

Office Use Only

Application Number:

APPLICATION FOR RESOURCE CONSENT OR FAST-TRACK RESOURCE CONSENT

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

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

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

1. Pre-Lodgement Meeting

Have you met with a Council Resource Consent representative to discuss this application prior to lodgement? **Yes / No**

2. Type of Consent being applied for (more than one circle can be ticked):

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

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

3. Would you like to opt out of the Fast Track Process?

Yes / No

4. Applicant Details:

Name/s: Paul Tingey and Deirdre Nolan

Electronic Address for Service (E-mail): _____

Phone Numbers: _____ Home: _____

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

Post Code: _____

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

Name/s: Northland Planning and Development Services [2020] Limited - c/- Sheryl Hansford

Electronic Address for Service (E-mail): info@northplanner.co.nz

Phone Numbers: Work: (09) 408 1866 Home: _____

Postal Address: PO Box 526, Kaitaia 0441
(or alternative method of service under section 352 of the Act)

Post Code: _____

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

6. Details of Property Owner/s and Occupier/s: Name and Address of the Owner/Occupiers of the land to which this application relates (where there are multiple owners or occupiers please list on a separate sheet if required)

Name/s: Paul Tingey and Deirdre Nolan and Tingey Nolan Trust Limited

Property Address/
Location: 898 Kerikeri Inlet Road, Kerikeri

7. Application Site Details:

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

Site Address/
Location: 898 Kerikeri Inlet Road, Kerikeri

Legal Description: Section 50 Block XII Kerikeri Survey District Val Number: _____

Certificate of Title: NA1968/56
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.**

8. Description of the Proposal:

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

Proposed storage and workshop shed that breaches stormwater (impermeable surface) and visual amenity

in the Coastal Living Zone

If this is an application for an Extension of Time (s.125); Change of Consent Conditions (s.127) or Change or Cancellation of Consent Notice conditions (s.221(3)), please quote relevant existing Resource Consents and Consent Notice identifiers and provide details of the change(s) or extension being sought, with reasons for requesting them.

9. Would you like to request Public Notification **Yes/No**

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

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

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

The site and proposal may be subject to the above NES. In order to determine whether regard needs to be had to the NES please answer the following (further information in regard to this NES is available on the Council's planning web pages):

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

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

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

12. Assessment of Environmental Effects:

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

Please attach your AEE to this application.

13. Billing Details:

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

Name/s: (please write all names in full) _____

Email: _____

Postal Address: _____

_____ Post Code: _____

Phone Numbers: Work: _____ Home: _____ Fax: _____

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

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

Name: _____ (please print)

Signature: _____ (signature of bill payer – mandatory) Date: 27th November 2023

14. Important Information:

Note to applicant

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

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

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

Fast-track application

Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement. A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

Privacy Information:

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

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

Name: [REDACTED] (please print)

Signature: _____ (signature)

Date: _____

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

Checklist (please tick if information is provided)

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

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

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

UNBOUND

SINGLE SIDED

NO LARGER THAN A3 in SIZE

Land-Use Consent for
Paul Tingey and Deirdre Nolan
898 Kerikeri Inlet Road, Kerikeri

Date: 29 November 2023

Please find attached:

- an application form for a Land-use Resource Consent to construct a shed on the site, which is located within the *Coastal Living zone* and
- an Assessment of Environmental Effects of the potential and actual effects of the proposal on the environment.

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

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

Regards,



Sheryl Hansford
Director/Senior Planner

NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED



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Attachments:

- 1. FNDC Application Form**
- 2. Record of Title – LINZ**
- 3. Topographic Plan – Donaldsons Surveyors**
- 4. Plans – Shed X**



Assessment of Environment Effects Report

1. Description of the Proposed Activity

The Applicant is seeking resource consent to locate a shed at the rear of a site at 898 Kerikeri Inlet Road.

The proposed ShedEX supplied shed is 8.196 metres wide and 12.038 metres long (98.7m²). The height is 5.845 metres at the roof apex. The shed cladding and roof material is profiled metal. The exterior shed colour would be selected to meet the visual amenity standards and criteria of the District Plan Coastal Living zone. The applicant agrees that this would be a dark colour with a reflective value less than 30%.

The shed foundation is a raft slab. Minimal earthworks are required to construct the foundation. All roof water runoff would be drained to a proposed 31,000 litre stormwater tank. Overflow from the tank would be directed to the adjacent vegetable garden.

As indicated on the site plan, the shed would be located 7.0 metres from the northern boundary and 11.0 metres from the eastern boundary. The location of the building complies with the building setback requirements of the Coastal Living zone.

Access to the shed would be via an existing timber bark and post peelings track that is designed to withstand occasional vehicle use. The applicant is not proposing to convert this track to an impermeable surface.

The shed is to be used for storage and a private woodwork and cabinet making workshop for the Applicant.

2. Site and Surrounds Description

The application site is located at 898 Kerikeri Inlet Road, Kerikeri. The site is legally described as Section 50 Block XII Kerikeri Survey District. A copy of the record of title is attached at **Appendix 2**.

The site is a 4,145m² residential property that contains a single storey 100.4m² dwelling and a separate metal shed (10.7m²). An existing gravel driveway extends from the site entrance to the house. This area comprises 254.4m².

