural character of the coastal environment;*
and
- e. recognises tangata whenua needs for ancestral use of whenua Māori.*

CE-O3 - Land use and subdivision in the coastal environment within urban zones is of a scale that is consistent with existing built development.

7.20.1. The natural character of the coastal environment will not be impacted by this minor alteration. The proposal is consistent with the surrounding land use, and will not alter the residential use of the site. The proposal does not result in urban sprawl. The proposal will not affect tangata whenua needs for ancestral use. The site is not within an urban zone.

Policies

CE-P1 - Identify the extent of the coastal environment as well as areas of high and outstanding natural character using the assessment criteria in APP1- Mapping methods and criteria.



7.20.2. The site is located within the coastal environment with the majority of the site being classified as high natural character. The area where the dwelling is located and the alteration will take place is not shown to be of high natural character.

CE-P2 - Avoid adverse effects of land use and subdivision on the characteristics and qualities of the coastal environment identified as:

- a. outstanding natural character;*
- b. ONL;*
- c. ONF.*

CE-P3 - Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of land use and subdivision on the characteristics and qualities of the coastal environment not identified as:

- a. outstanding natural character;*
- b. ONL;*
- c. ONF.*

7.20.3. The site is not classified as being of outstanding natural character, outstanding natural landscape or outstanding natural feature.

CE-P4 - Preserve the visual qualities, character and integrity of the coastal environment by:

- a. consolidating land use and subdivision around existing urban centres and rural settlements; and*
- b. avoiding sprawl or sporadic patterns of development.*

7.20.4. The proposal will result in an alteration to the existing porch on site. It is considered the visual qualities, character and integrity of the coastal environment will remain unchanged.

CE-P5 - Enable land use and subdivision in urban zones within the coastal environment where:

- a. there is adequacy and capacity of available or programmed development infrastructure; and*
- b. the use is consistent with, and does not compromise the characteristics and qualities.*

7.20.5. The site is not zoned urban. However, infrastructure will remain unchanged and the characteristics and qualities of the coastal environment will remain unaffected.

CE-P6 - Enable farming activities within the coastal environment where:

- a. the use forms part of the values that established the natural character of the coastal environment; or*
- b. the use is consistent with, and does not compromise the characteristics and qualities.*

7.20.6. No farming activities are proposed.



CE-P7 - Provide for the use of Māori Purpose zoned land and Treaty Settlement land in the coastal environment where:

- a. the use is consistent with the ancestral use of that land; and*
- b. the use does not compromise any identified characteristics and qualities.*

7.20.7. The site is not zoned Maori Purpose nor Treaty Settlement Land.

CE-P8 - Encourage the restoration and enhancement of the natural character of the coastal environment.

CE-P9 - Prohibit land use and subdivision that would result in any loss and/or destruction of the characteristics and qualities in outstanding natural character areas.

7.20.8. The natural character of the coastal environment will be maintained with the proposed minor alteration not creating any adverse effects on the natural character of the coastal environment.

CE-P10 - Manage land use and subdivision to preserve and protect the natural character of the coastal environment, and 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. the presence or absence of buildings, structures or infrastructure;*
- b. the temporary or permanent nature of any adverse effects;*
- c. the location, scale and design of any proposed development;*
- d. any means of integrating the building, structure or activity;*
- e. the ability of the environment to absorb change;*
- f. the need for and location of earthworks or vegetation clearance;*
- g. the operational or functional need of any regionally significant infrastructure to be sited in the particular location;*
- h. any viable alternative locations for the activity or development;*
- i. any historical, spiritual or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6;*
- j. the likelihood of the activity exacerbating natural hazards;*
- k. the opportunity to enhance public access and recreation;*
- l. the ability to improve the overall quality of coastal waters; and*
- m. any positive contribution the development has on the characteristics and qualities.*

7.20.9. The natural character of the coastal environment is not considered to be affected. The proposal will not introduce any new buildings and will result only in a minor alteration to the existing dwelling. It is considered the alteration will be easily absorbed into the existing environment given that it is not visually obtrusive and unable to be seen from public areas. No vegetation clearance will be required. No regionally significant infrastructure is proposed. No other alternative locations have been considered. The area of the alteration is not known to hold any historical, spiritual or cultural association given that it is an existing deck area. The proposal is not considered to exacerbate natural hazards. Public access is not considered



relevant. No effects on coastal waters are anticipated. Characteristics and qualities will be maintained.

Summary

7.21. The above assessment demonstrates that the proposal will be consistent with the relevant objectives and policies and assessment criteria of the relevant statutory documents.

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

Public Notification Assessment

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

Step 1 Mandatory public notification in certain circumstances

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

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

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

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

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

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

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

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

Step 2: Public Notification precluded in certain circumstances

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

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

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

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

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

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

(i) a controlled activity:

(ii) [Repealed]

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

(iv) [Repealed]

(6) [Repealed]

8.1.2. The application is not subject to a rule or NES that precludes public notification. The application is not for a controlled activity. The proposal includes activities which are not boundary activities. Therefore Step 3 must be considered.



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.

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

Step 4; Public notification in special circumstances

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

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

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

- 8.1.4. There are no special circumstances that exist to justify public notification of the application because the proposal is to convert an existing porch area to a closed in area which is keeping in with the existing character of the dwelling.

Public Notification Summary

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

Limited Notification Assessment

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

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

(2) Determine whether there are any—

(a) affected protected customary rights groups; or

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

(3) Determine—

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

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

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

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



Step 2: Limited notification precluded in certain circumstances

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

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

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

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

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

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

- 8.2.2. There is no rule in the plan or national environmental standard that precludes notification. The application is not for a controlled activity. Therefore Step 2 does not apply and Step 3 must be considered.

Step 3: Certain other affected persons must be notified

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

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

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

- 8.2.3. The proposal does involve a boundary activity.
- 8.2.4. In deciding who is an affected person under section 95E, a council under section 95E(2):
- (2) The consent authority, in assessing an activity's adverse effects on a person for the purpose of this section,—
- (a) may disregard an adverse effect of the activity on the person if a rule or a national environmental standard permits an activity with that effect; and
- (b) must, if the activity is a controlled activity or a restricted discretionary activity, disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and
- (c) must have regard to every relevant statutory acknowledgement made in accordance with an Act specified in e.
- 8.2.5. A Council must not consider that a person is affected if they have given their written approval, or it is unreasonable in the circumstances to seek that person's approval.
- 8.2.6. A setback breach occurs along the dividing boundary with Lot 4 DP173775. Written approval has been obtained from the owners of this site and is included with this application. There are no other persons considered to be affected by the proposal and no other written approvals are considered necessary.
- 8.2.7. With respect to section 95B(8) and section 95E, the permitted baseline was considered as part of the assessment of environmental effects undertaken in Section 6 of this report, which found that the potential adverse effects on the environment will be less than minor. In regard



to effects on persons, the assessment in Sections 5, 6 & 7 are also relied on and the following comments made:

- The proposal includes a setback breach from Lot 4 DP173775, with written approval being obtained from the affected property owners.
- Impermeable surfaces will effectively not change, however the existing roof over the porch cannot be found within the existing building consent and as such, consent is sought to legalise this impermeable surface area, which is minor in nature. The addition of this impermeable surface is not considered to alter the existing stormwater runoff or affect the stormwater mitigation measures, with runoff continuing to follow the stormwater measures in place. Considering no stormwater reports were required for the introduction of a boat shed and versatile shed on site, it is considered that due to the very minor nature of the proposal, a stormwater report is not necessary.
- The proposal is consistent with other development in the area;
- The proposal is not considered to be contrary to the objectives and policies under the Operative & Proposed District Plans, Regional Policy Statement and Regional Plan.
- All other persons are sufficiently separated from the proposed development and works, such that there will be no effects on these people.

8.2.8. Therefore, no persons will be affected to a minor or more than minor degree.

8.2.9. Overall, the adverse effects on any persons are considered to be less than minor. Therefore Step 3 does not apply and Step 4 must be considered.

Step 4: Further notification in special circumstances

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

8.2.10. The proposal is to convert a porch area to a closed in area associated with the dwelling. It is considered that no special circumstances exist in relation to the application.

Limited Notification Assessment Summary

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

Notification Assessment Conclusion

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

9. Part 2 Assessment

9.1. The application must be considered in relation to the purpose and principles of the Resource Management Act 1991 which are contained in Section 5 to 8 of the Act inclusive.



