

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
- Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil)
- Other (please specify) _____
- Discharge
- Change of Consent Notice (s.221(3))
- Extension of time (s.125)

*The fast track is for simple land use consents and is restricted to consents with a controlled activity status.

3. Would you like to opt out of the fast track process?

Yes No

4. Consultation

Have you consulted with Iwi/Hapū? Yes No

If yes, which groups have you consulted with?

Who else have you consulted with?

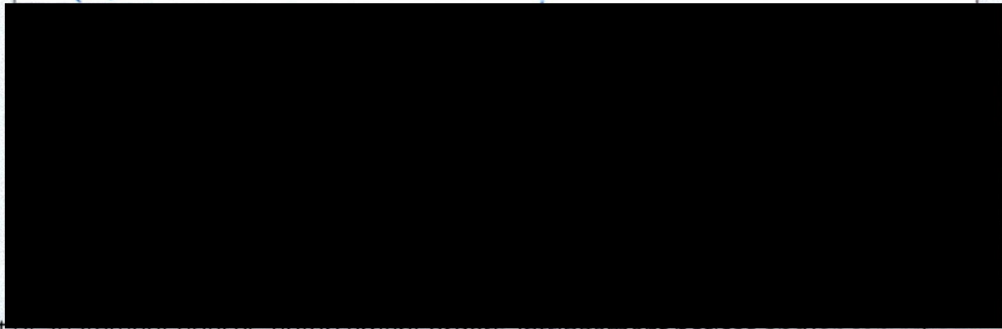
For any questions or information regarding iwi/hapū consultation, please contact Te Hono at Far North District Council, tehonosupport@fndc.govt.nz

5. Applicant details

Name/s:

Hall Trust

Email:



Phone number:

Postal address:

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

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

If yes, please provide details.

Empty text box for providing details if applicable.

6. Address for correspondence

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

Name/s:

Northland Planning & Development 2020 Ltd

Email:



Phone number:

Postal address:

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

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

Empty text box for providing alternative means of communication.

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

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

Name/s:

Robyn Leigh Hall and Brendon James Salisbury Madden-Smith Hall Trust

Property address/
location:



8. Application site details

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

Name/s:	Robyn Hall and Brendon Madden-Smith		
Site address/ location:	119 Long Beach Road, Russell		
	0202		
	Postcode		
Legal description:	Lot 17 DP 19294	Val Number:	00411-30300
Certificate of title:	NA615/286		

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 Applicant prior to site visit.

9. Description of the proposal

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

Proposal to construct a deck on to the upper storey of the existing dwelling as well as provide a second crossing place from Long Beach Road and additional impermeable surfaces for manoeuvring and access within the site. The site is zoned Russell Township under the ODP and has been assessed as a Discretionary Activity.
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If this is an application for a Change or Cancellation of Consent Notice conditions (s.221(3)), please quote relevant existing Resource Consents and Consent Notice identifiers and provide details of the change(s), with reasons for requesting them.

10. Would you like to request public notification?

Yes No

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

(more than one circle can be ticked):

<input checked="" type="checkbox"/> Building Consent	Enter BC ref # here (if known)
<input type="checkbox"/> Regional Council Consent (ref # if known)	Ref # here (if known)
<input type="checkbox"/> National Environmental Standard Consent	Consent here (if known)
<input type="checkbox"/> Other (please specify)	Specify 'other' here

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

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

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

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

Subdividing land

Disturbing, removing or sampling soil

Changing the use of a piece of land

Removing or replacing a fuel storage system

13. Assessment of environmental effects:

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

Your AEE is attached to this application Yes

14. Draft conditions:

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

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

15. Billing Details:

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

Name/s: (please write in full)

HALL TRUST

Email:

Phone number:

Postal address:

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

Fees Information

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

15. Billing details continued...

Declaration concerning Payment of Fees

I/we understand that the Council may charge me/us for all costs actually and reasonably incurred in processing this application. Subject to my/our rights under Sections 357B and 358 of the RMA, to object to any costs, I/we undertake to pay all and future processing costs incurred by the Council. Without limiting the Far North District Council's legal rights if any steps (including the use of debt collection agencies) are necessary to recover unpaid processing costs I/we agree to pay all costs of recovering those processing costs. If this application is made on behalf of a trust (private or family), a society (incorporated or unincorporated) or a company in signing this application I/we are binding the trust, society or company to pay all the above costs and guaranteeing to pay all the above costs in my/our personal capacity.

Name: (please write in full)

John Leigh Hall

Signature:

(signature of bill payer)

[Redacted Signature]

Date 16-5-26

16. Important Information:

Note to applicant

You must include all information required by this form. The information must be specified in sufficient detail to satisfy the purpose for which it is required.

You may apply for 2 or more resource consents that are needed for the same activity on the same form.

You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

Fast-track application

Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement.

A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

Privacy Information:

Once this application is lodged with the Council it becomes public information. Please advise Council if there is sensitive information in the proposal. The information you have provided on this form is required so that your application for consent pursuant to the Resource Management Act 1991 can be processed under that Act. The information will be stored on a public register and held by the Far North District Council. The details of your application may also be made available to the public on the Council's website, www.fndc.govt.nz. These details are collected to inform the general public and community groups about all consents which have been issued through the Far North District Council.

17. Declaration

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

Name (please write in full)

Robyn Leigh Hall

Signature

[Redacted Signature]

Date 16-5-26

See overleaf for a checklist of your information...

Checklist

Please tick if information is provided

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

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



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

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**



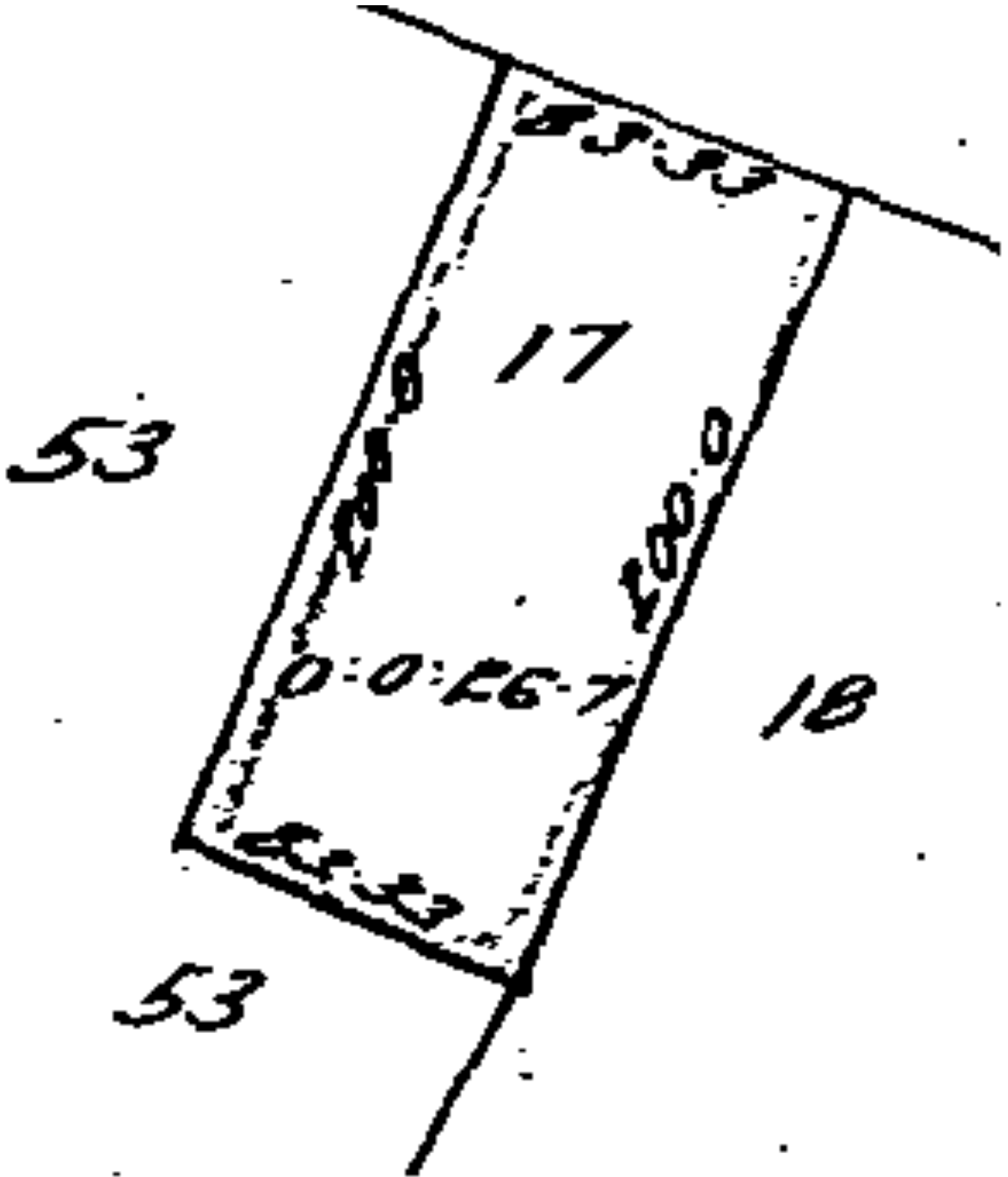

R. W. Muir
Registrar-General
of Land

Identifier **NA615/286**
Land Registration District **North Auckland**
Date Issued 05 August 1930

Prior References
NA23/237

Estate Fee Simple
Area 675 square metres more or less
Legal Description Lot 17 Deposited Plan 19294
Registered Owners
Robyn Leigh Hall and Brendon James Salisbury Madden-Smith

Interests
Fencing Agreement in Transfer 242200 - 5.8.1930



Land Use Resource Consent Application

Hall Family Trust

119 Long Beach Road, Russell

21 May 2026

Attention: Liz Searle and Jo Graham – Team Leader(s) Resource Consents

The applicant is seeking a land use consent to extend the existing deck on the upper storey of the existing dwelling and to construct a second crossing place with additional manoeuvring areas. The site is zoned as Russell Township within the Operative District Plan (ODP). The proposed activity requires a resource consent under the ODP for building scale and stormwater management.

The proposal is a **'Discretionary Activity'** under the ODP.

Under the Proposed District Plan (PDP), the site is zoned as Kororareka Russell Township as well as being located within the Coastal Environment Overlay. The proposal is a Permitted Activity insofar as the rules which have immediate legal effect under the PDP.

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

Regards



Alex Billot

Resource Planner

Reviewed by



Sheryl Hansford

Director/Senior Planner

NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED

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Appendices

- 1. Far North District Council Application Form**
- 2. Record of Title – LINZ**
- 3. Site and Building Plans – O'Brien Design Consulting**
- 4. ODP and PDP Objectives and Policies – NPD Ltd**

Assessment of Environment Effects Report

1. Description of the Proposed Activity

1.1. The Applicants are seeking to construct a new deck on the upper storey of the existing dwelling, and a second vehicle crossing with associated driveway and manoeuvring area that links into the existing driveway. The site is located at 119 Long Beach Road, Russell, with the proposed works shown within the Plan Set attached within **Appendix 3** and within *Figures 1, 2 & 3* below.

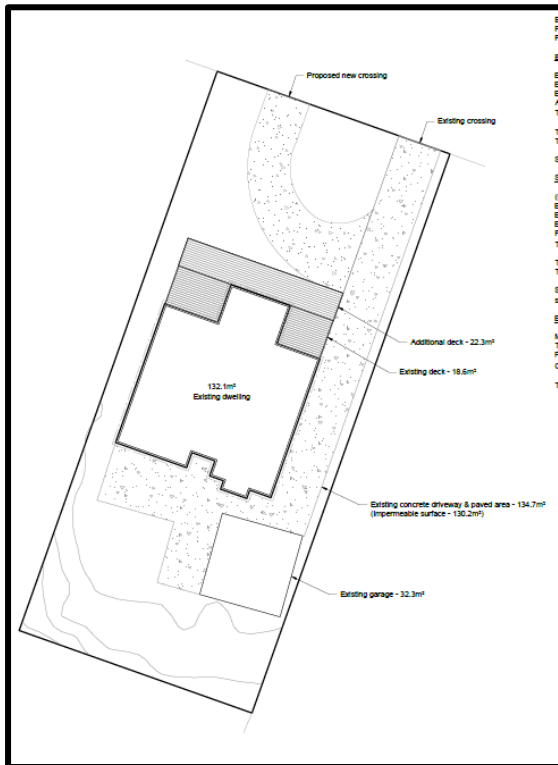


Figure 2: Site Plan showing new deck, second crossing and access/manoeuvring area subject of this application.