The balance area of the site is permeable and includes an established lawn, garden beds and mature trees. Perimeter trees largely screen the external boundaries and neighbouring properties. There are two existing 25,000m³ water tanks that collect roof water from the house. The overflow from these tanks is to the adjacent garden area. A topographical survey plan that is attached at **Appendix 3** identifies the existing site features.

The site does not contain any significant indigenous vegetation or wetlands.

The site relies on existing on-site wastewater services and water supply.

The site is not a HAIL site.

The surrounding semi-rural environment comprises mixed sized lots in the Coastal Living Zone. The property does not have coastal views and is not visible from the coastal marine area. Dwellings on the adjoining properties to the south and east are partially visible from the site boundaries.





Figure 1 Aerial view of the site and the surrounding properties - Source: FNDC Maps.

3. Reasons for Consent

Operative Far North District Plan (ODP)

The site is zoned Coastal Living in the ODP.

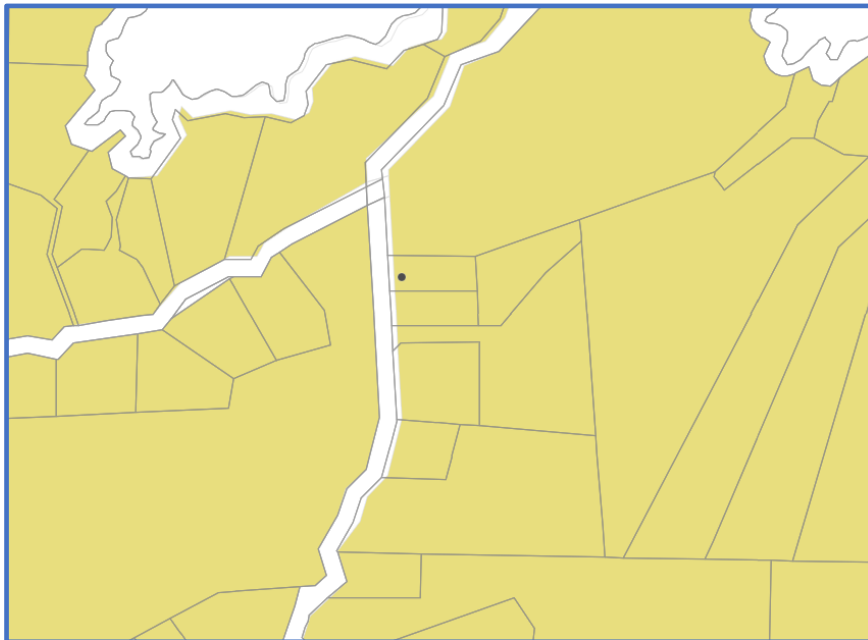


Figure 2 Operative District Plan Zone – Coastal Living

An assessment of the relevant District Plan rule standards is set out in **Table 1** and **Table 2** below:

Coastal Living Zone Standards

Table 1 - Assessment against the Coastal Living Zone rule standards		
Plan Reference	Rule	Performance of Proposal
10.7.5.1.1	Visual Amenity	<p>Restricted Discretionary Activity</p> <p>The proposed shed is greater than 50m² and would not be within an approved building platform. The proposed shed roof area is 98.7m².</p>
10.7.5.1.2	Residential Intensity	<p>Permitted.</p> <p>There is one residential building on the site. The shed is a non-habitable building.</p>
10.7.5.1.3	Scale of Activities	<p>Permitted</p> <p>The use of the shed is not for commercial purposes. There are no proposed activities that would involve people, other than the Applicant, coming to the site.</p>
10.7.5.1.4	Building Height	<p>Permitted.</p> <p>The shed roof apex height is a complying 5.845m.</p>
10.7.5.1.5	Sunlight	<p>Permitted.</p> <p>The proposal is able to comply with the permitted sunlight provisions.</p>
10.7.5.1.6	Stormwater Management	<p>Restricted Discretionary Activity</p> <p>The total amount of impermeable surfaces proposed within the site is as follows:</p> <ul style="list-style-type: none"> • Existing house – 100.4m² • Existing shed – 10.7m² • Existing Driveway – 254.4m² • Proposed Shed -114.7m² <p>Total – 480.2m² or 11.6%</p>
10.7.5.1.7	Setback from Boundaries	<p>Permitted.</p> <p>The site is less than 5,000m² therefore a 3m building setback distance applies.</p> <p>The proposed shed would be located more than 3m from external boundaries.</p>



10.7.5.1.8	Screening for Neighbours Non-Residential Activities	Not applicable. No non-residential activities are proposed.
10.7.5.1.9	Transportation	Not applicable
10.7.5.1.10	Hours of Operation – Non-Residential Activities	Not applicable. No non-residential activities are proposed.
10.7.5.1.11	Keeping of Animals	Not applicable. No commercial keeping of animals are proposed.
10.7.5.1.12	Noise	Permitted. The proposal is for a shed. Any proposed use would be subject to the applicable noise standards.
10.7.5.1.13	Helicopter Landing Area	Not applicable. No helicopter landing area is proposed.
10.7.5.4	Discretionary Activities	Discretionary Activity The proposal does not comply with one or more of the permitted, controlled, restricted discretionary or discretionary standards for the Coastal Living Zone.