- 9.2. The proposal will meet Section 5 of the RMA as the proposal will sustain the potential of natural and physical resources whilst meeting the foreseeable needs of future generations as the proposal is considered to retain the rural residential character of the site and surrounding environment.
- 9.3. Section 6 of the Act sets out a number of matters of national importance. These matters of national importance are considered relevant to this application. The proposal is located within the coastal environment and is not considered to create any adverse effects on the natural character of the coastal environment. No vegetation removal is required and the indigenous biodiversity on site will remain unaffected. Public access is not considered relevant. The site is not known to contain any areas of cultural significance and the proposal is not considered to affect the relationship of Maori and their culture and traditions. The proposal is not considered to impact any areas of historical significance. The proposal does not increase the risk of natural hazards and will not accelerate, exacerbate or worsen the effects from natural hazards. It is therefore considered that the proposal is consistent with Section 6 of the Act.
- 9.4. Section 7 identifies a number of “other matters” to be given particular regard by a Council in the consideration of any assessment for resource consent, including the maintenance and enhancement of amenity values. The proposal maintains amenity values in the area as the proposal is in keeping with the existing character of the surrounding environment.
- 9.5. Section 8 requires Council to take into account the principals of the Treaty of Waitangi. It is considered that the proposal raises no Treaty issues. The subject site is not known to be located within an area of significance to Maori. The proposal has taken into account the principals of the Treaty of Waitangi and is not considered to be contrary to these principals.
- 9.6. Overall, the application is considered to be consistent with the relevant provisions of Part 2 of the Act, as expressed through the objectives, policies and rules reviewed in earlier sections of this application. Given that consistency, we conclude that the proposal achieves the purposes of sustainable management set out by Sections 5-8 of the Act.

10. Conclusion

- 10.1. The proposal is to convert an existing porch area to a closed in area. The development will result in no more than minor adverse effects on the coastal environment, and no more than minor effects on any person or party.
- 10.2. Due to the existing pattern of development in the area it is not considered that there are any adverse cumulative effects and that the proposal does not result in degradation of the character of the surrounding rural environment.
- 10.3. In terms of section 104(1)(b) of the Act, the actual and potential effects of the proposal will be less than minor.



- 10.4. It is also considered that the proposal will have less than minor adverse effects on the wider environment; no persons will be adversely affected by the proposal and there are no special circumstances.
- 10.5. As a Discretionary Activity, the proposal has been assessed against the relevant objectives, policies and assessment criteria contained within the Operative District Plan and Proposed District Plan. It is considered that the proposed activity would not be contrary to those provisions and that any potential adverse effects can be avoided or mitigated. It is considered appropriate for consent to be granted on a non-notified basis.

11. LIMITATIONS

- 11.1. This report has been commissioned solely for the benefit of our client, in relation to the project as described above, and to the limits of our engagement, with the exception that the Far North District Council or Northland Regional Council may rely on it to the extent of its appropriateness, conditions and limitations, when issuing their subject consent.
- 11.2. Copyright of Intellectual Property remains with Northland Planning and Development 2020 Limited, and this report may NOT be used by any other entity, or for any other proposals, without our written consent. Therefore, no liability is accepted by this firm or any of its directors, servants or agents, in respect of any information contained within this report.
- 11.3. Where other parties may wish to rely on it, whether for the same or different proposals, this permission may be extended, subject to our satisfactory review of their interpretation of the report.
- 11.4. Although this report may be submitted to a local authority in connection with an application for a consent, permission, approval, or pursuant to any other requirement of law, this disclaimer shall still apply and require all other parties to use due diligence where necessary.





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




R. W. Muir
Registrar-General
of Land

Identifier **NA18A/1385** **Part-Cancelled**

Land Registration District **North Auckland**

Date Issued 19 February 1970

Prior References

NA15D/1322 NA15D/1337

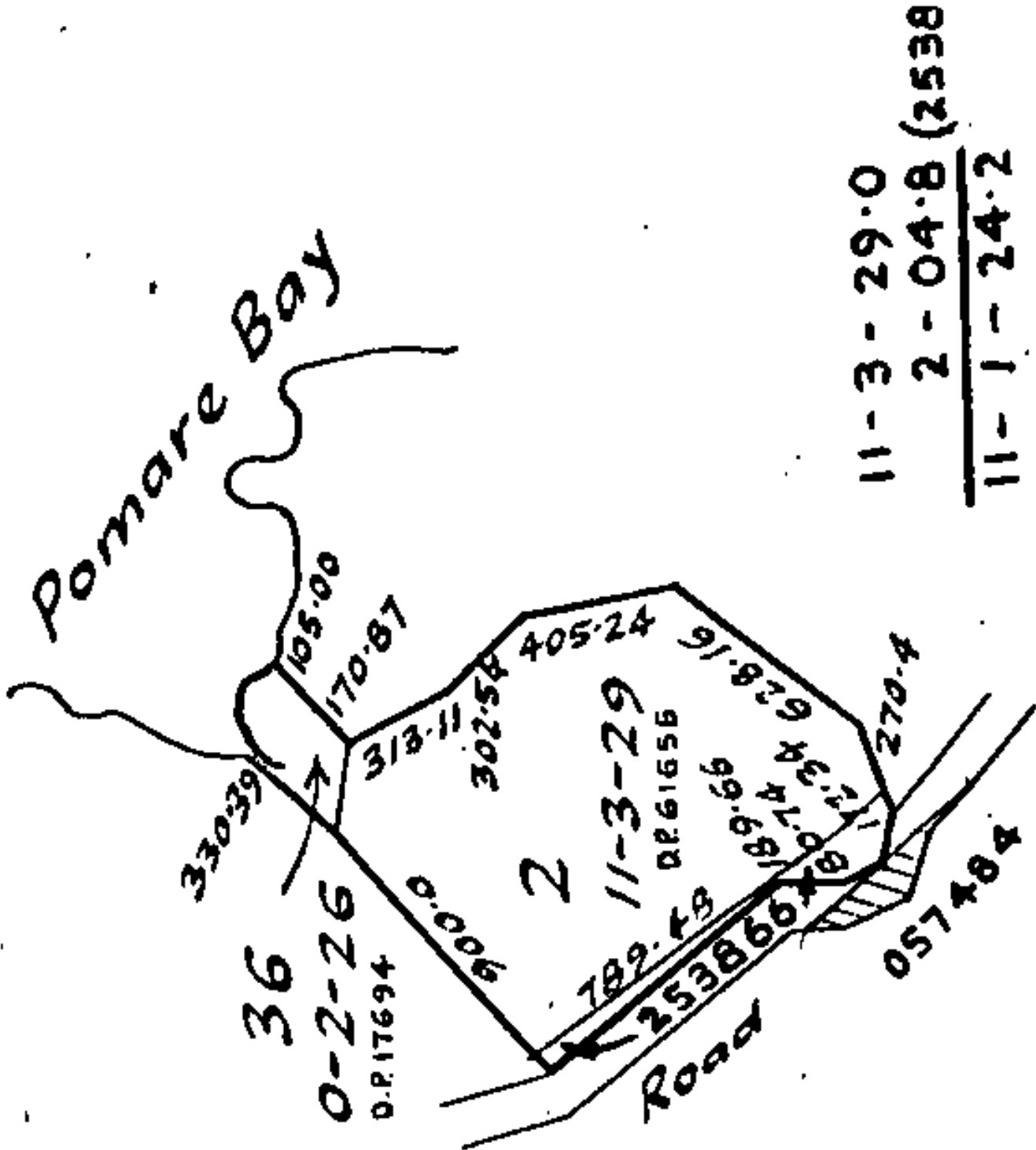
Estate Fee Simple
Area 5.0965 hectares more or less
Legal Description Lot 2 Deposited Plan 61655 and Lot 36
Deposited Plan 17694