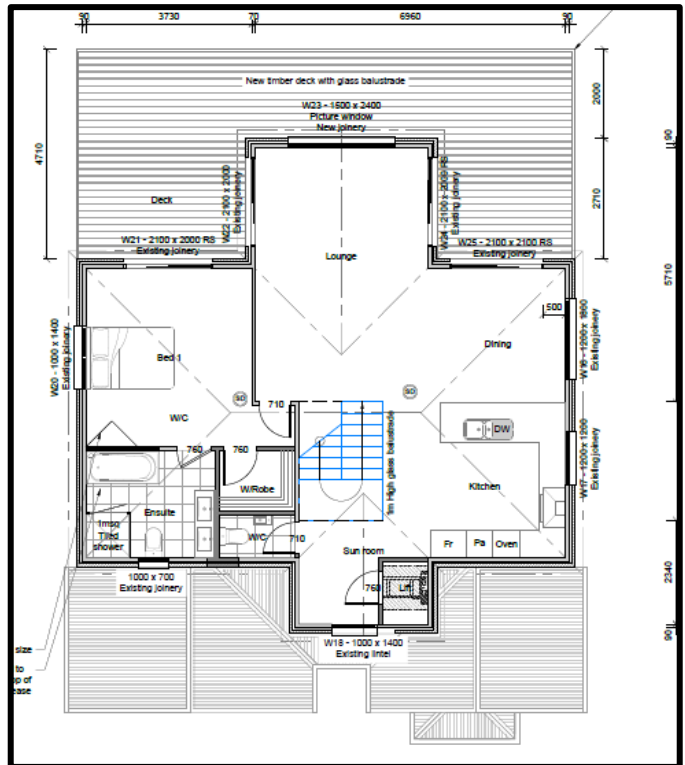


Figure 1: Upper storey floor plan showing new deck.



Figure 3: Elevation concept showing upper storey deck.

- 1.2. Under the ODP, the site is zoned within the Russell Township Zone (RTZ).

- 1.3. The proposed upper storey deck will see the building scale increase by 22.3m², which brings the total building scale within the site to 278.3m² or 41.22%. This increases the degree of non-compliance for building scale from 37.9% (current building scale coverage) to 41.22% of the total site area. Consent under Rule 10.9.5.1.5 *Building Scale* of the ODP is therefore triggered for this slight increase.

- 1.4. The proposal will see an increase in impermeable surfaces for the provision of access and manoeuvrability to the proposed second crossing. This will increase the impermeable surfaces within the site by 50m², bringing the total impermeable surface coverage within the site to 349.1m² or 51.7% of the total site area. This increases the degree of non-compliance for stormwater management from 44.3% of the total site area (current impermeable surface coverage) to 51.7% of the total site area. Consent under Rule 10.9.5.1.7 *Stormwater Management* is therefore triggered for this slight increase. The deck has been excluded from the impermeable surface coverage calculations, given that it will be open slated.

- 1.5. The proposal has been assessed as a **Discretionary Activity** under the Operative District Plan (ODP) within the RTZ.

2. Description of the Site and Surrounding Environment

- 2.1. The application site is located at 119 Long Beach Road, Russell. The site is legally described as Lot 17 DP 19294. A copy of the record of title is attached in **Appendix 2**.
- 2.2. The site is rectangular in shape and has frontage to Long Beach Road along the northernmost boundary. On the opposite side of Long Beach Road is Long Beach / Oneroa Bay. Given the close proximity of the site to Long Beach, the existing dwelling on the site encapsulates views of the surrounding bay.
- 2.3. Access to the site is provided via an existing crossing place, within the northeastern corner of the site. An internal driveway follows the eastern boundary to a detached shed/garage at the rear of the site, behind the dwelling.
- 2.4. To the east and south of the site are privately owned allotments, and to the west is a dog leg access to the southern property.
- 2.5. The site and surrounding environment are located within a coastal community which has a backdrop of steeper terrain to the south, which is covered in native vegetation. The settlement is an extension of the Russell Village, which is located on the western side of the point, whereas the subject settlement is located on the eastern side of the point (see *Figure 4* below). Given this location, the site is located outside of any Heritage Areas which affect the main area of Russell.

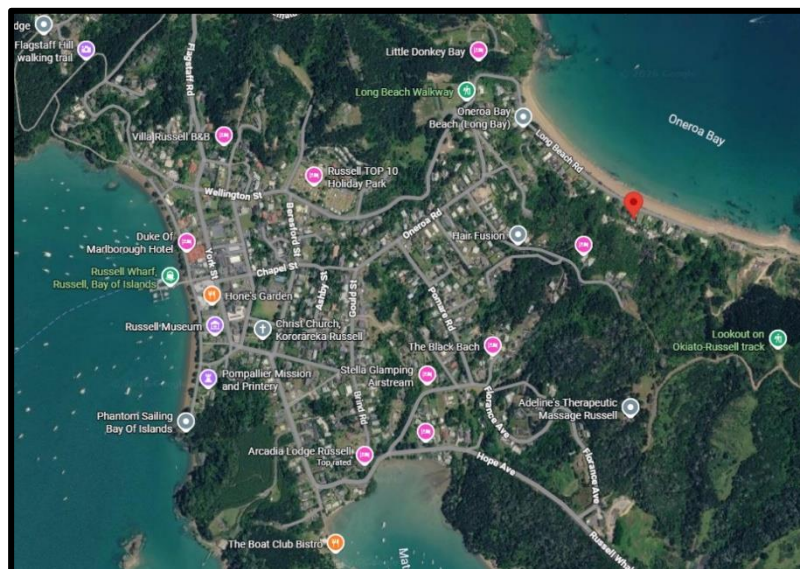


Figure 4: Location of site on eastern side, with Russell Village to the West.



Figure 5: Image of the dwelling and immediate surrounding environment.



Figure 6: Surrounding streetscape and Long Beach.

- 2.6. The site is within an area which is serviced by reticulated wastewater services. Water supply is provided for onsite via water tanks.

- 2.7. The site and surrounding environment are within an area noted as having kiwi present in high densities. The RPS Maps indicate that the site and surrounding environment are within the Coastal Environment. The site is not shown to be within an outstanding natural landscape or area of high natural feature. Oneroa Bay is shown as being an area noted as High Natural Character.

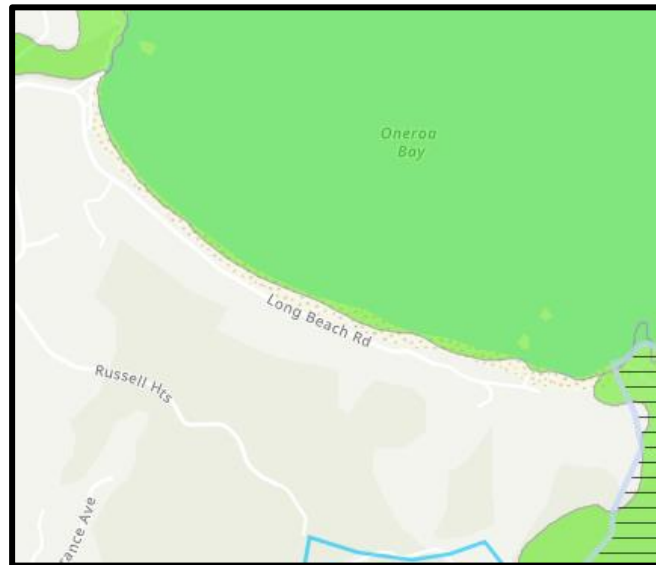


Figure 7: RPS Maps.

2.8. Under the ODP and NRC Maps, the site is shown to be partially susceptible to Coastal Erosion Hazard Zones (CEHZ) 1 & 2 and completely within Coastal Erosion Hazard Zone 3. The ODP and NRC Maps do not indicate that the site is susceptible to coastal or river flood hazards. The site is also located within a Tsunami Evacuation zone.



Figure 8: CHEZ 1 (orange line), CHEZ 2 (yellow line) and CHEZ 3 (green line) as they affect the subject site.

2.9. The surrounding environment contains some archaeological sites, however none have been noted within the subject site. The construction of the upper storey deck will require only minimal excavations for the supporting poles, with the construction of the impermeable manoeuvring and access areas anticipated to be 12m³. Given the minor volume of excavations and works and the fact that the site is already developed with a residential dwelling and the

works will be undertaken within the curtilage of the existing dwelling, it is considered appropriate to have the proposal proceed under the guidance of an ADP.



Figure 9: Archaeological sites in the surrounding environment.

Title

2.10. The site is contained within Record of Title NA615/286 which is dated 5th August 1930. The land is legally described as Lot 17 DP 19294, with an area of 675m². There are no consent notices or easements registered on the title.

3. Reasons for Consent

Operative District Plan (ODP)

- 3.1. Under the ODP, the site is zoned within the Russell Township Zone (RTZ).
- 3.2. The proposed activity is assessed against the following RTZ rules set out in Table 1 below and the District-wide rules in Table 2.


Table 1 - Assessment of the Permitted Section 10.9 Russell Township zone		
Plan Reference	Rule	Performance of Proposal
10.9.5.1.1	Relocated Buildings	Not applicable. The proposal does not involve relocatable buildings.
10.9.5.1.2	Residential Intensity	Permitted.

		The proposal will not alter the number of residential dwellings on the site.
10.9.5.1.3	Scale of Activities	Not applicable.
10.9.5.1.4	Building Height	Permitted. The proposed deck will be less than the permitted height of 7.2 metres.
10.9.5.1.5	Building Scale	<p>Discretionary</p> <p>This rule refers to the ‘net ground floor area’ of all buildings on site not exceeding 20% of the ‘net site area’.</p> <p>The definition of ‘net ground floor area’ under the ODP refers to the sum of all ground floor areas of any building, which excludes some areas identified within the definition.</p> <p>The total net ground floor area of the proposal is calculated as:</p> <ul style="list-style-type: none"> - Existing garage - 32m² - Existing lower floor area – 116.6m² - Existing Upper Floor area – 88.5m² - Existing deck – 18.6m² - Additional deck – 22.3m² <p>Total = 278.3m² or 41.22% of the total site area.</p> <p>The proposal will increase the building scale from 37.9% of the total site area to 41.22%, which increases the degree of non-compliance, given the permitted amount is 20%.</p>
10.9.5.1.6	Sunlight	Permitted The proposal complies with the permitted sunlight angles.
10.9.5.1.7	Stormwater Management	Discretionary

		<p>The total impermeable surface coverage within the site will amount to 349.1m² or 51.7% of the total site area. This is made up of:</p> <ul style="list-style-type: none"> - Existing garage – 32.3m² - Existing dwelling – 132.1m² - Existing driveway and paving – 134.7m² - Additional driveway – 50m² <p>The proposal will see the impermeable surfaces within the site increase from 44.3% to 51.7%. This increases the degree of non-compliance for impermeable surface coverage within the site, given the permitted allowance is 35% of the total site area and RDA allowance is 40%.</p>
10.9.5.1.8	Setback from Boundaries	<p>Permitted.</p> <p>(a) The minimum setback from road boundaries shall be 3 metres – Complies.</p> <p>(b) The minimum setback from any boundary other than a road boundary shall be 1.2m – Complies.</p> <p>(c) Not less than 50% of that part of the site between the road boundary and a parallel line 6m therefrom shall be landscaped – Complies. The areas outside of the proposed and existing driveway area will be grassed.</p>
10.9.5.1.9	Outdoor Activities	<p>Not applicable.</p> <p>Only residential activities will be carried out on this site.</p>
10.9.5.1.10	Transportation	<p>Permitted.</p> <p><u>Traffic</u> – the proposal will not alter the TIF of the site.</p>

		<p><u>Parking</u> – parking is existing and will not be altered.</p> <p><u>Access</u> – access is from Long Beach Road. The proposal includes a second crossing place.</p>
10.9.5.1.11	Hours of Operation - Non-Residential Activities	<p>Not applicable.</p> <p>Only residential activities will be carried out on this site.</p>
10.9.5.1.12	Keeping of Animals	Not applicable.
10.9.5.1.13	Noise	Permitted.
10.9.5.1.14	Helicopter Landing Area	Not applicable.

Table 2 – Assessment of applicable ODP District Wide Rules		
Plan Reference	Rule	Performance of Proposal
12.1	Landscape and Natural Features	Not applicable
12.2	Indigenous Flora and Fauna	Not applicable.
12.3 12.3.6.2.2 (RDA)	EXCAVATION AND/OR FILLING, EXCLUDING MINING AND QUARRYING, IN THE RESIDENTIAL, INDUSTRIAL, HORTICULTURAL PROCESSING, COASTAL RESIDENTIAL AND RUSSELL TOWNSHIP ZONES	<p>Permitted.</p> <p>Excavations for the works are anticipated to be 6m³ of cut and 6m³ of fill which equates to a total volume of 12m³. This complies with the permitted threshold of 200m³ in any 12-month period.</p> <p>There will not be any cut/fill heights greater than 1.5m.</p>
12.4	NATURAL HAZARDS	<p>Permitted.</p> <p>This section identifies land within the Coastal Hazard Maps (Maps CH 1 -17) which are within the Coastal</p>

		<p>Hazard Area 2. The site is not listed as being within Maps CH 1 – 17 and therefore Rule 12.4.6.1.1 is not applicable to the site.</p> <p>The proposed deck will not be within 20m of the drip line of any trees, such that Rule 12.4.6.1.2 is also not applicable.</p>
12.5	HERITAGE	<p>Permitted.</p> <p>The site is not a listed Heritage Area or heritage buffer within this chapter such that none of the rules are considered applicable.</p>
12.6	AIR	Deleted Chapter.
12.7	LAKES, RIVERS, WETLANDS AND THE COASTAL MARINE AREA	<p>Permitted.</p> <p>The site boundary is located 45 metres from the identified CMA boundary within the Regional Plan for Northland, such that the proposed impermeable surfaces and deck are in excess of the permitted 26m from the CMA for the RTZ.</p>  <p><i>Figure 10: Regional Plan Maps showing distance from site to CMA boundary.</i></p>
12.8	HAZARDOUS SUBSTANCES	Not applicable
12.9	RENEWABLE ENERGY AND EFFICIENCY	Not applicable

Operative District Plan Activity Status

- 3.3. Given the proposal increases the degree of non-compliance for both building scale and impermeable surfaces within the site, consent is triggered for the proposal being within the RTZ under the ODP. The proposal is assessed as a **Discretionary Activity** under the ODP. This relates to the combined building scale and stormwater management aspects of the proposal.