Applicable District Wide Standards

Table 2 – Assessment against the relevant District Wide rule standards		
Plan Reference	Rule	Performance of Proposal
Chapter 12 – Natural and Physical Resources		
12.1	Landscapes and Natural Features	Not applicable
12.3.6.1.2	Excavation and/or filling	Permitted. Minimal earthworks (less than 50m ³) are required to construct the shed and water tank foundation.
Chapter 15 - Transportation		
15.1.6A	Traffic Intensity	Not applicable
15.1.6B	Parking	Not applicable
15.1.6C	Access	Not applicable



ODP Activity Status

The assessment against the relevant ODP permitted standards above has identified the following rule breaches:

10.7.5.1.1 - Visual Amenity – restricted discretionary activity – *the proposal is for a building with a roof area greater than 50m² in the Coastal Living Zone.*

10.7.5.1.6 - Stormwater Management – restricted discretionary activity *the total proposed area of impermeable surface would exceed the permitted standard of 10% of the site area.*

In accordance with Rule 10.7.5.4, the proposed activities are Discretionary under the ODP.

Proposed District Plan (PDP)

The proposed activities are subject to the PDP provisions. The PDP was publicly notified on the 27th of July 2022. The submission and further submission periods have closed. PDP hearings are scheduled to commence in the second quarter of 2024. As no decisions on submissions have been made, no weight is attributed to the proposed provisions.

The proposed site zone is Rural Lifestyle. The site is not within any identified overlays. There are no applicable rules that have legal effect.

An assessment of the proposed activities against the PDP rules that have immediate legal effect, is set out in **Table 3** below:

Table 3 – Assessment against the PDP rule standards that have immediate legal effect		
Chapter	Rule Reference	Compliance of Proposal
Hazardous Substances	<p>The following rules have immediate legal effect:</p> <p>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</p> <p>Rules HS-R5, HS-R6, HS-R9</p>	<p>Not applicable.</p> <p>The site does not contain any hazardous substances nor are any proposed.</p>
Heritage Area Overlays	<p>All rules have immediate legal effect (HA-R1 to HA-R14)</p> <p>All standards have immediate legal effect (HA-S1 to HA-S3)</p>	<p>Not applicable.</p> <p>The site is not located within a Heritage Area Overlay.</p>
Historic Heritage	<p>All rules have immediate legal effect (HH-R1 to HH-R10).</p> <p>Schedule 2 has immediate legal effect.</p>	<p>Not applicable.</p> <p>The site does not contain any areas of Historic Heritage.</p>



Notable Trees	All rules have immediate legal effect (NT-R1 to NT-R9) All standards have legal effect (NT-S1 to NT-S2) Schedule 1 has immediate legal effect	Not applicable. The site does not contain any notable trees.
Sites and Areas of Significance to Maori	All rules have immediate legal effect (SASM-R1 to SASM-R7) Schedule 3 has immediate legal effect	Not applicable. The site does not contain any sites or areas of significance to Maori.
Ecosystems and Indigenous Biodiversity	All rules have immediate legal effect (IB-R1 to IB-R5)	Not applicable. The site does not contain any known ecosystems or indigenous biodiversity to which these rules would apply.
Subdivision	The following rules have immediate legal effect: SUB-R6, SUB-R13, SUB-R14, SUB-R15, SUB-R17	Not applicable. The proposal is not for subdivision.
Activities on the Surface of Water	All rules have immediate legal effect (ASW-R1 to ASW-R4)	Not applicable. The proposal does not involve activities on the surface of water.
Earthworks	The following rules have immediate legal effect: EW-R12, EW-R13 The following standards have immediate legal effect: EW-S3, EW-S5	Permitted. All earthworks in all zones are subject to Accidental Discovery Protocol standards EW-S3 and sediment control standards EW-S5 The minor volume of proposed earthworks will be undertaken in accordance with these standards.
Signs	The following rules have immediate legal effect: SIGN-R9, SIGN-R10 All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area	Not applicable.
Orongo Bay Zone	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water	Not applicable.



National Environmental Standards

National Environment Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011

The site is not identified as HAIL on the Council database of HAIL sites. The site has no known history of horticulture or agriculture activities. The site is not a HAIL site.

National Environment Standard for Freshwater Regulations 2020 (NES-F)

The site does not contain any wetland and would not affect any wetland that is protected by the NES-F.

4. Statutory Assessment under the Resource Management Act (RMA)

Section 104B of the RMA

Section 104B governs the determination of applications for Discretionary and Non-Complying Activities. A consent authority may grant or refuse the application. If it grants the application, it may impose conditions under Section 108.

Section 104(1) of the RMA

The relevant parts of Section 104(1) of the RMA state 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.”*

Section 77M of the RMA is not relevant to the proposed activity in the non-urban residential Coastal Living Zone.

Actual and potential effects arising from the development as described in 104(1)(a) can be both positive and adverse (as described in Section 3 of the Act). Positive effects arising from this



development is the location of a shed on the site for storage and workshop activities that will provide for the wellbeing of the Applicant.