Registered Owners

John Irving Oates and Christopher Peter Needham

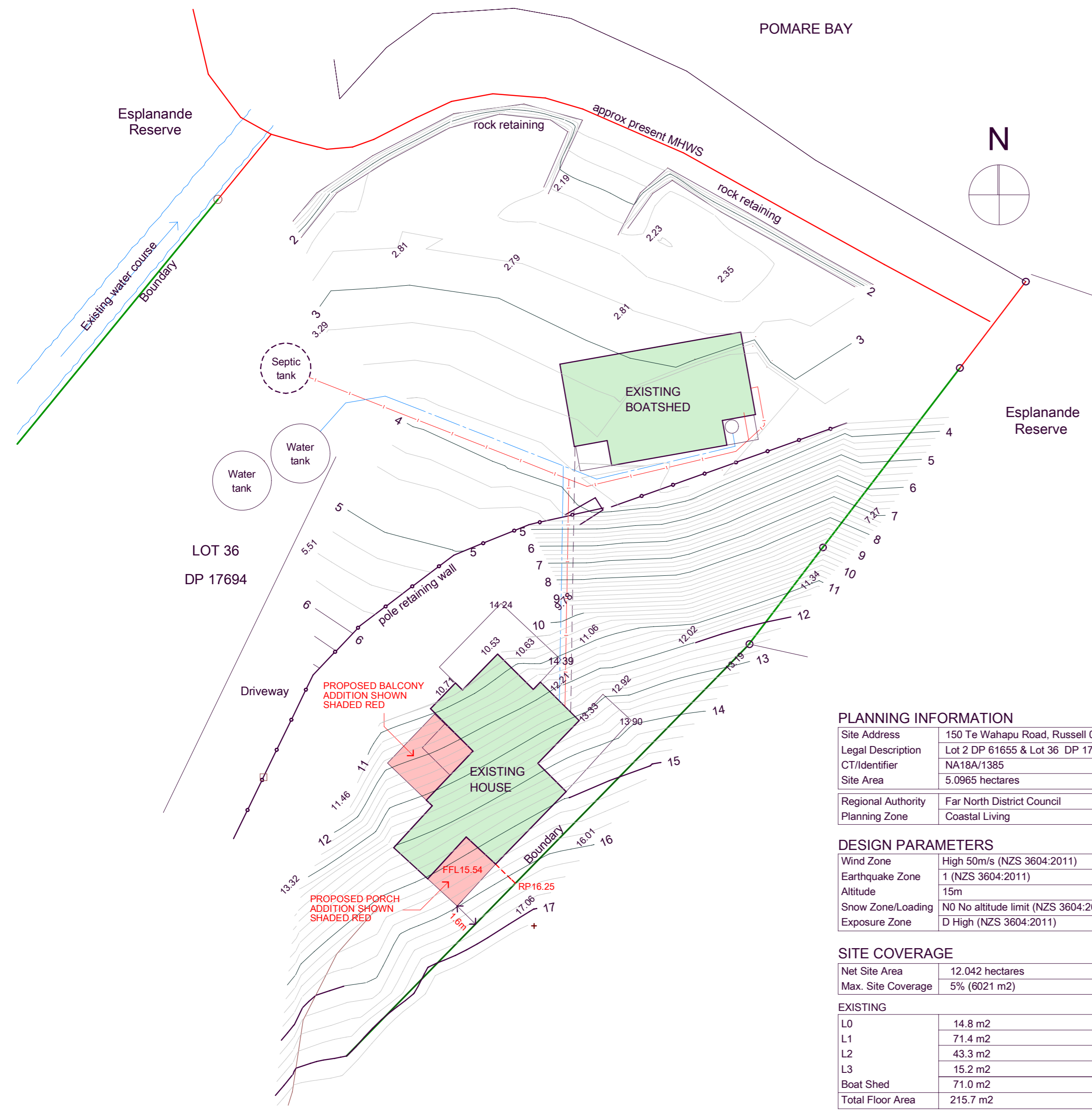
Interests

253866.1 Gazette Notice proclaiming part (2 roods 4.8 perches) as a road and vesting same in the Bay of Islands County Council - 12.3.1974 at 1.50 pm



11-3-29.0
 2-04.8 (2538)

 11-1-24.2



PART SITE PLAN 1:200

PLANNING INFORMATION

Site Address	150 Te Wahapu Road, Russell 0272
Legal Description	Lot 2 DP 61655 & Lot 36 DP 17694
CT/Identifier	NA18A/1385
Site Area	5.0965 hectares
Regional Authority	Far North District Council
Planning Zone	Coastal Living

DESIGN PARAMETERS

Wind Zone	High 50m/s (NZS 3604:2011)
Earthquake Zone	1 (NZS 3604:2011)
Altitude	15m
Snow Zone/Loading	N0 No altitude limit (NZS 3604:2011)
Exposure Zone	D High (NZS 3604:2011)

SITE COVERAGE

Net Site Area	12.042 hectares
Max. Site Coverage	5% (6021 m ²)

EXISTING

L0	14.8 m ²
L1	71.4 m ²
L2	43.3 m ²
L3	15.2 m ²
Boat Shed	71.0 m ²
Total Floor Area	215.7 m ²

PROPOSED ADDITIONS

L0	6.2 m ²
L1	8.2 m ²
L2	0 m ²
L3	0 m ²
Boat Shed	0 m ²
Total Additions	14.4 m ²

PROPOSED ADDITIONS

Building Areas	215.7 m ² + 6.2 m ²
Site Coverage	221.9 m ²



LOCALITY PLAN
Image from LINZ Maps

DRAWING LIST

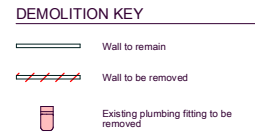
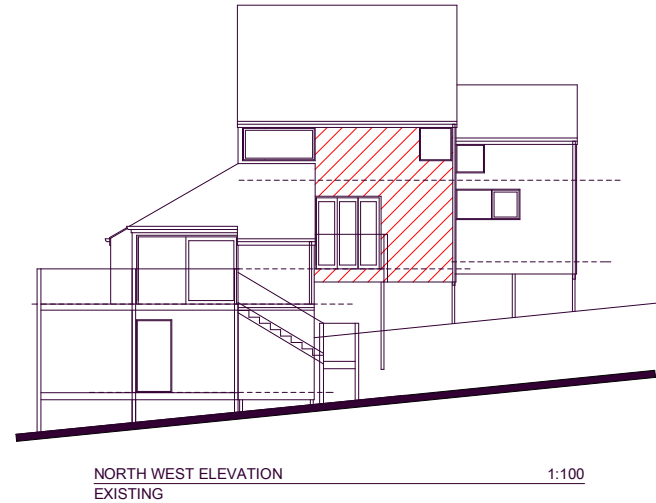
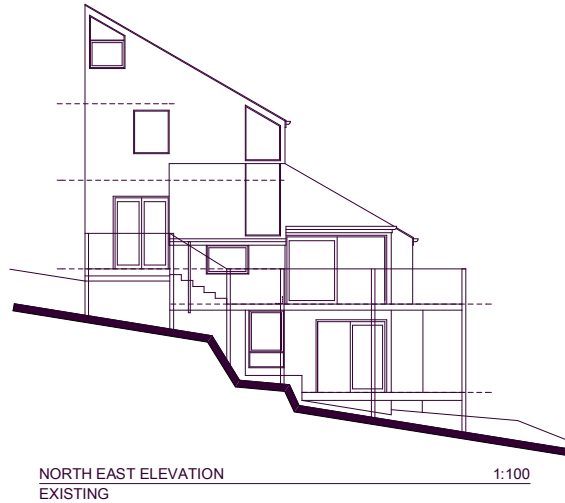
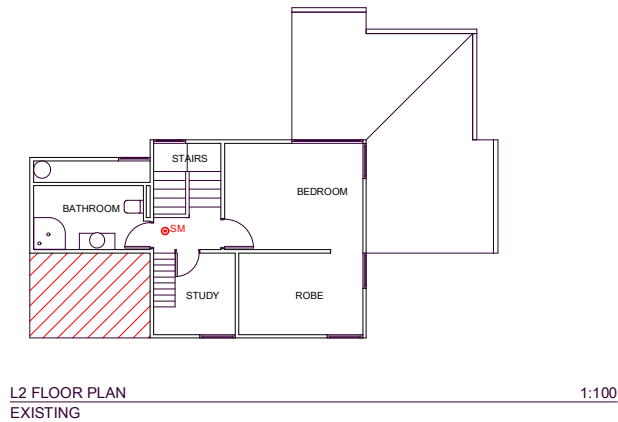
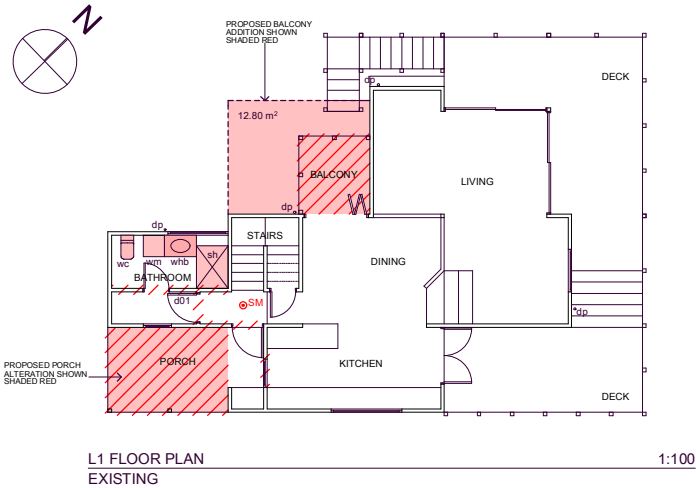
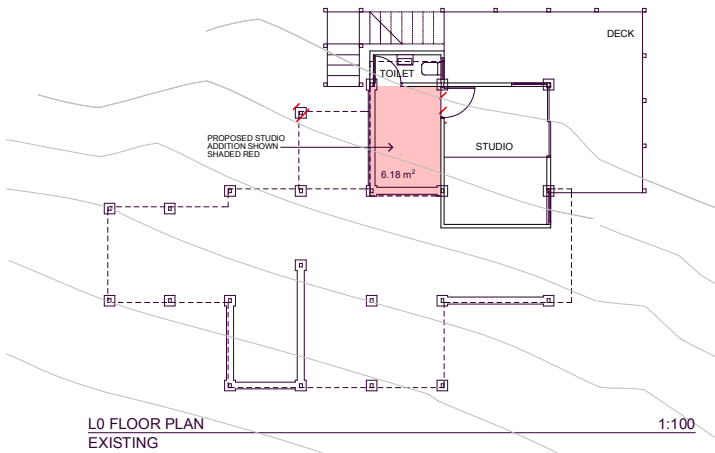
No	DRAWING	ISSUE	REVISION	DATE
A01	LOCALITY PLAN & PART SITE PLAN	A	1	11.03.24
A02	EXISTING PLANS & ELEVATIONS	A		24.10.23
A03	PROPOSED PLANS & ELEVATIONS	A		24.10.23
A04	FOUNDATION / FLOOR FRAMING PLANS	A		24.10.23
A05	ROOF FRAMING / ROOF PLANS	A		24.10.23
A06	SECTIONS AA & BB	A		24.10.23
A07	SECTIONS CC & DD	A		24.10.23
A08	SECTION EE	A		24.10.23
A09	CLADDING DETAILS	A		24.10.23
A10	FOUNDATION DETAILS	A		24.10.23