Proposed District Plan

- 3.4. Within the Proposed District Plan the site is located within the Kororareka Russell Township zone. It is subject to the Coastal Environment overlay. When the Proposed Plan was first notified there were a number of rules which were identified as having immediate legal effect.
- 3.5. The Council notified its' PDP on 27 July 2022. The period for public submissions closed on the 21 October 2022. A summary of submissions was notified on the 4 August 2023. The further submission period closed on the 5 September 2023. District Plan hearings on submissions concluded at the end of 2025. Hearings Panel recommendations on submissions were due end of March 2026. A decision on submissions is expected by 11th June 2026, however until such time as decisions on submissions are issued, limited weight is given to the PDP provisions.
- 3.6. An assessment against PDP rules that have immediate legal effect is set out in **Table 3** below.

TABLE 3 - ASSESSMENT AGAINST THE PDP RULES THAT HAVE IMMEDIATE LEGAL EFFECT		
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
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.

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 scheduled heritage items.
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 scheduled notable trees.
Sites and Areas of Significance to Māori	All rules have immediate legal effect (SASM-R1 to SASM-R7) Schedule 3 has immediate legal effect	Not applicable
Ecosystems and Indigenous Biodiversity	All rules have immediate legal effect (IB-R1 to IB-R5)	Permitted No indigenous vegetation clearance is proposed.
Subdivision	The following rules have immediate legal effect: SUB-R6, SUB-R13, SUB-R14, SUB-R15, SUB-R17	Not applicable. The proposal is not a subdivision
Activities on the Surface of Water	All rules have immediate legal effect (ASW-R1 to ASW-R4)	Not applicable.
Earthworks	The following rules have immediate legal effect: EW-R12, EW-R13 The following standards have immediate legal effect: EW-S3, EW-S5	Permitted The proposed earthworks will adhere to the accidental discovery protocol (EW-12) and erosion and sediment control (EW-13) rule standards that have immediate legal effect.
Signs	The following rules have immediate legal effect: SIGN-R9, SIGN-R10	Not applicable.

	All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area	
Orongo Bay Zone	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water	Not applicable.

Proposed District Plan Activity Status

- 3.7. The proposal is considered Permitted in terms of the rules within the PDP which have immediate legal effect.

National Environmental Standards

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

- 3.8. The subject site is not known to have been or currently be utilised for activities listed on the HAIL. The proposal is considered to be Permitted in terms of the NESCS.

National Environmental Standards for Freshwater Management 2020

- 3.9. There are no freshwater wetlands or other stream bodies affected by the proposal.

4. Statutory Assessment

Section 104B of the Resource Management Act 1991 (RMA)

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

RMA Section 104

- 4.2. The application proposal is subject to the matters set out in Section 104.
- 4.3. Section 104(1) of the RMA states that when considering an application for resource consent –

- “the consent authority must, subject to Part 2, and section 77M have regard to –*
- (a) any actual and potential effects on the environment of allowing the activity; and*
 - (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.”*

Assessment of Effects on the Environment

- 4.4. 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 RMA). Positive effects arising from this proposal include providing more useable outdoor space for the Applicant by increasing the deck size from the upper storey living area. Manoeuvring and access within the site will be more practical and decrease the chance of vehicles reversing off site directly on to Long Beach Road.
- 4.5. Potential adverse effects on the environment that go beyond the threshold of effects permitted in the Russell Township zone include the stormwater management and effects of the proposed building scale.

Building Scale

- 4.6. The proposal will see the existing building scale on the site increase from 256m² (37.9%) to 278.3m² (41.22%), which increases the degree of non-compliance marginally within the site.
- 4.7. The total net ground floor area of the proposal is calculated as:
- Existing garage - 32m²
 - Existing lower floor area – 116.6m²

- Existing Upper Floor area – 88.5m²
- Existing deck – 18.6m²
- Additional deck – 22.3m²

Total = 278.3m² or 41.18% of the total site area.

- 4.8. The proposed deck addition will only see 22.3m² added to the total building scale within the site, which accounts for 8% of the total building scale. Given the location of the site and the existing design of the dwelling, which sees the living area located on the upper floor as well as the master bedroom, the predominant entertaining space is located within the upper floor. The proposed deck addition will see this entertainment area expanded, providing indoor/outdoor flow and enabling better use of the dwelling. The proposed design is not considered objectionable or out of character within the surrounding environment.
- 4.9. An assessment of the criteria within Section 11.2 has been undertaken below.

(a) The extent to which adjacent properties will be adversely affected in terms of visual domination, overshadowing, loss of privacy and loss of access to sunlight and daylight.

- 4.9.1. The proposed design does not result in infringements relating to setback or sunlight and therefore loss of access to sunlight and daylight are not anticipated. In terms of visual domination and overshadowing, this is also not anticipated given that most dwellings in the area are double storey. The proposed deck addition will be orientated north, where the site adjoins Long Beach Road, such that effects on adjoining lots to the south, east and west are considered to be no more than minor, as the proposed deck addition will not be orientated towards these lots. There is also existing vegetation located along the eastern, western and southern boundaries of the site which provide visual mitigation (see *Figure 11*).



Figure 11: Site and adjoining allotments showing existing development.

- 4.9.2. The dwelling within Lot 2 DP 149290, to the east of the site (see *Figure 11* above), is setback behind the subject dwelling, such that the deck would be located over 15 metres north of this dwelling, with the area near to the subject site being utilised as a front yard area, most likely for parking etc. As such, effects from visual domination, overshadowing and loss of privacy are considered to be no more than minor as the proposed deck is located a sufficient distance from the existing built development within Lot 2 DP149290.
- 4.9.3. In terms of the lot to the west, Lot 16 DP 19294, there is a dog leg access which services Lot 6 DP 209032, which separates the subject site and Lot 16 DP 19294. This provides a separation distance of approximately 16 metres between the proposed deck and the dwelling on Lot 16 DP 19294, creating a larger separation distance between the proposed deck and built development on this allotment. This separation distance mitigates effects to a less than minor degree in terms of visual domination, overshadowing and loss of privacy and access to sunlight and daylight given there is ample area between the two built developments.
- 4.9.4. The site to the south is located behind the existing dwelling as well as being located upslope, such that effects on this lot (Lot 6 DP 209032) are considered to be less than minor.
- 4.9.5. Overall, effects from visual domination, overshadowing, loss of privacy and access to sunlight and daylight for adjacent sites are considered to be less than minor. The surrounding environment is a coastal settlement, which sees residential development more intensely developed. The proposed deck addition is not considered to increase effects to a more than minor degree, given the design is consistent with other development in the area and there is enough separation distance from built development on adjoining lots to mitigate effects.

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

- 4.9.6. The proposal complies with the permitted setback and sunlight rules. As mentioned, there is a dog leg access separating Lot 16 DP 19294 and the subject site, which increases the separation distance between the proposed dwelling and built development to the west. It is considered that the proposal does not require increased separation distances given the

design already provides adequate separation. There is existing vegetation along the eastern/southern/western boundaries and additional landscaping or screening is not proposed.

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

4.9.7. The proposed design is considered compatible with other buildings in the area. The dwelling is existing and is double storey, as are many dwellings in the surrounding environment (see **Figure 12** below). The proposed deck will only add 22m² of additional building scale, which is considered minor. The proposal is considered to be compatible with both the built and natural environments.



Figure 12: Dwellings at 137 & 143 Long Beach Road which have similar design to the proposal (upper storey deck). Building scale appears to be similar.

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

4.9.8. This has been detailed in (a) above. The proposal is not considered to create adverse effects in terms of outdoor space utilised on adjacent sites. The proposal provides adequate separation distance and complies with the permitted setbacks for the zone.

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

4.9.9. The proposed use of the deck is for residential use by the Applicant. This is not objectionable with the use of other buildings in the area. The likely generated effects are therefore considered to be consistent with that of a single residential dwelling which is anticipated for the site and consistent with the surrounding environment.

Summary

4.9.10. The proposed design is considered suitable for the site and surrounding environment. Given the extensive development in the area, the proposal is considered to be consistent with built development within the surrounding environment. The permitted setback and sunlight provisions for the zone have been complied with, enabling ample separation distance from adjoining sites. The dog leg access to the west of the site also provides further separation distance. The proposed deck only increases the building scale within the site by 22m², with the existing dwelling being double storey, which amounts to a larger net ground floor area. Effects from the combined building scale which exceed the permitted threshold, are considered to be less than minor.

Stormwater Management Effects

4.10. The proposal will see the existing impermeable surface coverage within the site increase from 299.1m² (44.3%) to 349.1m² (51.7%), which increases the degree of non-compliance marginally within the site. A breakdown of the impermeable surfaces is shown below:

- Existing garage – 32.3m²
- Existing dwelling – 132.1m²
- Existing driveway and paving – 134.7m²
- Additional driveway – 50m²

4.11. As can be seen above, the proposal will result in an increase of 50m² of impermeable surfaces, which is a result of the additional driveway area to be utilised for manoeuvring and access. The proposed deck has not been included as an impermeable surface given that the deck will be open slatted. The proposed impermeable areas will be designed to promote sheet flow over adjacent permeable ground.

4.12. An assessment of the criteria within Section 11.3 of the ODP 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.

- 4.12.1. The proposal results in an increase of 50m² of impermeable surface within the site. Given that the impermeable surfaces are for an area of driveway, it is considered that sheet flow will be promoted to direct runoff to the surrounding permeable areas.

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

- 4.12.2. Low Impact Design has been utilised by minimising proposed impermeable surfaces, and utilising sheet flow.

(c) Any cumulative effects on total catchment impermeability.

- 4.12.3. Cumulative effects are not anticipated given the minor increase of impermeable surfaces.

(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.

- 4.12.4. Natural contour will be altered slightly but drainage patterns will continue.

(e) The physical qualities of the soil type.

- 4.12.5. Unknown.

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

- 4.12.6. Life supporting capacity of soils is not considered to be adversely affected given the existing use of the site and the proposal resulting in an area for vehicles to manoeuvre.

(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.

- 4.12.7. The site is connected to the reticulated wastewater network. Existing attenuation methods will remain unchanged. Given the minor increase of impermeable surfaces, no adverse effects on the water quantity and water quality of water bodies are anticipated.

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

4.12.8. All are necessary for normal residential activities.

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

4.12.9. No additional landscaping is considered necessary.

(j) Any recognised standards promulgated by industry groups.

4.12.10. Unknown.

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

4.12.11. The proposal will only alter the impermeable surfaces by 50m² which amounts to only 14% of the total impermeable surfaces within the site. Given the area will be utilised as a driveway, sheet flow is considered appropriate in this instance.

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

4.12.12. It is considered that the proposed sheet flow method is adequate to account for climate change.

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

4.12.13. Detention ponds or other engineering solutions have not been considered.

Summary

4.13. The proposal will see a slight increase in impermeable surfaces for the purpose of a manoeuvring area and access. This area will be designed to promote sheet flow to surrounding permeable areas. Given the site is separated from the CMA by a road, it is not considered that additional flows will enter the CMA. However, if this was to occur, given the marginal increase in impermeable areas, effects are considered to be less than minor. Overall, it is considered that effects from the increased impermeable area will be no more than minor.

Relevant Statutory Provisions

4.14. Section 104(1)(b) requires the consideration of any relevant provisions found in national policy statements or standards, regional policy statements or plans and operative or proposed district plans. Relevant statutory documents include:

- New Zealand Coastal Policy Statement
- National Policy Statement for Natural Hazards 2025
- Regional Policy Statement for Northland
- Operative Far North District Plan
- Proposed Far North District Plan

New Zealand Coastal Policy Statement

4.15. The NZCPS provisions apply to this proposal but are generally given effect to within the context of the District Plan and the higher order RPSN. The NZCPS is concerned with sustainable management of the coastal environment including its ecological function, and the preservation of its natural character and landscape values. Effects on Te Tiriti values, public access to the coast, coastal hazards and the wellbeing of people are also relevant considerations.

4.16. The site is within the coastal environment as mapped by the Regional Policy Statement for Northland. The current District Plan site zone is RTZ, which is within the ODP coastal environment. The PDP zoning is Kororareka Russell Township. Coastal values and features are to be managed via a coastal environment overlay. Matters relating to the preservation of natural character and associated landscape and ecological values subject to building (visual amenity) that are directly relevant to RMA s6(a) matters of national importance.

4.17. The consolidation of development within existing coastal settlements is supported by the NZCPS (Policy 6). Natural character will be preserved and visual effects mitigated as concluded earlier within this assessment, given the design and siting of the deck on the existing dwelling (Objective 2 & Policy 6, 13 & 15). Given the location of the site, it is visible from the CMA, however, all development along this area of the coast is, given the nature and location of the settlement. The proposed deck is not considered to create adverse visual effects as it will be an extension of the existing dwelling and is not considered to be visually obtrusive. The site does not contain any areas of significant indigenous vegetation or areas of HNC, such that

effects on these features will be less than minor. Although the site is shown to be susceptible to CEHZ, the proposal will not change the use of the site and will result in a deck addition and areas for manoeuvring and access. The proposal is not considered to exacerbate or increase the risk of natural hazards, given the site is already developed with a dwelling and the proposal will not be altering this.