Section 104(1)(ab) requires that the consent authority consider ‘any measure proposed or agreed to by the applicant for the purposes of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity’. The proposal is not of a scale or nature that would require specific offsetting or environmental compensation measures to ensure positive effects on the environment. Potential adverse effects on the environment would be less than minor.

Section 104(1)(b) requires that the consent authority consider the relevant provisions of national environmental standards, regulations, national policy statements, regional policy statements or plans, including proposed plans. There are no national standards, regulations or national policy statements that are directly relevant to the proposed activities and / or that are not adequately managed within the framework hierarchy of the District Plan.

An assessment of the relevant statutory documents is provided in Section 0 below.

Section 104(1)(c) states that consideration must be given to ‘any other matters that the consent authority considers relevant and reasonable, necessary to determine the application.’ There are no other matters relevant to this application.

In accordance with Section 104(6), adequate information is provided to determine this application.

The proposal is to be assessed as a Discretionary Activity under District Plan Rule 10.7.5.4. The Council has full discretion to consider the broad range of policy matters relating to land use activities in the Coastal Living zone.

Section 104(1)(a) - Assessment of Effects on the Environment

Having reviewed the relevant plan provisions and taking into account the matters to be addressed by an assessment of environmental effects as outlined in Clause 7 of Schedule 4 of the Act, the following environmental effects are identified as being relevant to this application. These include matters relating to:

- *Visual Amenity*
- *Stormwater Management*

Visual Amenity

As a permitted activity, any new buildings are permitted if the gross floor area does not exceed 50m². The proposed roof area of the shed is 98.7m². The intent of the rule standard is to manage the potential adverse visual effects of buildings in the Coastal Living Zone. The policy focus of the ODP are the potential adverse effects on the coastal environment (Objective 10.7.3.2 and Policy 10.7.3).

An assessment against the Discretionary Activity assessment criteria standard 11.5 ‘Visual Amenity in the General Coastal, South Kerikeri Inlet and Coastal Living Zones is set out below. These criteria



enable the appropriate consideration of any potential effects on the Coastal Living location of the site, noting that the site is not visible from the coastal marine area.

- (a) *The size, bulk, height and siting of the building or addition relative to skyline, ridges, areas of indigenous vegetation and habitat of indigenous fauna, or outstanding landscapes and natural features.*

The shed is located at the rear of a flat site that would not be visible above or within any skyline, ridge, area of indigenous vegetation and habitat of indigenous fauna, or any outstanding landscape or natural feature.

- (b) *The extent to which landscaping of the site, and in particular the planting of indigenous trees, can mitigate adverse visual effects.*

The shed would be partly visible from neighbouring houses to the east and south. There are mature trees along the eastern boundary that would screen this neighbour's view of the shed. The eastern neighbours' house is located approximately 40 metres from the common boundary. There is a free-standing garage in between. The living area outlook from this house is away from the shed and towards the east. Any potential adverse effects on this neighbour would be less than minor. No further landscaping is considered necessary to screen the proposed shed building.



Figure 3 – view of rear boundary and neighbour's house to the east

The neighbouring house to the south is two-storey. There would be limited views of the shed from upstairs windows. It is considered that the proposed shed building is sufficiently distant from this house as not to warrant any further landscaping or screening. Potential adverse visual effects would be less than minor.



Figure 4 – view of the shed site and the south boundary (feijoa hedge) and neighbouring house

- (c) *The location and design of vehicle access, manoeuvring and parking areas.*

These site features are existing. No change is proposed.

- (d) *The means by which permanent screening of the building from public viewing points on a public road, public reserve, or the foreshore may be achieved.*

The proposed building will not be visible from any public place or the coastal marine foreshore.

- (e) *The degree to which the landscape will retain the qualities that give it naturalness and visual value as seen from the coastal marine area.*

The proposed building will not be visible from the coastal marine area and will have no effect on the naturalness or visual value of the coastal landscape.

- (f) *Where a building is in the coastal environment and it is proposed to be located on a ridgeline, whether other more suitable sites should be used and if not, whether landscaping, planting or other forms of mitigation can be used to ensure no more than minor adverse visual effects on the coastal environment.*

The site is not in the coastal environment as mapped by the Northland Regional Council. The building would not be visible from the coastal marine area. The site is low lying and flat and is only visible from adjoining properties and Kerikeri Inlet Road.

- (g) *The extent to which the activity may cause or exacerbate natural hazards or may be adversely affected by natural hazards, and therefore increase the risk to life, property and the environment.*

The proposed building will not cause or exacerbate any natural hazards.

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

The site is a residential property with sufficient private open space.

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

The proposed shed would be setback 7 metres from the northern boundary and 11 metres from the eastern boundary. Houses on adjacent properties are located well away from common boundaries and have indoor and outdoor living areas that are orientated away from the shed site. The shed height complies with the maximum height limit for buildings in the Coastal Living Zone. It is considered that the proposed building is appropriately located at the rear of the site and would not dominate the road environment or be visible from any public place. Potential adverse visual dominance effects would be less than minor.