IMPERMEABLE SURFACES

	EXISTING	PROPOSED
Driveway	1,230 m ²	0 m ²
Dwelling	77.5 m ²	8.2 m ²
Boat shed	71.5 m ²	0 m ²
Versatile shed	64.6 m ²	0 m ²
Total	1,443.8 m ²	1,452.0 m ²

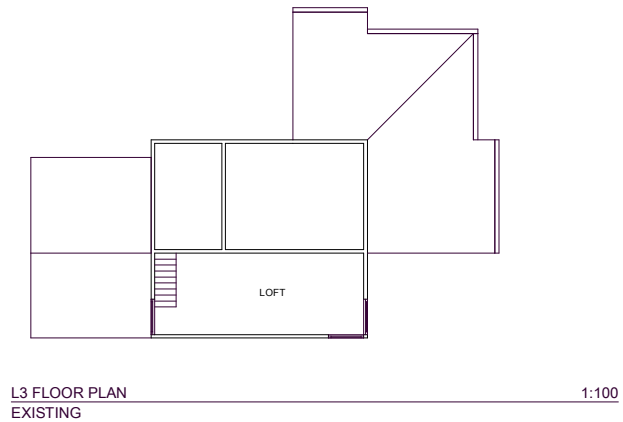
DISTURBED EARTH

	EXISTING	PROPOSED
Excavation (footings)	0 m ²	3.96 m ³
Fill	0 m ²	0 m ³
Retaining	0 m ²	0 m ³
Total	0 m ²	3.96 m ³



ASBESTOS STATEMENT

If asbestos is discovered while the building work is undertaken, the Department of Labour guidelines must be followed for handling and disposing of asbestos



Scale: 1:100 @ A2 Date: 24/10/23
 Project No: Rev: A02
 Drawing No: A02

EXISTING PLANS
EXISTING ELEVATIONS

Drawn By: [Name]

ADDITIONS & ALTERATIONS
150 TE WAHAPU ROAD, RUSSELL
FOR JOHN OATES

Project: [Name]

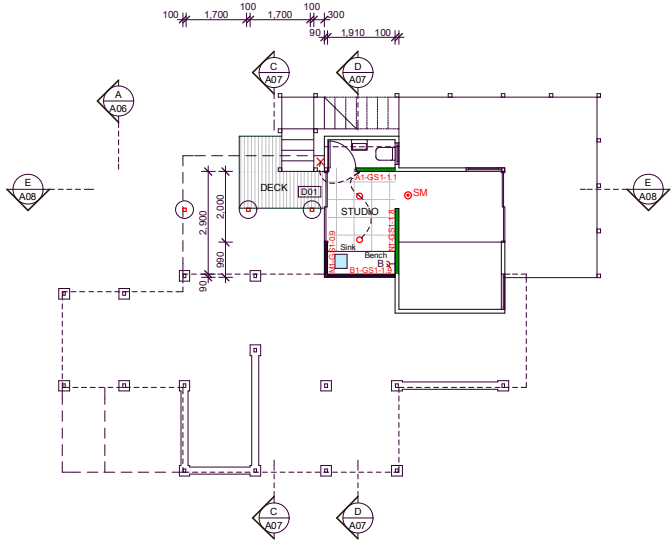
Notes:

Powell Fenwick

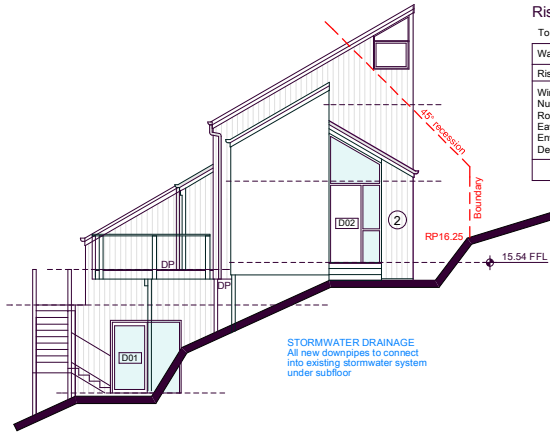
Building Consent Issue

PETER HAWTHN ARCHITECTURE LTD
 71 L'ORCHARD AVE, CHRISTCHURCH 8133
 Tel: 03 378 0033
 E: peter@pfa.com

PFA



L0 FLOOR PLAN PROPOSED 1:100

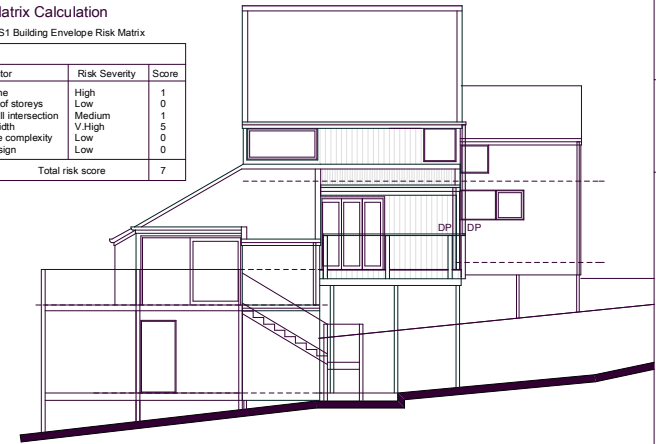


SOUTH WEST ELEVATION PROPOSED 1:100

Risk Matrix Calculation

To E2/AS1 Building Envelope Risk Matrix

Walls: 2		
Risk Factor	Risk Severity	Score
Wind zone	High	1
Number of storeys	Low	0
Roof/Wall intersection	Medium	1
Eaves width	V.High	5
Envelope complexity	Low	0
Deck design	Low	0
Total risk score		7