- 4.18. Overall, it is considered that the proposal is consistent with the objectives and policies of the NZCPS and will not have adverse effects on the character of the site and surrounding environment.

National Policy Statement for Natural Hazards 2025

- 4.19. The site is identified as being within Coastal Erosion Hazard Zones (CEHZ) 1, 2 & 3. In terms of the natural hazard risk, there is an existing dwelling already located within the site, with the proposal only resulting in an upper storey deck addition as well as impermeable surfaces for access and manoeuvring. The proposal is therefore not considered to increase the natural hazard risk, given the use of the site will remain unchanged and the nature of the proposal. The proposal is considered to be consistent with the objectives and policies of the NPS-NH given the proposal will not increase the likelihood of natural hazards occurring as the use of the site will remain unchanged (being residential).

Regional Policy Statement for Northland (2016 - updated 2018)

- 4.20. The purpose of the Regional Policy Statement for Northland (RPS) is to promote the sustainable management of Northland's natural and physical resources by providing an overview of the region's resource management issues.
- 4.21. The RPS sets out policies and methods to achieve integrated management of Northland's natural and physical resources. The subject site does not include any mapped areas of outstanding natural landscape or high natural features. The site also does not contain any areas of significant indigenous vegetation.

- 4.22. Objective 3.4 seeks to protect areas of significant indigenous vegetation and fauna habitats, maintain the extent of ecosystem diversity and habitat and where practicable, enhance these environments. All effects will be managed within the site boundaries such that these areas will not be adversely affected in the wider environment.
- 4.23. It is considered that in the context of the existing site zoning and low density development, the proposed development will not be contrary to the objectives and policies of the RPSN.

Operative Far North District Plan

- 4.24. The proposed activity has been assessed against the applicable objectives and policies of the ODP. A copy of these provisions is attached at **Appendix 4**.

Coastal Environment and Russell Township Zone

- 4.25. The application site is within the ODP Coastal Environment which comprises rural and coastal land along the district's coastline. The site location sits within a coastal settlement along Long Beach Road, where there is more intensely developed residential development, bush areas are located on the steeper terrain and indigenous fauna habitat (particularly for kiwi). Within the Coastal Environment, it is expected that where natural character exists it will be preserved and that landscape and visual qualities will be protected from inappropriate development. Wherever possible, development is to be consolidated within existing settlements to provide medium and low-density settlements along the coastline.
- 4.26. Coastal Environment Objective 10.3.1 recognises the tension between managing avoiding the adverse effects of subdivision and development and the practicalities around providing for appropriate development. As per s6(a) of the RMA, the NZCPS and the RPSN, the preservation of the natural character of the coastline and the coastal environment and any other associated natural and landscape values is sought (Objective 10.3.2). The RTZ forms part of the coastal environment and is considered a unique place in New Zealand's past given the historic and cultural significance of the area. At present, it is a popular tourist town afforded of special significance where maintaining and enhancing the historic and amenity characteristics are key. Given the vulnerability of the natural environment, preserving and restoring the environment is a key objective.

- 4.27. The proposal is considered to preserve the natural character of the coastal environment given the proposed design is consistent with other development in the area and will enhance the existing design of the dwelling. Given the minor nature of the proposal, including excavations, effects on heritage items are considered to be less than minor. Although the site is susceptible to natural hazards, the proposal is not considered to increase the risk given the nature of the proposal (Policy 10.4.9). Erosion and sediment will be controlled within the boundaries of the site and stormwater will be managed on site via sheet flow (Policy 10.4.11). The proposal is not considered to have adverse effects on natural character and amenity values given the dwelling is existing on the site and the proposal will only result in an upper storey deck and additional area of driveway (Policy 10.4.12). Given the existing development in the area, the proposal is not objectionable with development in the surrounding environment.
- 4.28. In terms of the RTZ, the objective of this zone (10.9.3.1) is *'to achieve the continued growth and development of Russell in a way which maintains the special historic and amenity values and minimises adverse effects on the natural environment.'* The proposal has been assessed as achieving this as has been detailed throughout this assessment. The level of effects are considered consistent with existing development in the surrounding environment (Policy 10.9.4.1). There is ample area on site for outdoor space and onsite services (Policy 10.9.4.2). Although the proposal results in an impermeable surface and building scale breach, the coverage is considered consistent with that in the surrounding environment and with stormwater being managed onsite, effects in relation to hydrology, ecology and amenity are considered to be less than minor (Policy 10.9.4.3 & 10.9.4.5). The proposal does not result in infringements of the permitted sunlight rules with built development on adjoining sites being located a sufficient distance to enable adequate access to sunlight and daylight and privacy (Policy 10.9.4.4 & 10.9.4.6). The character of the surrounding environment is considered to be protected as determined throughout this application (Policy 10.9.4.7).
- 4.29. It is considered that the proposal would not be contrary to the coastal environment or the RTZ objectives and policies.

Proposed Far North District Plan

Kororareka Russell Township zone & Coastal Environment Overlay

- 4.30. The subject site is proposed to be located within the Kororareka Russell Township Zone (KRTZ) and Coastal Environment Overlay. The site is not within a Heritage Area.

- 4.31. The KRTZ is identified as being a zone occupying a unique place in New Zealand's past, being historically significant. The zone seeks to *'maintain and enhance the characteristics and natural features of Kororareka Russell which contribute to its unique built character, historic heritage, cultural and amenity values.'* The Kororareka Russell Township is noted as being within the coastal environment and is a prominent coastal settlement within the East Coast and forms a continued pattern of settlement along the coastline.
- 4.32. The proposed activity has been assessed as protecting the natural character and amenity of the zone (KRT-O1 & KRT-O2). Infrastructure is existing onsite, with connection to the reticulated wastewater system already in place for the existing dwelling (KRT-O4). The proposal will see the upper storey of the dwelling more useable with outdoor flow and the additional area for manoeuvring and access, adding to the functionality of the site (KRT-O5). The proposal is considered to be consistent with the scale, character and design within the surrounding environment and values of the coastal environment have been recognised and protected (KRT-P1). The proposal is also considered consistent with KRT-P6.
- 4.33. The proposal has recognised the natural character of the coastal environment and given the minor nature of the proposal which will see a deck added to the living area on the upper storey of the existing dwelling and increased area for manoeuvring and access, it is considered that the characteristics and qualities of the coastal environment will not be adversely affected. The proposal is considered to be consistent within the relevant objectives and policies of the coastal environment overlay.
- 4.34. The proposed development would not be contrary to the objectives and policies of the PDP that have current legal effect.

5. Notification Assessment

- 5.1. Section 95A-95G sets out the public and limited notification criteria for resource consent applications.

Section 95A – Public Notification Assessment

- 5.2. Section 95A requires a council to follow specific steps when deciding whether to publicly notify an application for resource consent. These steps are set out and commented on as follows.

Step 1: Mandatory public notification in certain circumstances

S95A(3)(a)	The applicant requests public notification
S95A(3)(b)	Public notification is required under section 95C
S95A(3)(c)	The application is made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.

- 5.3. The Applicant has not requested public notification, nor is it required under section 95C. Section 95A(3)(c) is not applicable.

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

S95A(5)(a)	Is the application for a resource consent for one or more activities and each activity is subject to a rule or national environmental standard that precludes public notification.
S95A(5)(b)	Is the application for a resource consent for 1 or more of the following, but not other, activities; a controlled activity; a restricted discretionary, discretionary or non-complying activity, but only if the activity is a boundary activity.

- 5.4. The proposed activity applied for is not precluded from notification by a rule or a national environmental standard. The activity is not solely for a boundary activity.

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

S95A(8)(a)	The application is for a resource consent for 1 or more activities, and any one of those activities is subject to a rule or national environmental standard that requires public notification.
S95(8)(b)	In accordance with section 95D, the activity has or is likely to have adverse effects on the environment that are more than minor.

- 5.5. The proposed activity applied for is not subject to a rule or national environmental standard that requires public notification.

- 5.6. Section 95D specifies the criteria by which a consent authority may decide whether an activity will have or is likely to have adverse effects on the environment that are more than minor. This includes what a council may or may not have regard to:

S95D(a)(i)-(ii)	A consent authority <u>must</u> disregard any effects on persons who own or occupy- (i) The land in, on, or over which the activity will occur, or (ii) Any land adjacent to that land
S95D(b)	A consent authority <u>may</u> disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect.
S95D(c)	A consent authority <u>must</u> , in the case of a restricted discretionary activity, disregard an adverse effect of the activity that does not relate to a matter for which a rule or national environmental standard restricts its discretion.
S95D(d)	A consent authority <u>must</u> disregard trade competition and the effects of trade competition.
S95D(e)	A consent authority <u>must</u> disregard any effect on a person who has given written approval to the relevant application

- 5.7. For the purposes of deciding public notification, any effects on persons who own or occupy the application site, or adjacent land may be disregarded. The proposal is not considered to create adverse effects as detailed within this application.

Step 4: Public notification in special circumstances

S95(9)	Do special circumstances exist in relation to the application that warrant the application being publicly notified?
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- 5.8. When considering public notification, current caselaw has defined ‘special circumstances’ as those outside the common run of things which are exceptional, abnormal or unusual, but they may be less than extraordinary or unique. The proposed activity is to extend the existing upper deck area of the existing dwelling and provide additional manoeuvring and access to the site within an established coastal settlement that is anticipated by the District Plan. There are no extraordinary or unique circumstances.

- 5.9. Potential adverse effects beyond the immediate site boundary are less than minor. Public notification of the application is not deemed necessary, nor is it required.

Section 95B – Limited Notification Assessment

- 5.10. If an application is not publicly notified, a consent authority must follow the steps of section 95B to decide if limited notification is required. A Section 95B assessment requires a decision about whether there are any specified affected groups or affected persons (under section 95E).

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

S95B(2)(a)	Are there any affected protected customary rights groups
S95B(2)(b)	Are there any affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity)?
S95B(3)(a)	Is the proposed activity adjacent to, or may affect land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11?
S95B(3)(b)	Is the person to whom the statutory acknowledgement is made is an affected person under section 95E?

- 5.11. The proposed activity would not affect any protected customary rights groups or marine title groups. The proposed activity is not adjacent to and would not affect land (or persons) that are the subject of a statutory acknowledgement.

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

S95B(6)(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.
S95B(6)(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).

- 5.12. The proposed activity is not subject to a rule or national environmental standard that precludes limited notification. The application activity status is not 'controlled'.

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

S95B(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.
S95B(8)	In the case of any other activity, determine whether a person is an affected person in accordance with section 95E.

5.13. The proposed activity does not include a boundary activity.

5.14. Section 95E provides the basis on which a person is deemed to be affected by a proposed activity. Section 95E(1) a person is an affected person if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but not less than minor). Section 95E(2)(a)-(c) sets out the adverse effects a consent authority can disregard or matters it must have regard to when assessing adverse effects on a person:

Affected Persons

S95E(2)(a)	A consent authority <u>may</u> disregard adverse effect of an activity on the person if a rule or a national environmental standard permits an activity with that effect.
S95E(2)(b)	A consent authority <u>must</u> disregard an adverse effect arising from a a controlled activity or a restricted discretionary activity if the effect of the activity does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion.
S95E(2)(c)	A consent authority <u>must</u> have regard to every relevant statutory acknowledgement made in accordance with an Act specified in Schedule 11.

5.15. The application proposal is a Discretionary Activity. It is not a Controlled Activity or a Restricted Discretionary Activity. An assessment of the proposal requires consideration of all potential effects on the environment. The Council may disregard the effects of an activity where they are permitted under a rule or a national environmental standard.

- 5.16. There are no other persons on adjacent sites that would be adversely affected to a minor or more than minor extent. The proposed design complies with the permitted setback and sunlight provisions, such that effects on adjoining allotments are considered to be less than minor. As such, effects on adjoining property owners are considered to be no more than minor. The Applicant requests that the application be processed on a non-notified basis.

Step 4: Further notification in special circumstances

S95B(10)	Do special circumstances exist in relation to the application that warrant the application being limited notified?
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- 5.17. The proposal is not considered to result in any special circumstances which would require notification to any other persons not already determined to be eligible for limited notification under this section. The effects of the proposal are considered to be managed within the site boundaries and the proposed changes to the dwelling and the site are considered to be consistent with existing development in this coastal settlement.

6. Part 2 Assessment

- 6.1. 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.
- 6.2. 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.
- 6.3. Section 6 of the Act sets contains the 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 considered to be consistent with development within the surrounding environment whilst ensuring effects on natural character are less than minor. The site is not known to contain any outstanding landscapes or high natural features. The site does not adjoin any lakes, rivers or the CMA. The proposal is not considered to exacerbate natural hazards.
- 6.4. 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.

- 6.5. 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 given the nature of the proposal. The proposal has considered the principals of the Treaty of Waitangi and would not be contrary to these principals.
- 6.6. Overall, the application is assessed 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.

7. Conclusion

- 7.1. The Applicant is seeking a resource consent to extend the existing deck on the upper storey of the dwelling on the site and to form an additional area of impermeable surfaces for access and manoeuvring. The site contains existing built development and is within an existing established coastal settlement.
- 7.2. The site is zoned within the Russell Township Zone within the ODP and is within the Kororareka Russell Township Zone and Coastal Environment Overlay under the PDP. The activity is Discretionary overall under the ODP for matters relating to stormwater management and building scale. The proposal is not considered to have adverse effects on any adjoining allotments as detailed within this assessment.
- 7.3. An assessment of potential adverse effects on the environment concludes that these effects will be no more than minor. The zone envisages residential development in this location and the proposal will not alter the residential use of the site. To the extent possible, the proposal has been designed to comply with the permitted standards of both the ODP and the PDP.
- 7.4. In the context of the ODP and PDP zone framework, the activity is an acceptable proposal, resulting in a more useable living area as well as more functional access and manoeuvring. The Applicant requests that the application be processed on a non-notified basis.