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

The adjoining sites are large rural-residential type sites that have generous land areas and private open space. These areas are generally screened by trees on all boundaries and there is limited visibility into the neighbouring properties. While the shed will be visible from parts of these properties, the potential effect on privacy and outlook from these sites would be less than minor.

The proposed shed is appropriately located at the rear of the site and would not be visible from any public place or the coastal marine area. The visual effects of the building are mitigated by the low-lying, flat character of the site and mature trees which screen the boundaries. Limited views of the shed will be possible from the neighbouring properties to the east and south, however the building will not be visually dominant or affect the privacy of these properties. While not required via a rule in the Coastal Living zone, it is intended that the shed building be clad in a dark colour to be recessive in the environment as a matter over which the Council has reserved its discretion. Overall, it is considered that potential adverse visual effects would be less than minor.

Stormwater Management

The area of impermeable surface on the site would be increased above the permitted site standard of 10%. A minor increase of 1.6% is proposed. The Coastal Living stormwater management rule standard manages the effects of runoff from the site. An increase in runoff can exacerbate erosion and flooding in the surrounding environment and have cumulative adverse effects.

There are no existing waterbodies within the site or nearby that would be affected by runoff from the site. All buildings, including the proposed shed would have a roof water collection system that drains to existing and proposed water tanks. The collection of roof water to tanks will ensure that runoff is contained within the site and that any overflow is into permeable garden areas that are located well away from the external property boundary. It is expected that the collection of roof water into tanks will reduce the potential for increased runoff from the site and that any potential adverse stormwater effects will be no more than that which is enabled by the permitted standard.



Notwithstanding the minor nature of the impermeable surface area increase, an assessment against the Discretionary Activity assessment criteria standard 11.3 'Stormwater Management' is set out in the following paragraphs.

- (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.*

The increase in impermeable surface within the site boundaries will have no adverse effect on total catchment impermeability or any catchment drainage plan.

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

The rainwater runoff from the proposed shed will be collected into water tanks and overflows discharged to adjacent gardens.

- (c) *Any cumulative effects on total catchment impermeability.*

There would be no cumulative effect on total catchment impermeability. The potential for increased runoff is mitigated by the high permeable nature of the location, situating buildings and impermeable surfaces away from external boundaries, capturing roof runoff into water tanks and providing for permeable overflow discharge within the site.

- (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.*

The impermeable surfaces on the site and the ground works required to construct the shed will have no adverse effect on any natural contour or drainage pattern. The minor decrease in the permeability of the site will be mitigated by the roof water collection system.

- (e) *The physical qualities of the soil type.*

The site is located in a highly permeable, volcanic environment where soils are generally free draining.

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

There would be no adverse effect on the life supporting capacity of soils.



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

The site is sufficiently large enough to absorb any stormwater runoff. There are no water bodies nearby that would be adversely affected by the runoff generated by the minor increase in impermeable surface on the site.

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

The increase in impermeable surface is generated by the proposed shed. There is an existing modest sized house on the property and a gravel driveway and parking / turning area. The applicant has opted not to construct an impermeable vehicle access to the shed as it is only required for storage and as a private workshop area. The impermeable area is reasonable for the proposed activity.

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

The site has existing permeable areas comprising lawn, mature trees and garden beds. The buildings and driveway areas are located centrally on the site and away from external boundaries. Runoff from buildings is into water tanks with overflows directed to garden areas. The existing site layout with generous permeable areas adjacent to external property boundaries will ensure that any adverse effects of runoff are reduced.

- (j) Any recognised standards promulgated by industry groups.*

Not applicable.

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

As stated above, the roof water runoff collection system to water tanks will reduce the volume of stormwater discharged to ground during storm periods. There is sufficient permeable land area to absorb the overflow from tanks during wetter months. The free draining, volcanic nature of the site and its location will generally avoid ponding within the site.

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

The minor nature of the increase in impermeable surface is such that the potential influence of climate change is negligible.

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



The minor nature of the impermeable surface increase is such that larger scale stormwater detention ponds or other engineering solutions are not required. Roof water collection water tanks will provide for detention on a smaller scale, with overflow being discharged to adjacent garden beds within the site.

The proposed shed would result in a minor increase above the permitted area of impermeable surface on the site. The proposed roof stormwater collection system will collect additional runoff generated by the increase into a 31,000 litre water tank with provision for overflow into adjacent water tanks. There is sufficient permeable land within the site and around its perimeter to ensure that any overflow is absorbed into the ground. The free draining nature of the site soil type and its surrounds will ensure that ponding on the site during storm events is of a limited duration.

Potential adverse stormwater effects are assessed to be less than minor.

Section 104(1)(b) – Relevant provisions of any statutory planning document

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

National Environmental Standards and Regulations (section 104(1)(b)(i) & (2))

There are no National Environmental Standards that are relevant to the consideration of the proposed activity.

National Policy Statements (section 104(1)(b)(iii))

There are currently 7 National Policy Statements in place. These are as follows:

- National Policy Statement on Urban Development
- National Policy Statement for Freshwater Management
- National Policy Statement for Renewable Electricity Generation
- National Policy Statement on Electricity Transmission
- New Zealand Coastal Policy Statement
- National Policy Standard for Highly Productive Land.
- National Policy Statement for Indigenous Biodiversity

There are no National Policy Statements that are directly relevant to the consideration of the proposed activity. The application site is within the Coastal Living Zone, however it is not within the coastal environment as mapped by the Regional Policy Statement for Northland (2016) or as proposed to be mapped by the PDP. The higher level NZCPS objectives and policies are appropriately reflected in the 2009 ODP, which predates the RPS for Northland.