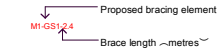


NORTH WEST ELEVATION PROPOSED 1:100

WALL KEY

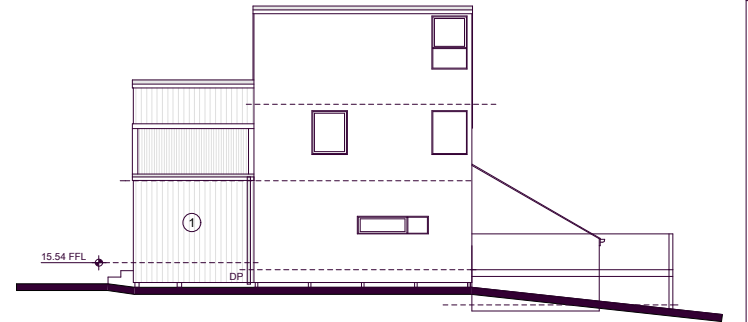
- EXISTING WALL
Existing wall to remain
- EXISTING WALL
Remove existing direct fix cladding and underlay. Make good framing for new H3.1 treated Pinus Radiata vertical shiplap weatherboards profile to match existing, direct fixed over selected underlay.
- EXISTING WALL
Remove existing direct fix cladding and underlay. Make good framing for 10mm GIB plasterboard linings
- NEW EXTERNAL WALL
Vertical H3.1 treated Pinus Radiata shiplap weatherboards profile to match existing, on 45x20 H3.1 cavity battens over selected underlay. 90x45 H1.2 SGB Pinus Radiata studs at 600mm centres, dwangs at 600mm max centres, R2.8 wall insulation, 10mm plasterboard linings
- NEW EXTERNAL WALL
Vertical H3.1 treated Pinus Radiata shiplap weatherboards profile to match existing, on 45x20 H3.1 cavity battens over selected underlay to external side, direct fix on Porch side. 90x45 H1.2 SGB Pinus Radiata studs at 600mm centres, dwangs at 600mm max centres
- NEW EXTERNAL WALL
Vertical H3.1 treated Pinus Radiata shiplap weatherboards profile to match existing, direct fixed over selected underlay. 90x45 H1.2 SGB Pinus Radiata studs at 600mm centres, dwangs at 600mm max centres, R2.8 wall insulation, 10mm plasterboard linings
- NEW INTERNAL WALL
Vertical H3.1 treated Pinus Radiata shiplap weatherboards profile to match existing, on 45x20 H3.1 cavity battens over selected underlay. 2/90x45 H1.2 Pinus Radiata top plate and dwangs at 800mm max centres, 10mm GIB both sides, acoustic insulation to Bedroom walls

BRACING KEY



INTERNAL MOISTURE

- [To comply with E3/AS1 - 3.0 Watersplash]
- FLOORS
Tiled Areas - selected ceramic tiles. Wet area tiles to be slip resistant and laid over selected waterproofing membrane.
- WALLS
Walls behind bathroom / laundry vanities shall be ceramic tiled splash-backs. Bench tops and plumbing fittings to be sealed to splashbacks with an approved antimould sealant.
- SHOWERS
Selected proprietary acrylic shower base and wall linings. Safety glass door and side panels.



SOUTH EAST ELEVATION PROPOSED 1:100

Risk Matrix Calculation

To E2/AS1 Building Envelope Risk Matrix

Walls: 1		
Risk Factor	Risk Severity	Score
Wind zone	High	1
Number of storeys	Low	0
Roof/Wall intersection	V.High	5
Eaves width	V.High	5
Envelope complexity	Low	0
Deck design	Low	0
Total risk score		11

ELECTRICAL KEY

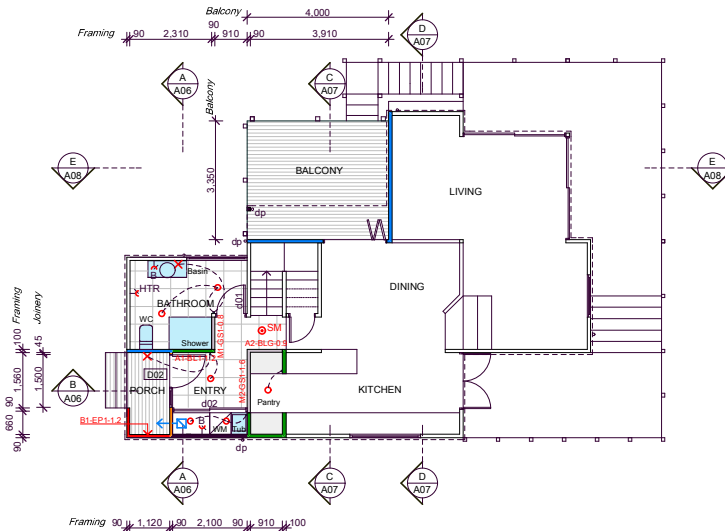
All work to comply with the Electricity Regulations 2010, AS/NZS 3008 and AS/NZS3008
Note all artificial lighting to comply with the requirements of NZBC G8/AS1

- Circuit line
- One way switch
- Type IC recessed LED luminaire
- Wall mounted light
- Type 1 domestic smoke alarm with hush button
- Double 10A single phased switched outlet horizontally orientated and flush mounted at 300mm AFL ~to bottom
- Double 10A single phased switched outlet horizontally orientated and flush mounted at 150mm above bench ~to bottom
- 10A single phased heated towel rail outlet switch from light, confirm exact position on site
- Ceiling extract fan, ducted thru ceiling and discharged thru wall cowl, see detail 02/A08

ENERGY EFFICIENCY CALCULATION

To comply with NZBC H1/AS1 - Schedule Method - Climate Zone 1
Proposed R values generated using Design Navigator

ELEMENT	CONSTRUCTION	TOTAL R-VALUE	MINIMUM R-VALUE
1. Wall	90mm studs 600cns, R2.8 insulation	2.2	2.0
2. Floor	140mm joists 400cns, Expol Black R3.1	2.7	2.5
3. Roof	190mm rafters 1200cns, R7.4 insulation	6.75	6.6
4. Windows and Doors	LowE3clear IGU in thermally broken alum frame	0.50	0.46



L1 FLOOR PLAN PROPOSED 1:100

Selected powdercoated aluminium.



NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

PART A – To be completed by Applicant

Applicant/s Name: _____

Address of proposed activity: _____

Legal description: _____

Description of the proposal (including why you need resource consent): _____

Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):

1. Part site Plan
2. Locality plan
3. copy of existing house plans/elevations
4. copy of proposed house plans/elevations
5. _____
6. _____

- Notes to Applicant:**
1. Written approval must be obtained from all registered owners and occupiers.
 2. The **original copy** of this signed form and **signed plans and accompanying documents** must be supplied to the Far North District Council.
 3. The amount and type of information provided to the party from whom you seek written approval should be sufficient to give them a full understanding of your proposal, its effects and why resource consent is needed.



PART B – To be completed by Parties giving approval

Notes to the party giving written approval:

1. If the owner and the occupier of your property are different people then separate written approvals are required from each.
2. You should only sign in the place provided on this form and accompanying plans and documents if you **fully understand** the proposal and if you **support** or have **no opposition** to the proposal. Council will not accept conditional approvals. If you have conditions on your approval, these should be discussed and resolved with the applicant directly.
3. Please note that when you give your written approval to an application, council cannot take into consideration any actual or potential effects of the proposed activity on you unless you formally withdraw your written approval **before** a decision has been made as to whether the application is to be notified or not. After that time you can no longer withdraw your written approval.
4. Please sign and date all associated plans and documentation as referenced overleaf and return with this form.
5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

Please note: in most instances the approval of all the legal owners and the occupiers of the affected property will be necessary.

1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.
2. I/We have signed each page of the plans and documentation in respect of this proposal (these need to accompany this form).
3. I/We understand and accept that once I/we give my/our approval the Consent Authority (Council) cannot take account of any actual or potential effect of the activity and/or proposal upon me/us when considering the application and the fact that any such effect may occur shall not be relevant grounds upon which the Consent Authority may refuse to grant the application.
4. I/We understand that at any time before the notification decision is made on the application, I/we may give notice in writing to Council that this approval is withdrawn.