8. Limitations

- 8.1. 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.
- 8.2. 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.
- 8.3. 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.
- 8.4. 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.

Proposed Alterations

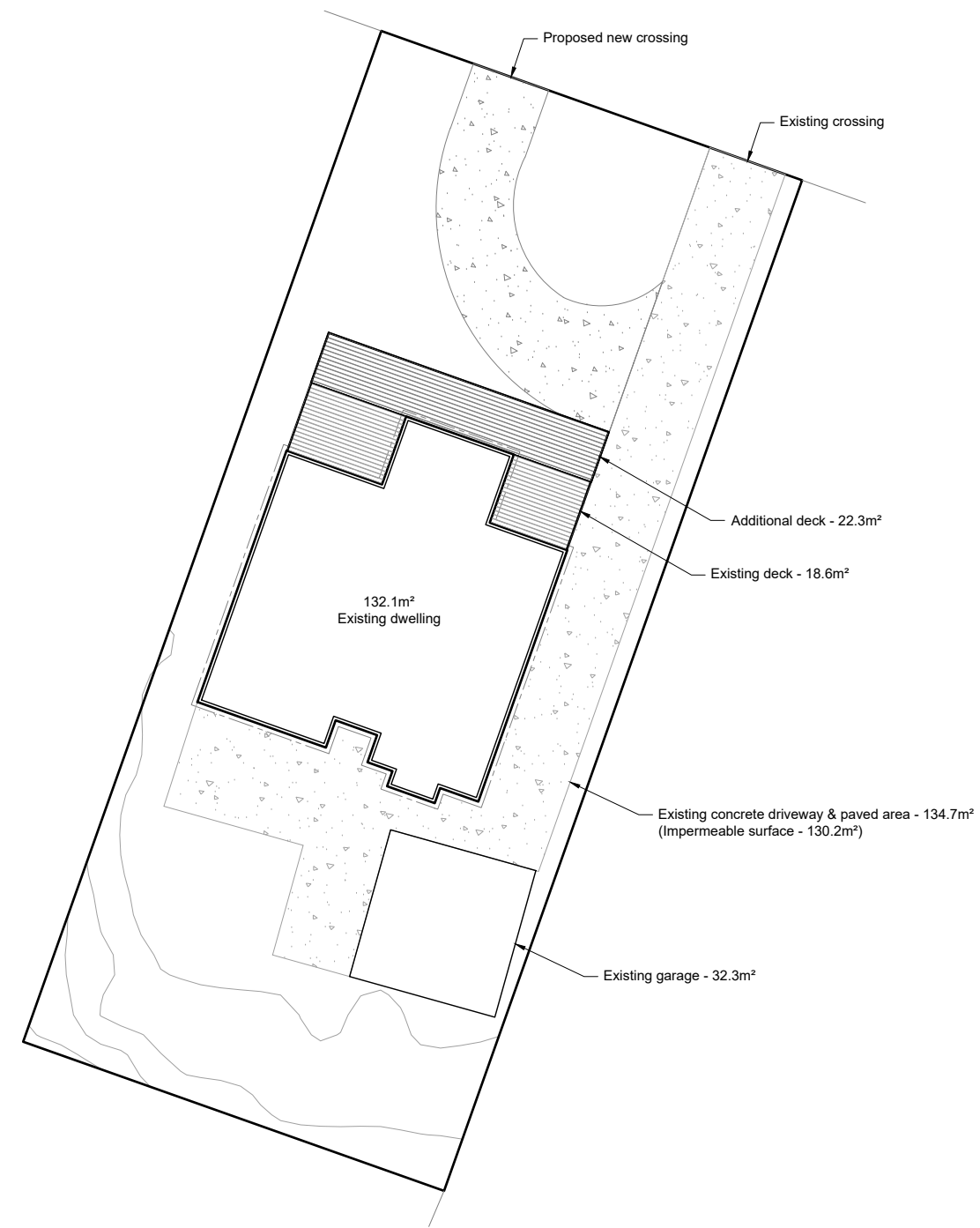
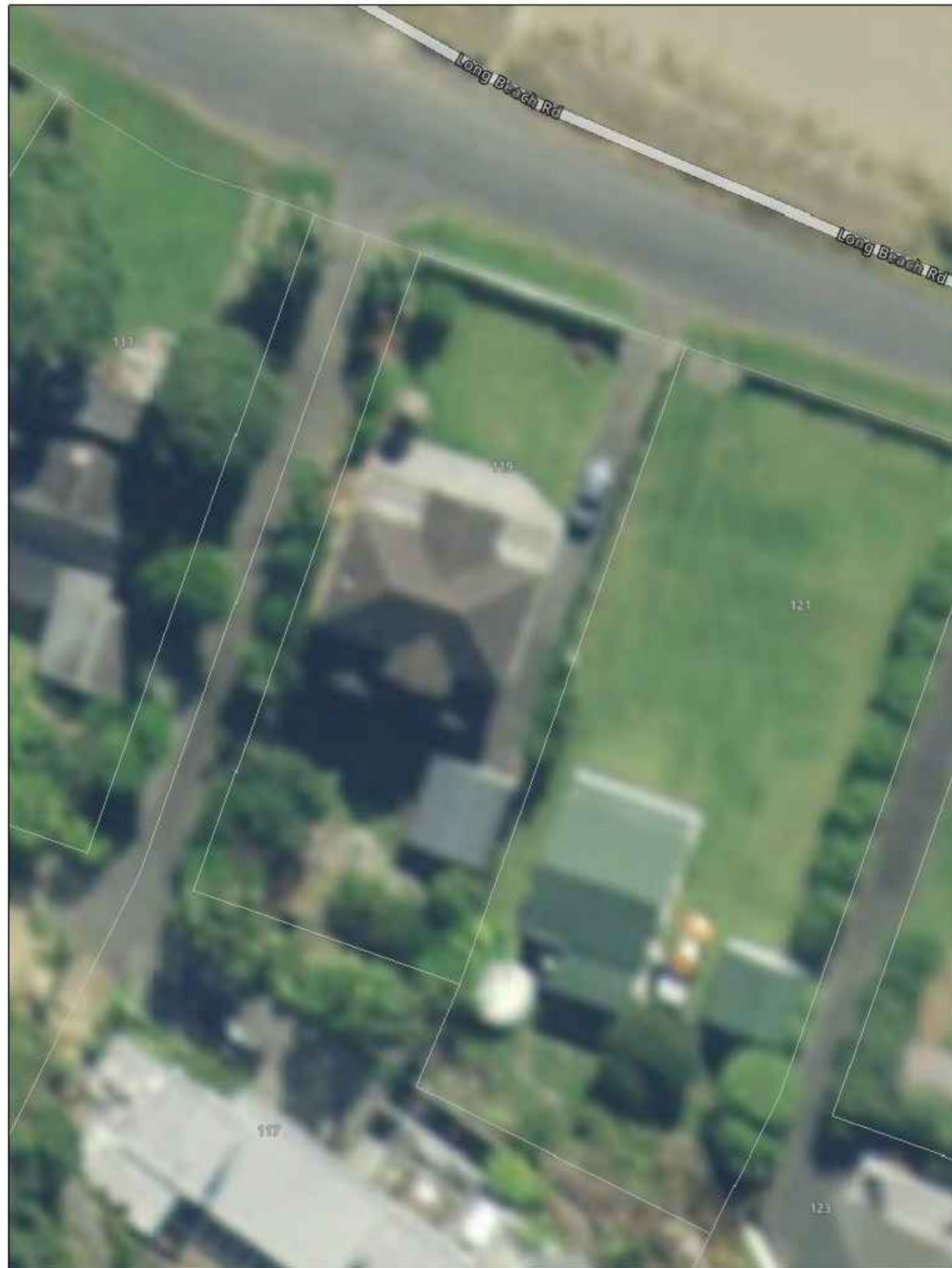
Hall Family Trust
119 Long Beach Road
Russell
Lot 17 DP 19294

Sheet Index		
Sheet No.	Sheet Title	Rev
A01	Site Plan	D
A02	Existing Lower Floor Plan	D
A03	Existing Upper Floor Plan	D
A04	Existing Elevations	D
A05	Proposed Lower Floor Plan	D
A06	Proposed Upper Floor Plan	D
A07	Proposed Elevations	D
Revisions		
-	-	-

Concept Drawings
Date: 30 April 2026
Job Number: 4299
Drawn by:



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Lot 17 DP 19294
 Lot area: 675m²
 Corrosion zone: D
 Wind zone: Very High

Russell Township Zone

District plan compliance:

Residential intensity: Complies

Building height:
 Permitted: 7.2m max.
 Proposed: Existing building 7.0m approx. Complies

Building Scale

Existing garage:	32.3m ²
Existing dwelling:	132.1m ²
Existing deck:	18.6m ²
Additional deck:	22.3m ²
Total building scale:	205.3m²

Total permitted = 20% of gross site area = 135.0m²
 Total proposed = 205.3m² = 30.4% RC Required

Sunlight rule: Complies

Stormwater Management

(Impermeable surfaces):

Existing garage:	32.3m ²
Existing dwelling:	132.1m ²
Existing driveway & paving:	134.7m ²
Proposed driveway:	50.0m ²
Total building scale:	349.1m²

Total permitted = 35% of gross site area = 236.3m²
 Total proposed = 349.1m² = 51.7% RC Required

Setbacks to boundaries: 1.2m Complies
 setbacks to roadside boundaries: 3m Complies

Earthworks

Main cut & driveway:	6m ³
Total cut:	6m ³
Fill:	6m ³
Cut/Fill:	12m ³

Total permitted = 200m³ Complies

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

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Project Title
 Hall Family Trust
 119 Long Beach Road
 Russell
 Lot 17 DP 19294

Sheet Title
 Site Location Plan

Drawn 30 April 2026

Project No 4299

Rev	Sheet
D	A01

Scale (A3 Original) 1: 250

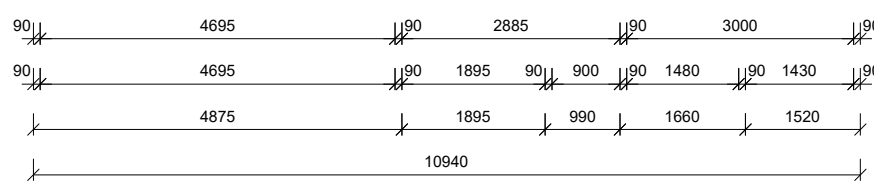
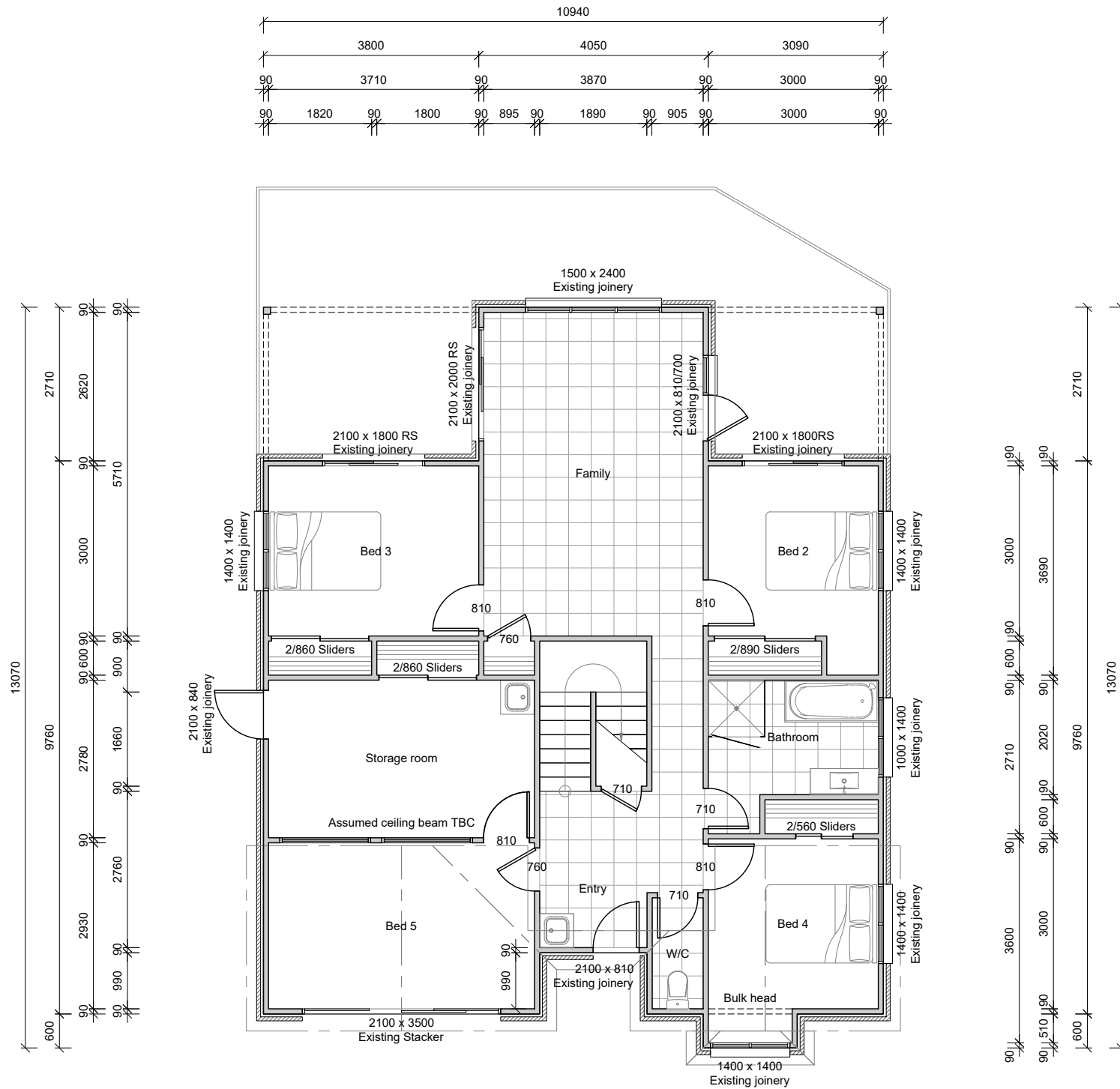