Regional Policy Statement for Northland 2016 / Regional Plan for Northland (October 2023)

The Regional Policy Statement for Northland (RPS) and the Regional Plan for Northland are the governing regional statutory documents for Northland that includes the application site. The small-scale nature of the proposed land use activity is such that it can be adequately assessed under the provisions of the ODP provisions. The nature and volume of stormwater that would be generated by the minor increase in impermeable is not of a regional scale that would be captured by regional rules.



It is considered the proposal would be consistent with the intent of the Regional Policy Statement and would not be subject to any Regional Plan rule.

Far North Operative District Plan 2009

The relevant objectives and policies of the Plan are those related to the Coastal Environment, that includes the land in the Coastal Living Zone. As assessed above, it is considered that the proposed shed activity would generate less than minor adverse effects on the existing environment. The proposal would be consistent with the character of the surrounding area, which is a rural-residential environment where sheds and larger accessory buildings are not uncommon. The proposal would not be contrary to the objectives and policies of the ODP, as discussed in the paragraphs below.

Coastal Environment - Objectives

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

The proposed activity is small-scale and appropriate for a rural-residential site where larger accessory buildings are not uncommon. The construction and use of the shed would not adversely affect the



surrounding environment which is typically small rural-residential type properties with a variety of buildings and low-key ancillary activities. The property is not visible from the coastal marine area nor is it within the coastal environment.

The site does not contain any significant indigenous vegetation or habitats of indigenous fauna. The site is not within any outstanding landscapes or contain any outstanding natural features. The proposal would not adversely affect water quality in the area or soil conservation.

The proposal would not adversely affect Maori and their relationship with their culture and traditions.

The site is a rural-residential type property. The proposed activity is consistent with the character of the surrounding environment and the expected environmental outcomes for the Coastal Living zone.

The application site is not located along the coast or near a lake or river and no public access is existing or required within the site.

The dwelling and shed will have two 25,000 litre water tanks and one 31,000 litre tank to capture stormwater runoff from the roof of the structures. Stormwater runoff from the site would not adversely affect the surrounding environment.

Coastal Environment - Policies

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

(a) recognises and provides for those features and elements that contribute to the natural character of an area that may require preservation, restoration or enhancement; and

(b) is in a location and of a scale and design that minimises adverse effects on the natural character of the coastal environment; and

(c) has adequate services provided in a manner that minimises adverse effects on the coastal environment and does not adversely affect the safety and efficiency of the roading network; and

(d) avoids, as far as is practicable, adverse effects which are more than minor on heritage features, outstanding landscapes, cultural values, significant indigenous vegetation and significant habitats of indigenous fauna, amenity values of public land and waters and the natural functions and systems of the coastal environment; and

(e) promotes the protection, and where appropriate restoration and enhancement, of areas of significant indigenous vegetation and significant habitats of indigenous fauna; and

(f) recognises and provides for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga; and

(g) where appropriate, provides for and, where possible, enhances public access to and along the coastal marine area; and

(h) gives effect to the New Zealand Coastal Policy Statement and the Regional Policy Statement for Northland.

10.4.2 That sprawling or sporadic subdivision and development in the coastal environment be avoided through the consolidation of subdivision and development as far as



practicable, within or adjoining built up areas, to the extent that this is consistent with the other objectives and policies of the Plan.

- 10.4.3 *That the ecological values of significant coastal indigenous vegetation and significant habitats are maintained in any subdivision, use or development in the coastal environment.*
- 10.4.4 *That public access to and along the coast be provided, where it is compatible with the preservation of the natural character and amenity, cultural, heritage and spiritual values of the coastal environment, and avoids adverse effects in erosion prone areas.*
- 10.4.5 *That access by tangata whenua to ancestral lands, sites of significance to Maori, maahinga mataitai, taiapure and kaimoana areas in the coastal marine area be provided for in the development and ongoing management of subdivision and land use proposals and in the development and administration of the rules of the Plan and by non-regulatory methods. Refer Chapter 2, and in particular Section 2.5, and Council's "Tangata Whenua Values and Perspectives (2004)".*
- 10.4.6 *That activities and innovative development including subdivision, which provide superior outcomes and which permanently protect, rehabilitate and/or enhance the natural character of the coastal environment, particularly through the establishment and ongoing management of indigenous coastal vegetation and habitats, will be encouraged by the Council.*
- 10.4.7 *To ensure the adverse effects of land-based activities associated with maritime facilities including mooring areas and boat ramps are avoided, remedied or mitigated through the provision of adequate services, including where appropriate:*
- (a) parking;*
 - (b) rubbish disposal;*
 - (c) waste disposal;*
 - (d) dinghy racks.*
- 10.4.8 *That development avoids, remedies or mitigates adverse effects on the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.*
- 10.4.9 *That development avoids, where practicable, areas where natural hazards could adversely affect that development and/or could pose a risk to the health and safety of people.*
- 10.4.10 *To take into account the need for a year-round water supply, whether this involves reticulation or on-site storage, when considering applications for subdivision, use and development.*
- 10.4.11 *To promote land use practices that minimise erosion and sediment run-off, and storm water and waste water from catchments that have the potential to enter the coastal marine area.*
- 10.4.12 *That the adverse effects of development on the natural character and amenity values of the coastal environment will be minimised through:*
- (a) the siting of buildings relative to the skyline, ridges, headlands and natural features;*