Signature

Date

17TH MARCH 2024

Signature

Date

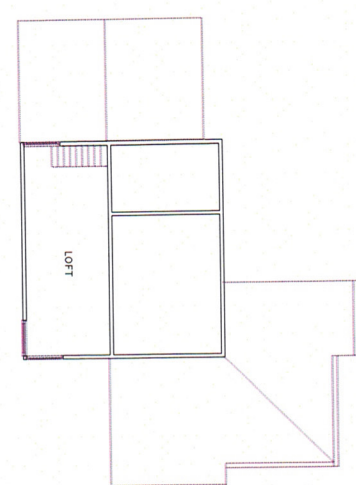
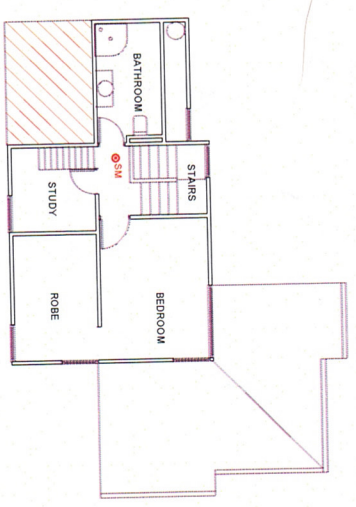
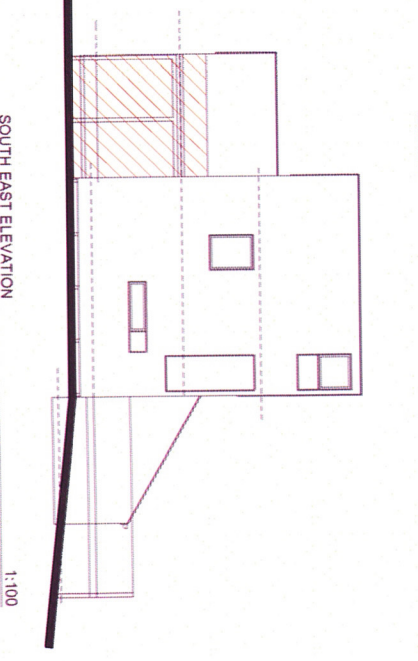
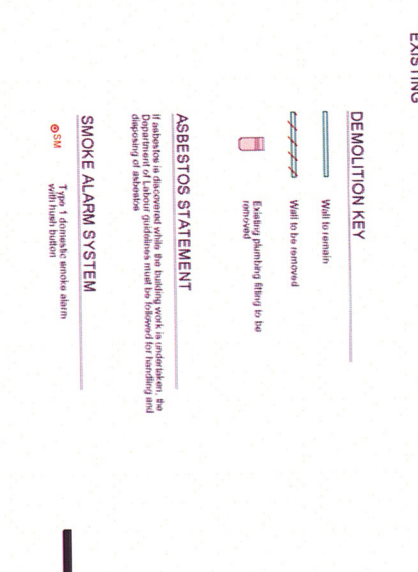
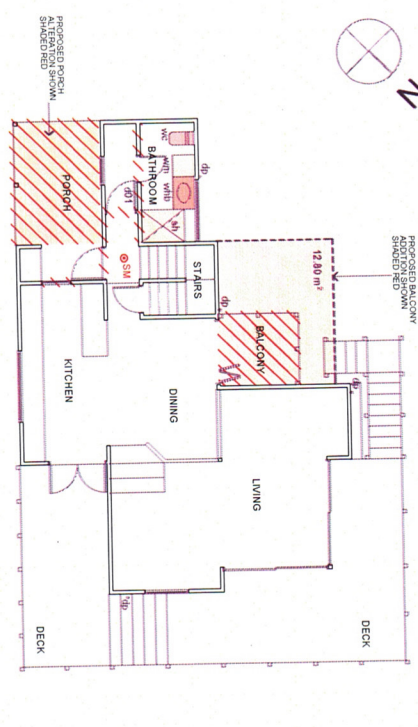
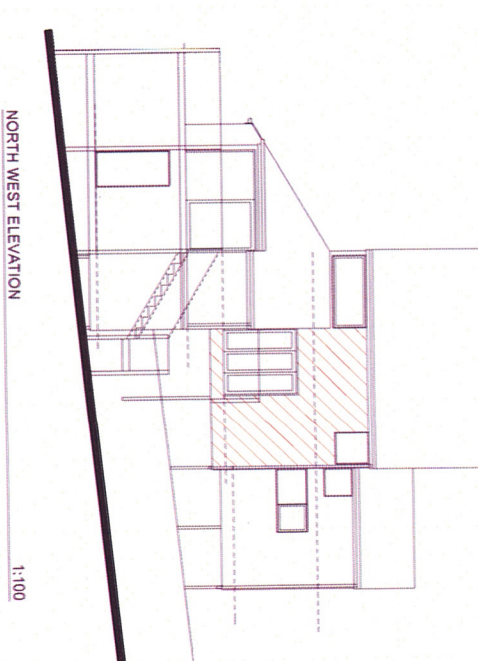
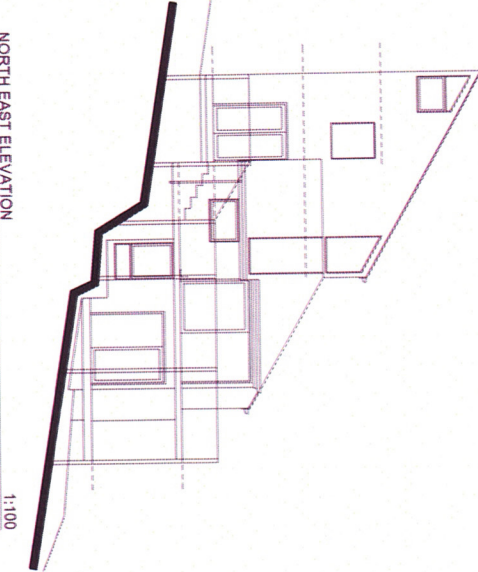
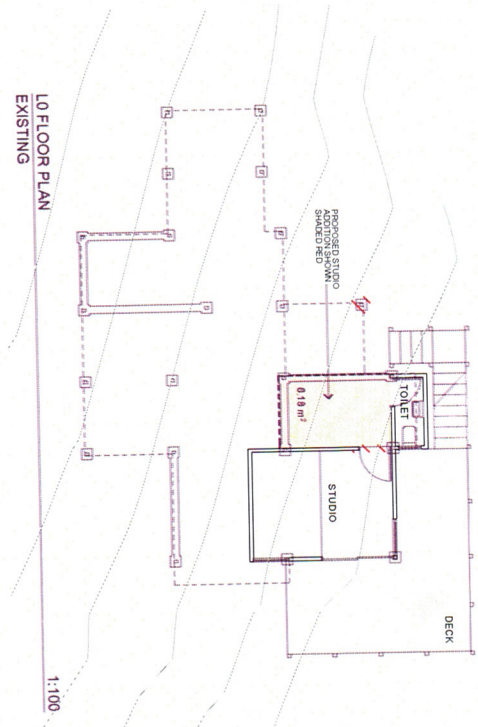
17th March 2024

Signature

Date

Signature

Date



DEMOLITION KEY

- Wall to remain
- Wall to be removed
- Existing plumbing fitting to be removed

ASBESTOS STATEMENT

If asbestos is discovered while the building work is undertaken, the Department of Labour guidelines must be followed for handling and disposing of asbestos.

SMOKE ALARM SYSTEM

Type 1 domestic smoke alarm with hush button

Building Consent Issue

PHA PETER HAMPTON ARCHITECTURE LTD
 A: 14 KIRKBRIDGE AVE, CROMWELL 3512
 T: (07) 644 057
 E: peter@pha.net.nz

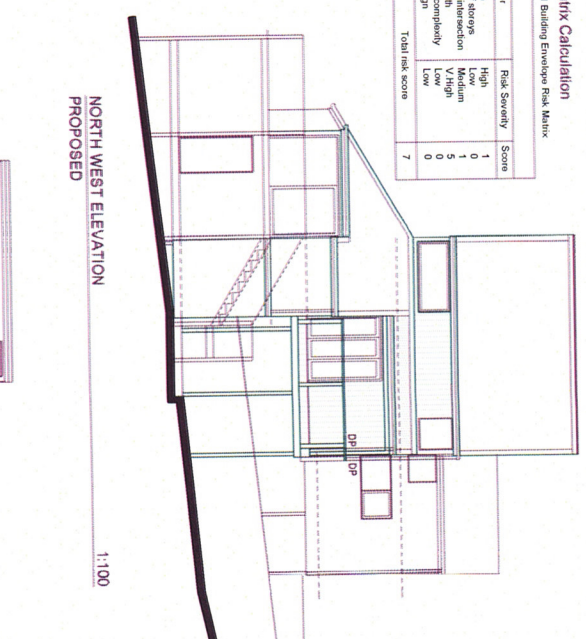
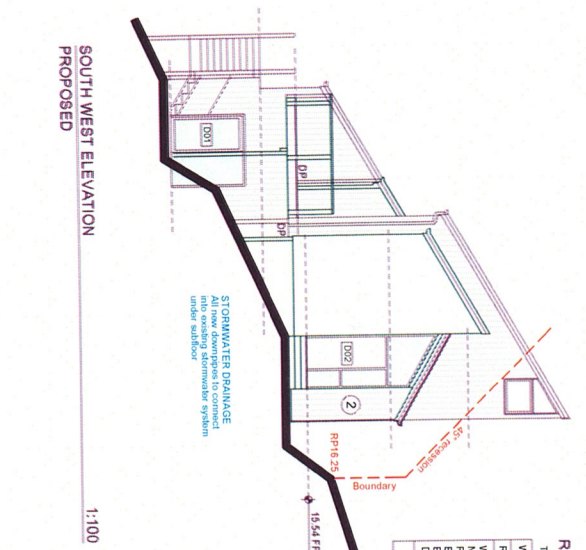
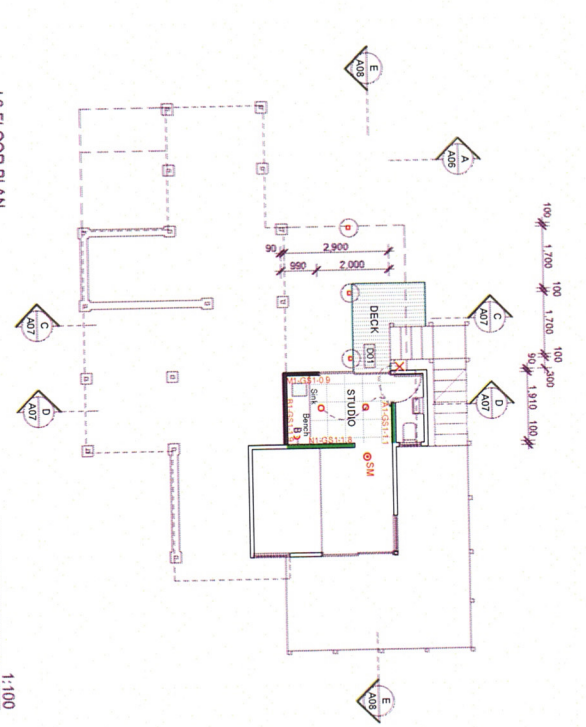