EXISTING BUILDING AREA:

Lower Floor Area: 116.6m²
 Upper Floor Area: 88.5m²
 Total Floor Area: 205.1m²
 Roof Area: 132.1m²

FIXINGS:

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



Existing Lower Floor Plan
 SCALE = 1:100 @ A3

LEGEND

- Smoke Detector
- Roof Line
- Existing timber framing walls
- Brick Veneer
- Existing floor tiles
- Existing hot water cylinder

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Project Title

Hall Family Trust
 119 Long Beach Road
 Russell
 Lot 17 DP 19294

Sheet Title

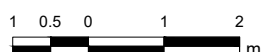
Existing Lower Floor
 Plan

Drawn 30 April 2026

Project No 4299

Rev	Sheet
D	A02

Scale (A3 Original) 1: 100



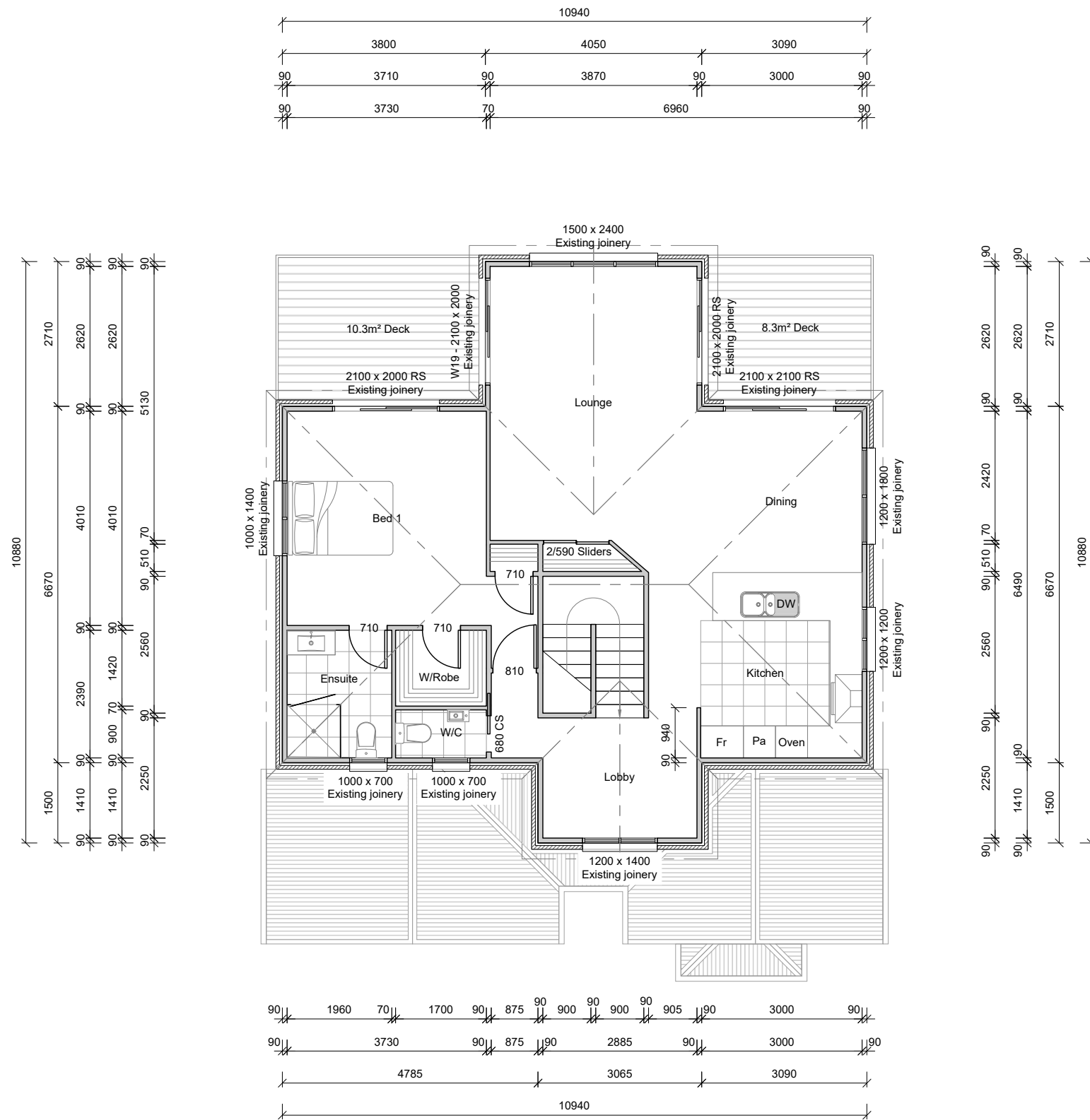


EXISTING BUILDING AREA:

Lower Floor Area: 116.6m²
 Upper Floor Area: 88.5m²
 Total Floor Area: 205.1m²
 Roof Area: 132.1m²

FIXINGS:

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



Existing Upper Floor Plan
 SCALE = 1:100 @ A3

LEGEND

- Smoke Detector
- Roof Line
- Existing timber framing walls
- Brick Veneer
- Existing floor tiles
- Existing hot water cylinder

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Project Title

Hall Family Trust
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 Lot 17 DP 19294

Sheet Title

Existing Upper Floor
 Plan

Drawn 30 April 2026

Project No 4299

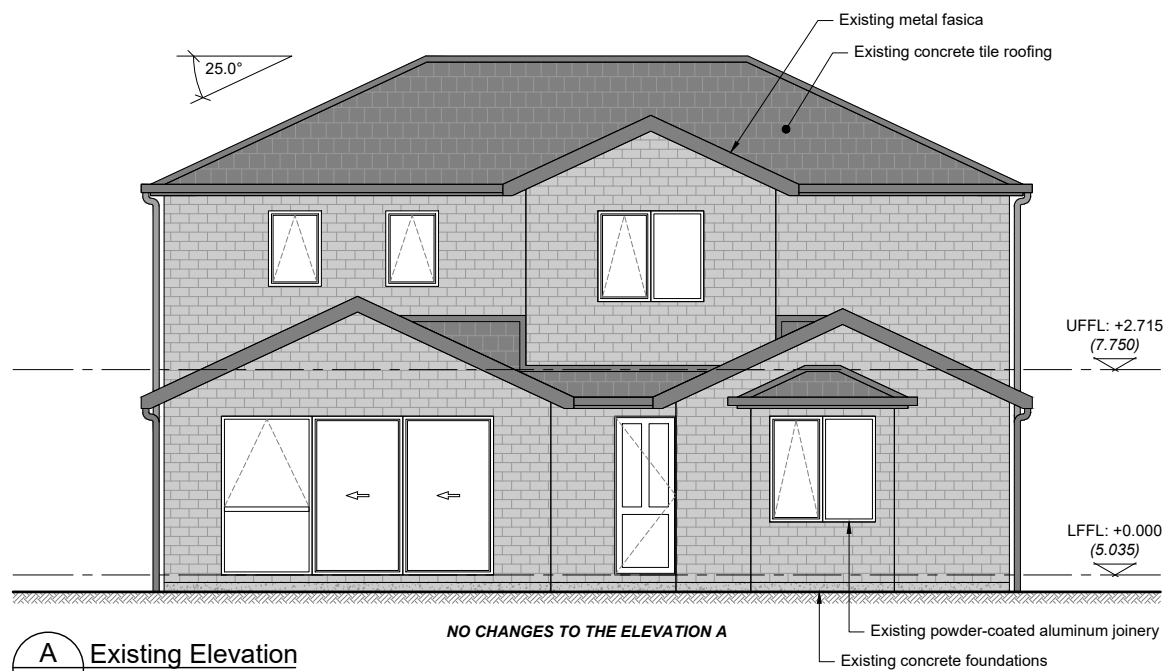
Rev	Sheet
D	A03

Scale (A3 Original) 1: 100



FIXINGS:

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



A Existing Elevation
 A02 SCALE = 1:100 @ A3

NO CHANGES TO THE ELEVATION A



B Existing Elevation
 A02 SCALE = 1:100 @ A3



C Existing Elevation
 A02 SCALE = 1:100 @ A3



D Existing Elevation
 A02 SCALE = 1:100 @ A3

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Project Title
 Hall Family Trust
 119 Long Beach Road
 Russell
 Lot 17 DP 19294

Sheet Title
 Existing Elevations

Drawn 30 April 2026

Project No 4299

Rev	Sheet
D	A04

Scale (A3 Original) 1: 100
 1 0.5 0 1 2 m



EXISTING BUILDING AREA:

Lower Floor Area: 116.6m²
 Upper Floor Area: 88.5m²
 Total Floor Area: 205.1m²
 Roof Area: 132.1m²
 (No changes to floor / roof areas)

NOTE:

- All dimensions taken from the outside of pre-cut, please check all dimensions before construction commences.
- Refer to Section for lintel dimensions, stud spacing & external door offsets.
- Additional nogs to be installed at framing stage to allow for fixed shelves, wall mounted extractors, heat pump & A/C units where required.
- Refer to attached sheet for cladding & roofing notes & details.
- All wall framing typically H1.2 treated unless specifically stated.
- All external linings to be installed to manufacturers instructions, refer to separate detail sheet for cladding details & notes.
- Grade A safety glazing in shower screens inline with NZS 4223
- Artificial lighting to be provided inline with NZS 6703:1984 & G8/AS1.
- Interconnected Smoke alarms to be installed to NZS4514:2021 located in all bedrooms, living spaces, hallways, and landings within the building spaces. Where a kitchen is separated from the living spaces with a door a suitable kitchen smoke alarm shall be installed. This may be a heat alarm to avoid nuisance activations.

FIXINGS:

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

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Project Title
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 Lot 17 DP 19294