- b) the number of buildings and intensity of development;*
- (c) the colour and reflectivity of buildings;*
- (d) the landscaping (including planting) of the site;*
- (e) the location and design of vehicle access, manoeuvring and parking areas.*

The proposed activity would not affect the character of the surrounding environment, in particular the character of the Coastal Environment. The shed would be located at the rear of a flat site that is not visible from the coastal marine area.

All infrastructure services will be provided on site. The activity will not increase runoff from the site in a manner that would exacerbate erosion or flooding within the immediate area.

The activity would not generate adverse effects on the environment or the safety and efficiency of the roading network.

The proposed activity avoids adverse effects on outstanding landscapes, cultural values, indigenous vegetation and fauna and the natural functions and systems of the Coastal Environment. The site is not visible from, or adjacent to the coastal marine area. The proposed activity would not affect the relationship of Maori with the land, or any relevant culture and traditions. Public access is not relevant to this application. The proposed activity is not contrary to the provisions of the Regional Policy Statement.

Coastal Living Zone - objectives

- 10.7.3.1 To provide for the well being of people by enabling low density residential development to locate in coastal areas where any adverse effects on the environment of such development are able to be avoided, remedied or mitigated.*
- 10.7.3.2 To preserve the overall natural character of the coastal environment by providing for an appropriate level of subdivision and development in this zone.*

The proposed activity is consistent with objective 10.7.3.1 and would enable the wellbeing of the Applicant within an established low density residential environment. Adverse effects on the coastal environment can be avoided. There would no adverse effect on the natural character of the coastal environment.

Coastal Living - Policies

- 10.7.4.1 That the adverse effects of subdivision, use, and development on the coastal environment are avoided, remedied or mitigated.*
- 10.7.4.2 That standards be set to ensure that subdivision, use or development provides adequate infrastructure and services and maintains and enhances amenity values and the quality of the environment.*
- 10.7.4.3 Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the zone in regards to s6 matters, and shall avoid adverse effects as far as practicable by using techniques including:*



(a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;

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

(c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas;

(d) through siting of buildings and development, design of subdivisions, and provision of access that recognise and provide for the relationship of Maori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Maori culture makes to the character of the District (refer Chapter 2, and in particular Section 2.5, and Council's "Tangata Whenua Values and Perspectives (2004)");

(e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests;

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

As stated above, the proposed shed is an appropriately sized and located accessory building that would have no adverse effect on the natural character of the coastal environment, or the established rural-residential character of the surrounding area. There is adequate on-site wastewater, water supply and stormwater infrastructure on the site to enable the existing residential activity and to avoid adverse effects of any additional runoff that might be generated by the minor increase in impermeable surface area. The quality of the surrounding environment would not be affected.

Proposed Far North District Plan 2022

The application site is proposed to be zoned 'Rural Lifestyle'. The site is not within the coastal environment overlay as mapped by the PDP. No other overlays that apply to the site.

Rural Lifestyle Zone objectives

RLZ-O1 The Rural Lifestyle Zone is used predominantly for low density residential activities and small scale farming activities that are compatible with the rural character and amenity of the zone.

RLZ-O2 The predominant character and amenity of the Rural Lifestyle Zone is characterised by:

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



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

RLZ-O4 Land use and subdivision in the Rural Lifestyle Zone does not compromise the effective and efficient operation of primary production activities in the adjacent Rural Production Zones.

The proposed activity is consistent with the intent of the zone, which is that it be used for predominantly for low density residential development. The site would remain a low-density residential site with a large rural type shed to be used for storage and workshop activities. The addition of the proposed shed activity would not adversely affect the character of the surrounding area.

Rural Lifestyle Zone - policies

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

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

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

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

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

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

- a. consistency with the scale and character of the rural lifestyle environment;*
- b. location, scale and design of buildings or structures;*
- c. at zone interfaces:*
 - i. any setbacks, fencing, screening or landscaping required to address potential conflicts;*
 - ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;*



- d. *the capacity of the site to cater for on-site infrastructure associated with the proposed activity;*
- e. *the adequacy of roading infrastructure to service the proposed activity;*
- f. *managing natural hazards;*
- g. *any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; and*
- h. *any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.*

5.1.1 The proposed development is consistent with the scale and character of the zone, with the location and design of the shed being discretely located at the rear of the site and only partially visible from neighbouring properties. There are no areas of historic heritage, natural features or landscapes or indigenous biodiversity that would be affected by the proposed activity. The additional impermeable surfaces on the site would not generate or exacerbate any erosion or flooding within the site or its immediate surrounds.