Project: ADDITIONS & ALTERATIONS
 150 TE WAHAPU ROAD, RUSSELL
 FOR JOHN OATES

Drawing Title: EXISTING PLANS
 EXISTING ELEVATIONS

Scale: 1:100 @ A2	Date: 24/10/23
Project No:	Rev:
Drawing No: A02	

Handwritten signature and date



Risk Matrix Calculation
To E2/AS1 Building Envelope Risk Matrix

Walls: 2	Risk Factor	Risk Severity	Score
Wind zone category	High	1	1
Roof/Wall intersection	Medium	1	1
Envelope with V/High	Low	5	0
Envelope complexity	Low	1	0
Deck design	Low	0	0
Total risk score			7

WALL KEY

- EXISTING WALL to remain
- EXISTING WALL to be removed
- NEW EXTERNAL WALL
- NEW INTERNAL WALL

BRACING KEY

- Proposed bracing element
- Base length - metres

INTERNAL MOISTURE
[To comply with E2/AS1 - 3.0 (Waterproofing)]

FLOORS
Tiled areas - selected decorative tiles. Wet areas like the shower pan shall be waterproofed with one of the following waterproofing membranes.

WALLS
Internal bathroom, laundry vanities shall be ceramic tiled splash-back. Bench tops and plumbing fittings to be sealed to splash-backs with an approved waterproof sealant.

SHOWERS
Selected proprietary acrylic shower base and wall linings.

NEW EXTERNAL WALL Frame Bratails exterior weatherboards profile to match existing, steel fixed over selected underlying, always at 600mm max centres.

NEW EXTERNAL WALL Frame Bratails exterior weatherboards profile to match existing, steel fixed over selected underlying, always at 600mm max centres.

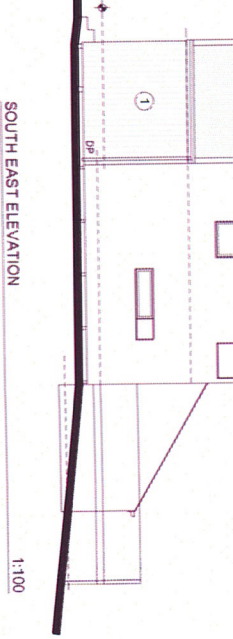
NEW EXTERNAL WALL Frame Bratails exterior weatherboards profile to match existing, steel fixed over selected underlying, always at 600mm max centres.

NEW INTERNAL WALL 200x45 H1.2 Pinus Stainless at 600mm centres, 45mm length, 290x45 H1.2 Pinus Stainless top plate and always at 600mm max centres, 10mm Gb both sides, acoustic resilience to bedroom walls.

ELECTRICAL KEY

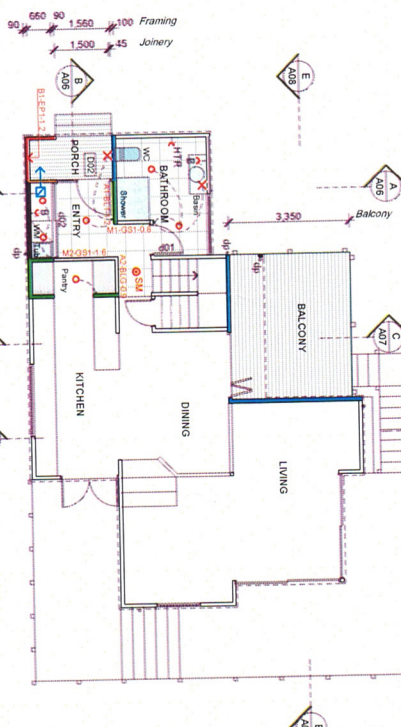
All work to comply with the Electricity Regulations 2010, AS/NZS 3008 and AS/NZS 3009. Refer all electrical wiring to comply with the requirements of NZEC GR/AS1.

- Circuit line
- One way switch
- Type 1/C recessed LED luminaire
- Wall mounted light
- Type 1 domestic smoke alarm
- With flash button
- Double 10A single phase switched outlet horizontally orientated and flash mounted at 1500mm above bench - 15/2400mm
- 10A single phase switched outlet vertically orientated and flash mounted at 1500mm above bench - 15/2400mm
- 10A single phase switched outlet vertically orientated and flash mounted at 1500mm above bench - 15/2400mm
- Ceiling recessed fan, shaded fan ceiling and discharge thru wall roof, see detail 02/2409



Risk Matrix Calculation
To E2/AS1 Building Envelope Risk Matrix

Walls: 1	Risk Factor	Risk Severity	Score
Wind zone category	High	1	1
Roof/Wall intersection	Medium	1	1
Envelope with V/High	Low	5	0
Envelope complexity	Low	1	0
Deck design	Low	0	0
Total risk score			11



ENERGY EFFICIENCY CALCULATION
To comply with NZEC H1/AS1 - Schedule Method - Climate Zone 1

Proposed R-values generated using Design Honeybee

ELEMENT	CONSTRUCTION	TOTAL R-VALUE	MINIMUM R-VALUE
1. Wall	60mm studs 400x90, R2.9 insulation	2.2	2.0
2. Floor	140mm pakti 400x90, Egoor Black R3.1	2.7	2.5
3. Roof	180mm timber, 1200x90, R7.4 insulation	6.8	6.6
4. Windows and Doors	Level3/Star 6DU in Germany broken alarm frame	0.50	0.46

ENERGY EFFICIENCY CALCULATION
To comply with NZEC H1/AS1 - Schedule Method - Climate Zone 1

Proposed R-values generated using Design Honeybee

ELEMENT	CONSTRUCTION	TOTAL R-VALUE	MINIMUM R-VALUE
1. Wall	60mm studs 400x90, R2.9 insulation	2.2	2.0
2. Floor	140mm pakti 400x90, Egoor Black R3.1	2.7	2.5
3. Roof	180mm timber, 1200x90, R7.4 insulation	6.8	6.6
4. Windows and Doors	Level3/Star 6DU in Germany broken alarm frame	0.50	0.46