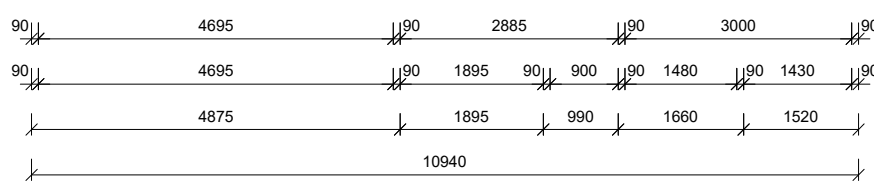
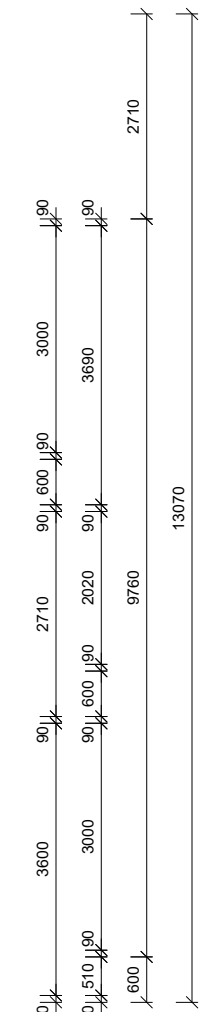
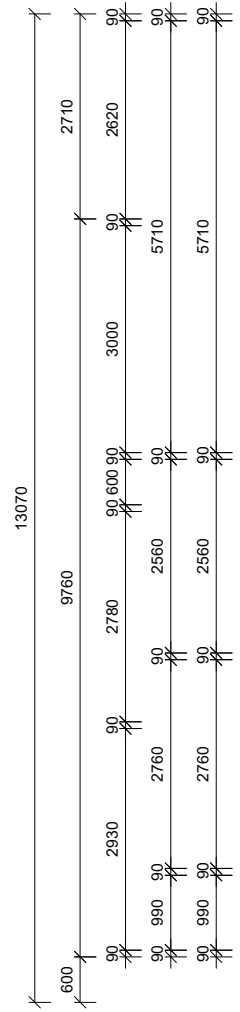
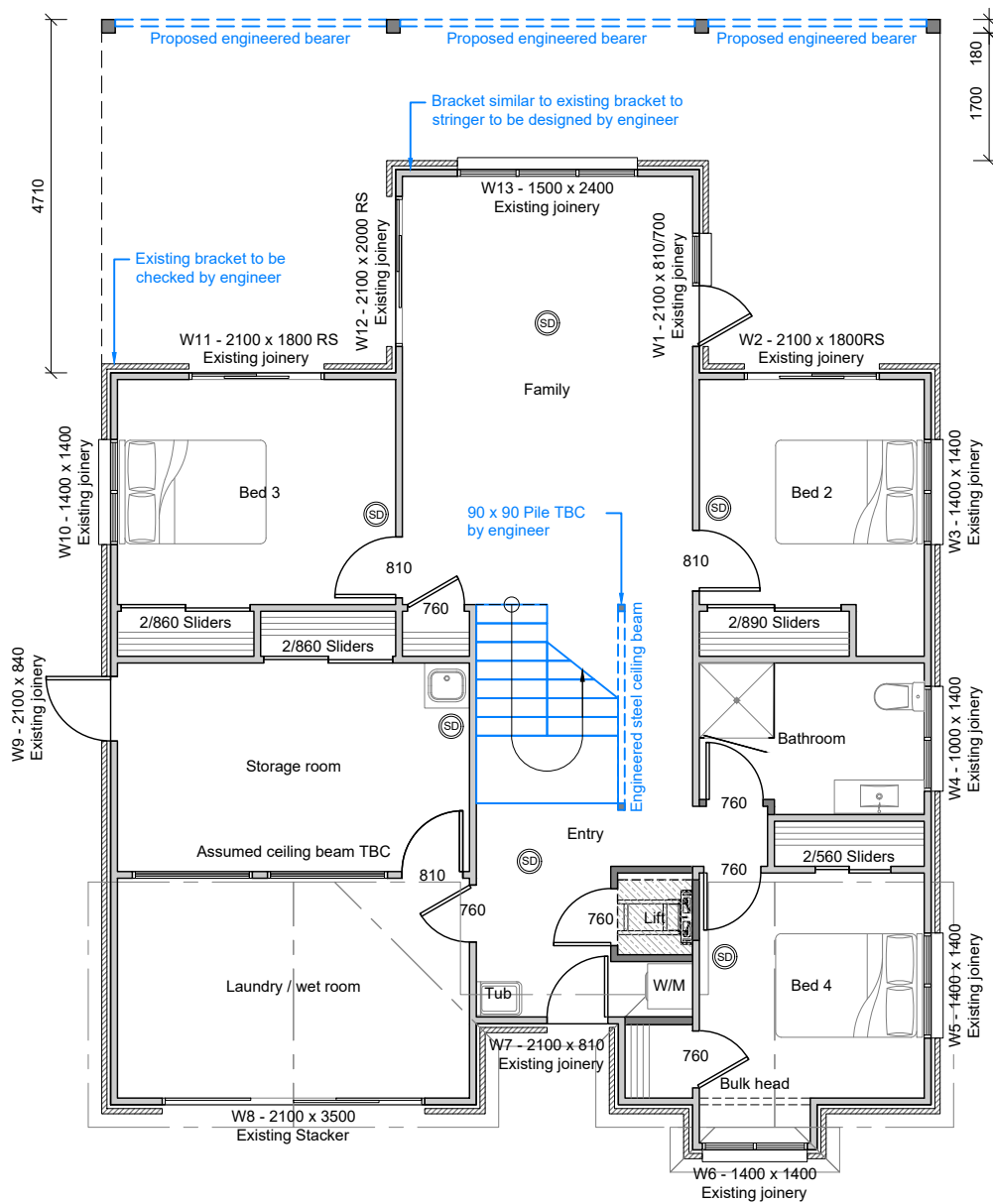
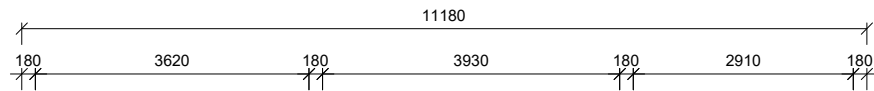
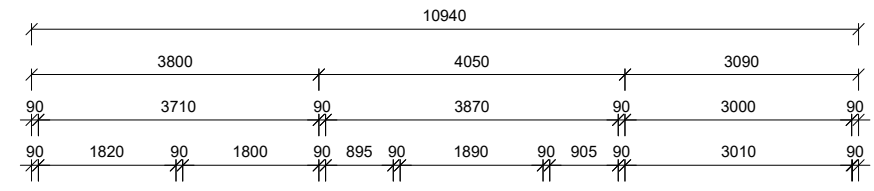
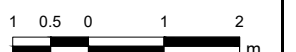
Sheet Title
 Proposed Lower Floor
 Plan

Drawn 30 April 2026

Project No 4299

Rev D **Sheet** A05

Scale (A3 Original) 1: 100



Existing Lower Floor Plan
 SCALE = 1:100 @ A3

LEGEND

- Smoke Detector
- Roof Line
- Existing timber framing walls
- Brick Veneer
- Existing floor tiles
- Existing hot water cylinder



EXISTING BUILDING AREA:
 Lower Floor Area: 116.6m²
 Upper Floor Area: 88.5m²
 Total Floor Area: 205.1m²
 Roof Area: 132.1m²
 (No changes to floor / roof areas)

- NOTE:**
- All dimensions taken from the outside of pre-cut, please check all dimensions before construction commences.
 - Refer to Section for lintel dimensions, stud spacing & external door offsets.
 - Additional nogs to be installed at framing stage to allow for fixed shelves, wall mounted extractors, heat pump & A/C units where required.
 - Refer to attached sheet for cladding & roofing notes & details.
 - All wall framing typically H1.2 treated unless specifically stated.
 - All external linings to be installed to manufacturers instructions, refer to separate detail sheet for cladding details & notes.
 - Grade A safety glazing in shower screens inline with NZS 4223
 - Artificial lighting to be provided inline with NZS 6703:1984 & G8/AS1.
 - Interconnected Smoke alarms to be installed to NZS4514:2021 located in all bedrooms, living spaces, hallways, and landings within the building spaces. Where a kitchen is separated from the living spaces with a door a suitable kitchen smoke alarm shall be installed. This may be a heat alarm to avoid nuisance activations.

FIXINGS:
 Exposure Zone: D
 Durability of fixings to comply with NZS 3604:2011 Section 4 & NZBC B2/AS1

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Project Title
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 Lot 17 DP 19294

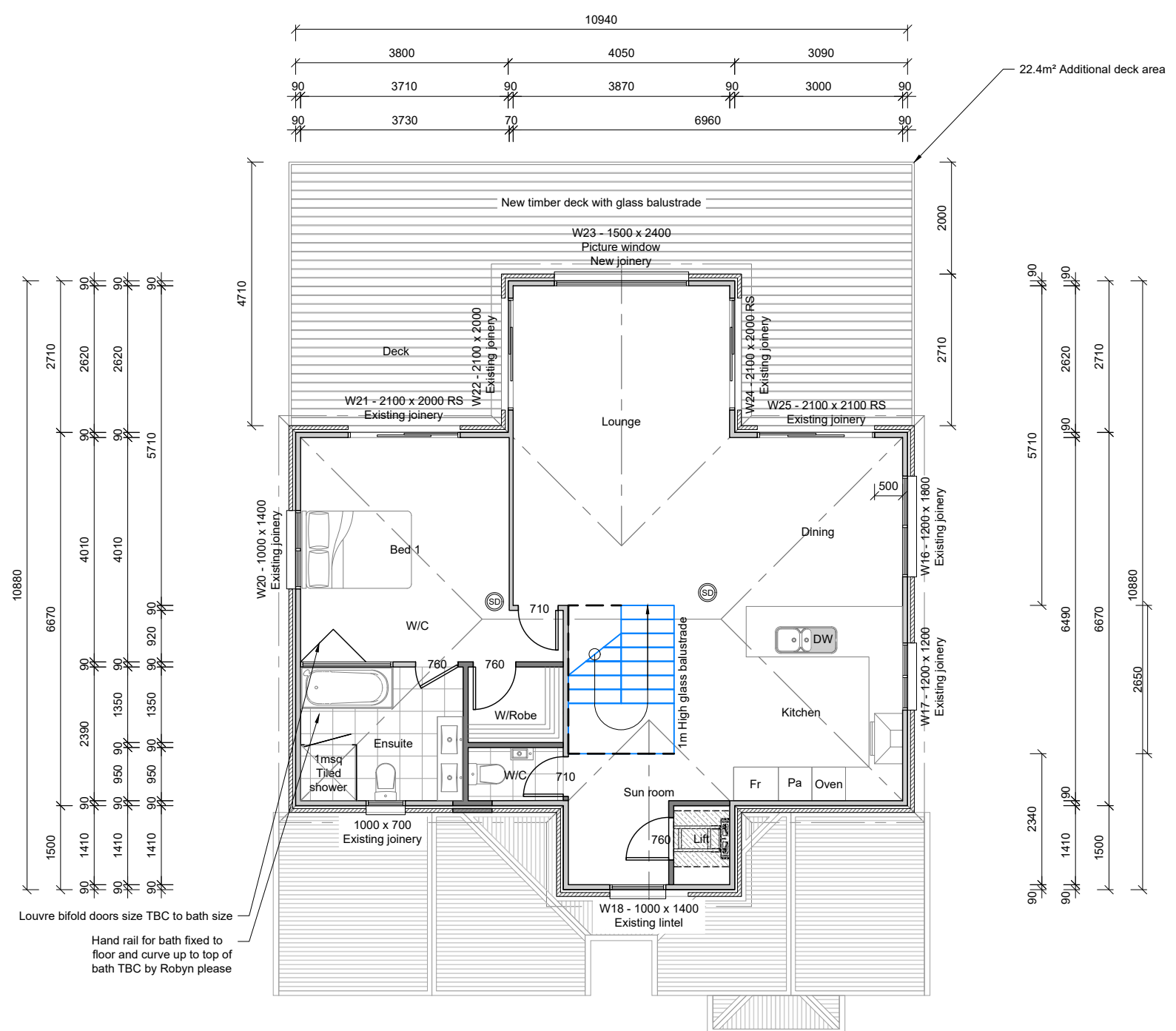
Sheet Title
 Proposed Upper Floor Plan

Drawn 30 April 2026

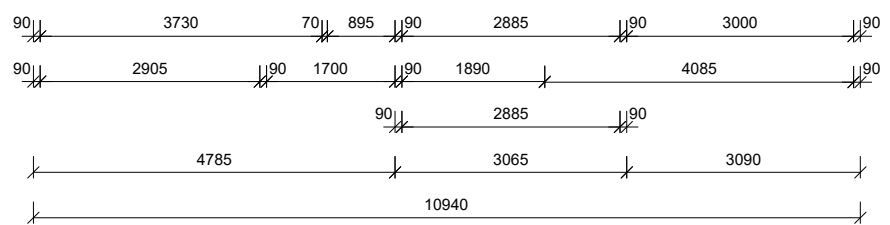
Project No 4299

Rev	Sheet
D	A06

Scale (A3 Original) 1: 100
 1 0.5 0 1 2 m



Louvre bifold doors size TBC to bath size
 Hand rail for bath fixed to floor and curve up to top of bath TBC by Robyn please

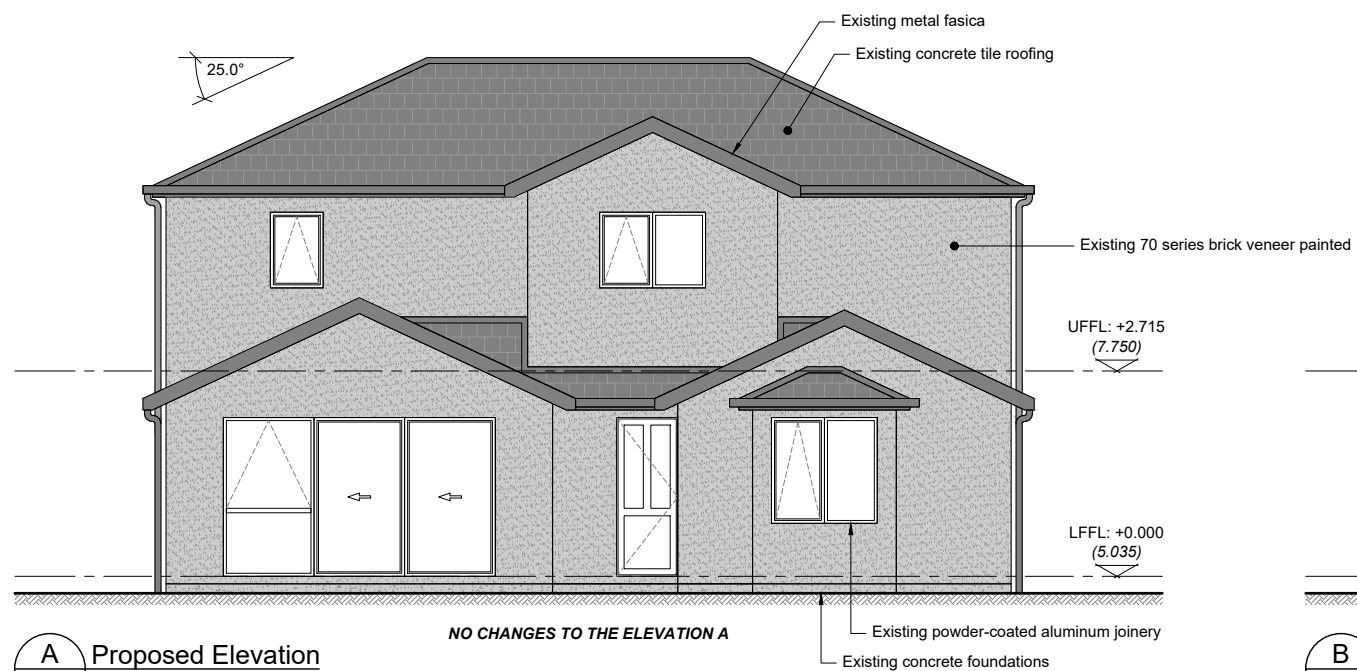


Existing Upper Floor Plan
 SCALE = 1:100 @ A3

- LEGEND**
- Smoke Detector
 - Roof Line
 - Existing timber framing walls
 - New timber framing walls
 - Brick Veneer
 - Existing floor tiles
 - Existing hot water cylinder

NOTE:

1. All heights shown are existing ground heights.
2. All external linings to be installed to manufacturers instructions, refer to separate detail sheet for cladding details & notes.
3. All windows and doors double glazed other than the garage joinery.
4. Grade A safety glazing in bathrooms & tall windows and sliders inline with NZS 4223.