L1 FLOOR PLAN PROPOSED

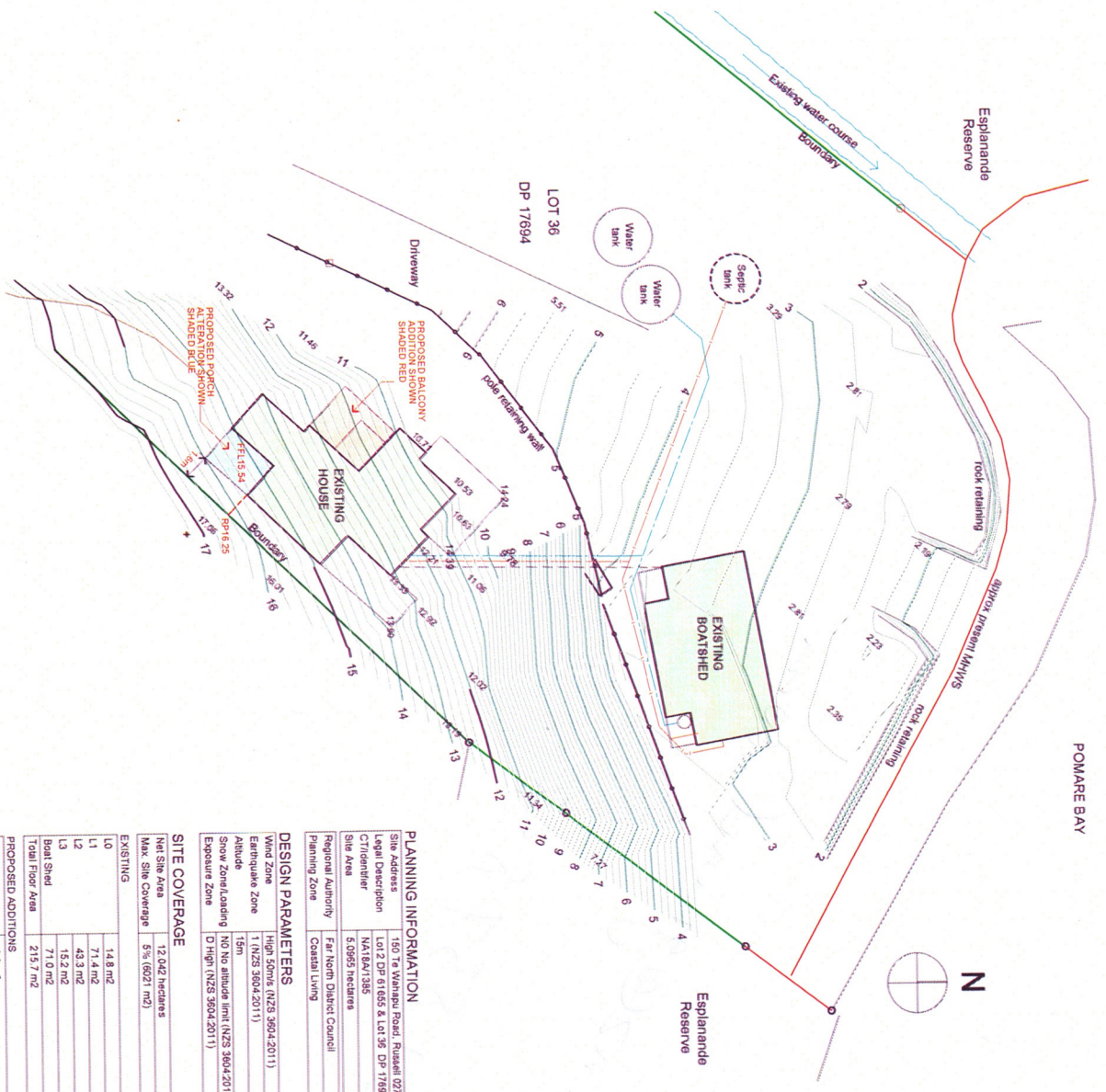
Scale 1:100

L1 FLOOR PLAN PROPOSED

Scale 1:100

L1 FLOOR PLAN PROPOSED

Scale 1:100



PLANNING INFORMATION

Site Address: 150 Te Wāhapu Road, Russell 0272
 Legal Description: Lot 2 DP 61655 & Lot 36 DP 17694
 CT Number: NA18647385
 Site Area: 5,0965 hectares
 Regional Authority: Far North District Council
 Planning Zone: Coastal Living

DESIGN PARAMETERS

Wind Zone: High 50m (NZS 3604:2011)
 Earthquake Zone: 1 (NZS 3604:2011)
 Altitude: 15m
 Snow Zoning/Landing: NO No altitude limit (NZS 3604:2011)
 Exposure Zone: D/High (NZS 3604:2011)

SITE COVERAGE

Nat Site Area	12.042 hectares
Max. Site Coverage	5% (6021 m ²)

EXISTING

L0	14.8 m ²
L1	71.4 m ²
L2	43.3 m ²
L3	15.2 m ²
Boat Shed	71.0 m ²
Total Floor Area	215.7 m ²

PROPOSED ADDITIONS

L0	6.2 m ²
L1	0 m ²
L2	0 m ²
L3	0 m ²
Boat Shed	0 m ²
Total Additions	6.2 m ²

PROPOSED ADDITIONS

Building Areas	215.7 m ² + 6.2 m ²
Site Coverage	221.9 m ²

PROPOSED DISTURBED EARTH

Excavation (footings)	0 m ²	3.96 m ³
Fill	0 m ²	0 m ³
Retaining	0 m ²	0 m ³
Total	0 m²	3.96 m³

DRAWING LIST

No	DRAWING	ISSUE	REVISION	DATE
A01	LOCALITY PLAN & PART SITE PLAN	A		24.10.23
A02	EXISTING PLANS & ELEVATIONS	A		24.10.23
A03	PROPOSED PLANS & ELEVATIONS	A		24.10.23
A04	FOUNDATION / FLOOR FRAMING PLANS	A		24.10.23
A05	ROOF FRAMING / ROOF PLANS	A		24.10.23
A06	SECTIONS AA & BB	A		24.10.23
A07	SECTIONS CC & DD	A		24.10.23
A08	SECTION EE	A		24.10.23
A09	CLADDING DETAILS	A		24.10.23
A10	FOUNDATION DETAILS	A		24.10.23

LOCALITY PLAN
 Image from LINZ Maps



22 November 2023

John Irving Oates and Christopher Peter Needham
C/- PETER HAWTIN ARCHITECTURE
34 Kensington Avenue
Christchurch
Christchurch 8013

Dear Sir / Madam,

Building consent number: EBC-2024-471/0
Property ID: 3319315
Address: , Te Wahapu Road, Russell 0272
Description: Major alterations to existing dwelling

Requirement for Resource Consent

PIM Assessment of your application has highlighted the need for Resource Consent that must be granted prior to any building works or earthworks commencing.

NB: As of 27th July 2022, some rules and standards in the Far North District Council Proposed District Plan took legal effect and compliance with these rules applies to your building consent. Please visit our website to see these rules
[Far North Proposed District Plan \(isoplan.co.nz\)](http://isoplan.co.nz)

The site is zoned **Coastal Living** under the District Plan and Resource Consent is required for breach of the following:

Rule:	10.7.5.1.6 STORMWATER MANAGEMENT The maximum proportion or amount of the gross site area which may be covered by buildings and other impermeable surfaces shall be 10% or 600m ² whichever is the lesser.
Reason:	10% = 5,096.5m ² therefore the permitted threshold is 600m ² being the lesser. Impermeable surfaces on site stated as 221.9m ² but this does not include the driveway which rough scales from aerial photos to >600m ² .
Rule:	10.7.5.1.7 SETBACK FROM BOUNDARIES Buildings shall be set back a minimum 10m from any site boundary, except that on any site with an area less than 5,000m ² this set back shall be 3m from any site boundary.
Reason:	Setback from the proposed porch addition is stated as 1.8m.
Rule:	12.4.6.1.2 FIRE RISK TO RESIDENTIAL UNITS (a) Residential units shall be located at least 20m away from the drip line of any trees in a naturally occurring or deliberately planted area of scrub or shrubland, woodlot or forest.
Reason:	Aerial photos show the additions to the existing dwelling are located within 20m of the drip line of any trees in a naturally occurring or deliberately planted area of scrub or shrubland, woodlot or forest.

Please note there may be other rule breaches found during the Resource Consent process. It is your responsibility to ensure the Resource Consent approved plans match the Consented approved plans.

The application form can be downloaded from www.fndc.govt.nz and submitted to Council's (Planning Department) with the appropriate documentation and instalment fee.

If you have any queries, please contact the Duty Planner on Duty.Planner@fndc.govt.nz or 0800 920 029.

Yours faithfully



Leeanne Tane
PIM Officer
Delivery and Operations

Emailed to: peter@pha.net.nz; johnoatesnz@gmail.com

Property ID: 3319315

FORM 4
Certificate attached to
PROJECT INFORMATION MEMORANDUM
Section 37, Building Act 2004

Building Consent Number: EBC-2024-471/0

**RESTRICTIONS ON COMMENCING BUILDING WORK UNDER
RESOURCE MANAGEMENT ACT 1991**


The building work referred to in the attached Project Information Memorandum is also required to have the following **Resource Consent(s)** under the Resource Management Act 1991:

- **Resource Consent – REQUIRED**

As the above Resource Consent(s) will affect the building work to which the Project Information Memorandum relates, until this has been granted no building work may proceed.

Failure to comply with the requirements of this notice may result in legal action being taken against you under the Resource Management Act 1991.

Signature:



Trent Blakeman

Position:

Manager - Building Services

On behalf of:

Far North District Council (Building Consent Authority)

Date:

22 November 2023