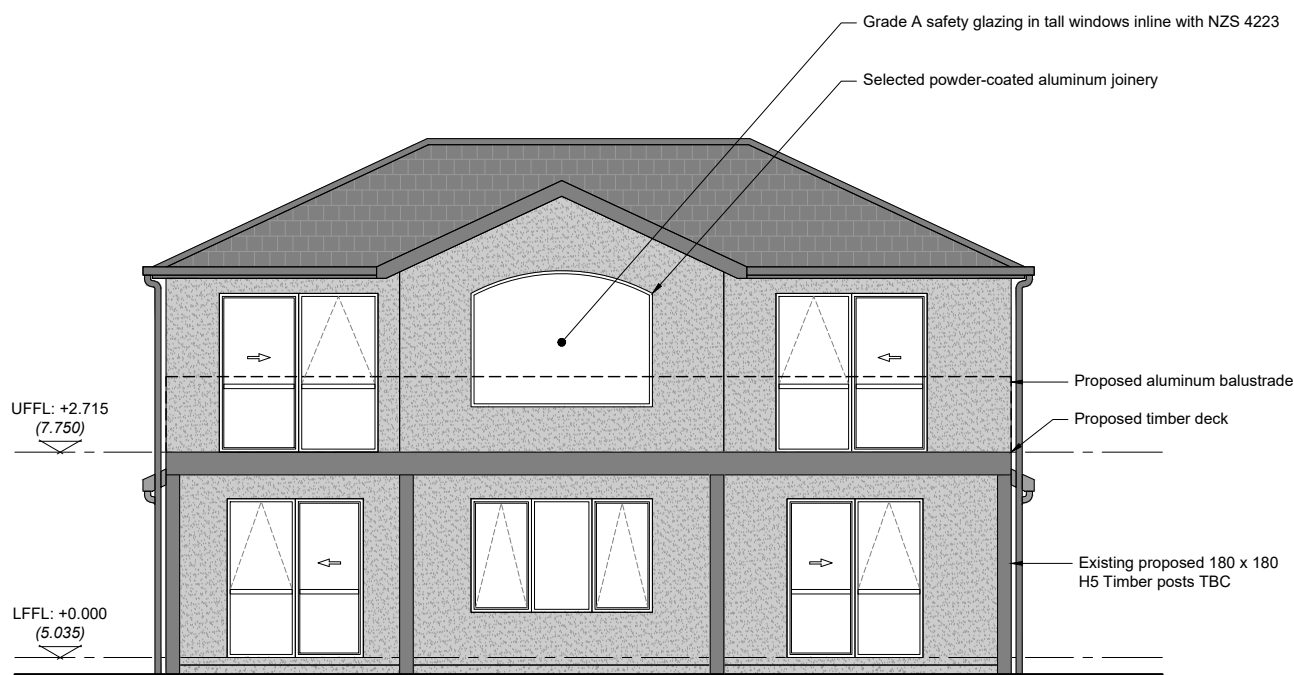


A Proposed Elevation
A05 SCALE = 1:100 @ A3

NO CHANGES TO THE ELEVATION A



B Proposed Elevation
A05 SCALE = 1:100 @ A3



C Proposed Elevation
A05 SCALE = 1:100 @ A3



D Proposed Elevation
A05 SCALE = 1:100 @ A3

FIXINGS:

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

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Project Title
Hall Family Trust
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Russell
Lot 17 DP 19294

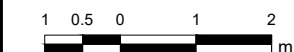
Sheet Title
Proposed Elevations

Drawn 30 April 2026

Project No 4299

Rev	Sheet
D	A07

Scale (A3 Original) 1: 100



Operative Far North District Plan – Objectives and Policies

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

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

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

10.4.8	That development avoids, remedies or mitigates adverse effects on the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.
10.4.9	<i>That development avoids, where practicable, areas where natural hazards could adversely affect that development and/or could pose a risk to the health and safety of people.</i>
10.4.10	<i>To take into account the need for a year-round water supply, whether this involves reticulation or on-site storage, when considering applications for subdivision, use and development.</i>
10.4.11	<i>To promote land use practices that minimise erosion and sediment run-off, and storm water and waste water from catchments that have the potential to enter the coastal marine area.</i>
10.4.12	<p><i>That the adverse effects of development on the natural character and amenity values of the coastal environment will be minimised through:</i></p> <ul style="list-style-type: none"> <i>(a) the siting of buildings relative to the skyline, ridges, headlands and natural features;</i> <i>(b) the number of buildings and intensity of development;</i> <i>(c) the colour and reflectivity of buildings;</i> <i>(d) the landscaping (including planting) of the site;</i> <i>(e) the location and design of vehicle access, manoeuvring and parking areas</i>

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

	<i>(f) ensuring public works and the provision of utility services are carried out in a manner consistent with the special character of Russell.</i>
--	--

Proposed District Plan

Part 3 – Kororareka Russell Township	
Objectives	
KRT-O1	<i>The Kororāreka Russell Township zone provides for residential and non-residential activities that:</i> <ul style="list-style-type: none"> a. <i>are compatible with the <u>historic heritage</u> values of the zone;</i> b. <i>maintain the character and amenity of the receiving <u>environment</u>; and</i> c. <i>recognise and protect any part of a <u>site</u> subject to the <u>coastal environment</u>, or High Natural Character</i>
KRT-O2	<i>Land use and <u>subdivision</u> in the Kororāreka Russell Township zone recognises and protects the natural character, landscape, <u>historic heritage</u>, amenity and cultural values of the <u>site</u> and surrounding area</i>
KRT-O3	<i>Non-residential activities contribute to the function and well-being of the community while complementing the character, scale and amenity of the Kororāreka Russell Township zone</i>
KRT-O4	<i>Land use and subdivision in the Kororāreka Russell Township zone is supported by appropriate infrastructure.</i>
KRT-O5	<i>Land use and <u>subdivision</u> in the Kororāreka Russell Township Zone provides communities with functional and high amenity living environments</i>
Policies	
KRT-P1	<i>Enable land use and <u>subdivision</u> in the Kororāreka Russell Township zone where:</i> <ul style="list-style-type: none"> a. <i><u>landscaping</u> and areas of open space are maintained around <u>buildings</u> on the <u>site</u>;</i> b. <i>it is consistent with scale, character and design anticipated in the surrounding residential <u>environment</u>;</i> c. <i>there is appropriate <u>infrastructure</u> to support residential and non-residential development;</i> d. <i>heritage resources are protected; and</i> e. <i>values of <u>coastal environment</u> and High Natural Character are recognised and protected.</i>
KRT-P2	<i>Require all subdivision in the Kororāreka Russell Township zone to provide the following reticulated services to the boundary of each lot:</i> <ul style="list-style-type: none"> a. <i>telecommunications;</i> <ul style="list-style-type: none"> i. <i>fibre where it is available; or</i> ii. <i>copper where fibre is not available;</i>

	<ul style="list-style-type: none"> b. local electricity distribution network; and c. wastewater, portable water and stormwater where they are available
KRT-P3	Provide for a variety of housing typologies within the Kororāreka Russell Township zone, where <u>land</u> is appropriately serviced by <u>infrastructure</u> and does not compromise <u>historic heritage</u> and <u>amenity values</u> .
KRT-P4	Enable non-residential activities that: <ul style="list-style-type: none"> a. are of a residential scale; b. support the social and economic well-being of the community; c. do not detract from the vitality and viability of the adjoining Mixed-Use zone; and d. avoid, remedy or mitigate adverse <u>effects</u> on the residential, amenity, and function of the Kororāreka Russell Township zone.
KRT-P5	Provide for <u>retirement villages</u> where they: <ul style="list-style-type: none"> a. contribute to the diverse needs of the community; b. can be appropriately serviced by <u>development infrastructure</u>; c. compliment the character and <u>amenity values</u> of the surrounding area; and d. address <u>road</u> safety and efficiency.
KRT-P6	Manage land use and <u>subdivision</u> to address the <u>effects</u> of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application: <ul style="list-style-type: none"> a. the public benefit of the proposed activity; b. the siting and design of <u>buildings</u>, <u>structures</u>, outdoor storage areas, parking, internal roading and vegetation; c. any adverse <u>effects</u> on the character and amenity of adjacent zones; d. the temporary or permanent nature of any adverse <u>effects</u>; e. the need for and location of <u>earthworks</u> and vegetation clearance; f. the provision of low impact design principles; and g. the likelihood of the activity creating or exacerbating a <u>natural hazard</u>. a. the protection of: <ul style="list-style-type: none"> i. <u>historic heritage</u>; ii. Indigenous biodiversity; iii. the natural character of the <u>coastal environment</u> and margins of <u>wetlands</u>, <u>lakes</u> and <u>rivers</u>;

	<ul style="list-style-type: none"> iv. <i>landforms;</i> v. <i>sites and areas of significance to Māori and cultural values; and</i> vi. <i>identified and potential public access corridors and esplanade reserves;</i> b. <i>provision for areas of open space and outdoor living space;</i> c. <i>provision of landscaping, screening and planting;</i> d. <i>consistency with the design, character, scale and amenity of the surrounding residential environment;</i> e. <i>level of privacy, visual dominance and shading effects on adjoining sites;</i> f. <i>protection of pedestrian scale, layout and development within Kororāreka Russell;</i> g. <i>sunlight and daylight access;</i> h. <i>the adequacy of available or programmed development infrastructure;</i> i. <i>level of integration with other activities within the zone;</i> j. <i>hours of operation;</i> k. <i>provision for car parking;</i> l. <i>integration and connectivity within the surrounding road network;</i> m. <i>the ability of the site to address waste water, stormwater, soakage, water supply including fire fighting;</i> n. <i>community well-being, health and safety;</i> o. <i>number of planned or potential people on site;</i> p. <i>any site constraints or natural hazard mitigation; and</i> q. <i>any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6</i>
Part 2 – Coastal Environment	
Objectives	
CE-O1	<i>The natural character of the coastal environment is identified and managed to ensure its long-term preservation and protection for current and future generations.</i>
CE-O2	<p><i>Land use and subdivision in the coastal environment:</i></p> <ul style="list-style-type: none"> a. <i>preserves the characteristics and qualities of the natural character of the coastal environment;</i> b. <i>is consistent with the surrounding land use;</i> c. <i>does not result in urban sprawl occurring outside of urban zones;</i> d. <i>promotes restoration and enhancement of the natural character of the coastal environment; and</i>

	e. recognises <u>tangata whenua</u> needs for ancestral use of <u>whenua</u> 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.
Policies	
CE-P1	Identify the extent of the <u>coastal environment</u> as well as areas of high and outstanding natural character using the assessment criteria in <u>APP1- Mapping methods and criteria</u> .
CE-P2	Avoid adverse <u>effects</u> of land use and <u>subdivision</u> on the characteristics and qualities of the <u>coastal environment</u> identified as: <ul style="list-style-type: none"> a. outstanding natural character; b. <u>ONL</u>; c. <u>ONF</u>.
CE-P3	Avoid significant adverse <u>effects</u> and avoid, remedy or mitigate other adverse <u>effects</u> of land use and <u>subdivision</u> on the characteristics and qualities of the <u>coastal environment</u> not identified as: <ul style="list-style-type: none"> a. outstanding natural character; b. <u>ONL</u>; c. <u>ONF</u>.
CE-P4	Preserve the visual qualities, character and integrity of the coastal environment by: <ul style="list-style-type: none"> a. consolidating land use and subdivision around existing urban centres and rural settlements; and b. avoiding sprawl or sporadic patterns of development.
CE-P5	Enable land use and <u>subdivision</u> in urban zones within the <u>coastal environment</u> where: <ul style="list-style-type: none"> a. there is adequacy and capacity of available or programmed <u>development infrastructure</u>; and b. the use is consistent with, and does not compromise the characteristics and qualities
CE-P6	Enable farming activities within the coastal environment where: <ul style="list-style-type: none"> 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.
CE-P7	Provide for the use of Māori Purpose zoned land and Treaty Settlement land in the coastal environment where:

	<ul style="list-style-type: none"> a. the use is consistent with the ancestral use of that land; and b. the use does not compromise any identified characteristics and qualities.
CE-P8	<i>Encourage the restoration and enhancement of the natural character of the coastal environment.</i>
CE-P9	<i>Prohibit land use and subdivision that would result in any loss and/or destruction of the characteristics and qualities in outstanding natural character areas.</i>
CE-P10	<p><i>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:</i></p> <ul style="list-style-type: none"> 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.