5. Notification Assessment – Sections 95A to 95G of the RMA

Public Notification Assessment

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

Step 1 Mandatory public notification in certain circumstances

An application must be publicly notified if, under section 95A(3), it meets any of the following criteria:

- (a) the applicant has requested that the application be publicly notified;*
- (b) public notification is required under section 95C;*
- (c) the application is made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.*

Public notification of the application is not required or requested. The application is not made jointly with an application to exchange reserve land. Step 1 does not apply. Step 2 is considered.

Step 2: Public Notification precluded in certain circumstances.

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

- (a) if the answer is yes, go to step 4 (step 3 does not apply); and*
- (b) if the answer is no, go to step 3.*

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

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

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

- (i) a controlled activity:*



- (ii) [Repealed]*
- (iii) a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity.*
- (iv) [Repealed]*

(6) [Repealed]

Public Notification is not precluded as the proposal is a discretionary activity and is not a boundary activity. Step 3 is considered.

Step 3: Public Notification required in certain circumstances

The proposal is not subject to a rule or NES requiring public notification and the proposal does not have effects that will be more than minor. Public Notification is not required. Step 4 is considered.

Step 4: Public notification in special circumstances

Section 95A(9) states that a council must publicly notify an application for resource consent if it considers that 'special circumstances' exist.

There are no special circumstances that would warrant public notification of the application. The proposed activity is an accessory shed that requires resource consent for reasons relating visual amenity and stormwater management (impermeable surfaces). The site will remain a rural-residential activity with a proposed shed that is consistent with the character of the surrounding area. All potential adverse effects can be avoided or mitigated to the extent that they are less than minor.

Public Notification Summary

It is considered that the public notification of the application is not required.

Limited Notification Assessment

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

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

- (2) Determine whether there are any—*
 - (a) affected protected customary rights groups; or*
 - (b) affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity).*
- (3) Determine—*
 - (a) whether the proposed activity is on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11; and*
 - (b) whether the person to whom the statutory acknowledgement is made is an affected person under section 95E.*



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

There are no protected customary rights groups or customary marine title groups or statutory acknowledgement areas that are relevant to this application. Step 1 does not apply and Step 2 must be considered.

Step 2: Limited notification precluded in certain circumstances

- (5) *Determine whether the application meets either of the criteria set out in subsection (6) and,—*
- (a) *if the answer is yes, go to step 4 (step 3 does not apply); and*
 - (b) *if the answer is no, go to step 3.*
- (6) *The criteria for step 2 are as follows:*
- (a) *the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification;*
 - (b) *the application is for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land).*

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

Step 3: Certain other affected persons must be notified

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

The proposal is not for a boundary activity nor is it a prescribed activity.

Based on the preceding assessment of effects on the environment, it is considered that there are no persons, including adjoining neighbours that would be adversely affected to a minor or more than minor extent. Written approval from adjoining property owners has not been sought.

The potential adverse effects on any persons are less than minor. Step 3 does not apply. Step 4 is considered.

Step 4: Further notification in special circumstances

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

The proposal is to construct a shed on the site. There are no special circumstances that would apply.



Limited Notification Assessment Summary

For the reasons set out above, it is concluded that Steps 1 to 4 do not apply, and that this application can be processed on a non-notified basis. Any potential affects on adjoining neighbours would be less than minor. Potential adverse effects are mitigated by the location and outlook orientation of neighbouring houses, mature screening trees along boundaries, the proposed setback of the shed from boundaries, and the management of stormwater runoff via proposed water tanks and appropriate discharge of overflow to adjacent permeable areas within the site.

6. RMA Part 2 Assessment

The application is subject to Part 2 of the RMA contained in Sections 5 to 8 inclusive.

The proposed activity will achieve the sustainable management purpose of the RMA expressed in Section 5 and enable social and economic wellbeing of the Applicant. Future sustainable use of natural and physical resources and the life-supporting capacity of air, water, soil and eco-systems will not be affected. Adverse effects on the environment can be avoided and/or mitigated.

The scale of the proposed activity is such that Section 6 of Matters of National Importance are not relevant. The activity would not affect the natural character the coastal environment, wetlands, lakes or rivers, any outstanding natural features or landscapes, any significant indigenous vegetation or habitats. The relationship of Maori and their culture and traditions would not be affected. The activity would not affect any historic heritage, area with identified customary rights and would not affect any natural hazard risk.

Section 7 matters are not affected by the proposed activity. The amenity and quality of the Coastal Living zone will be maintained in accordance with Section 7(c) and (f).

Section 8 relates to the principles of the Treaty of Waitangi. The proposed activity would not be contrary to the principles of the Treaty of Waitangi.

7. Conclusion

The Applicant seeks resource consent to locate a storage and workshop type shed at the rear of the property at 898 Kerikeri Inlet Road. Discretionary resource consent is required for visual amenity (buildings greater than 50m²) and for a minor exceedance of the permitted threshold for impermeable surfaces in the Coastal Living Zone.

This AEE concludes that the location of the shed along with mitigating factors that include the size and scale of the building, the exterior colour, existing boundary screening trees and the appropriate management of roof water runoff into a large, proposed water tank will ensure that any potential adverse effects on the environment are less than minor.

The proposed activity would not be contrary to any relevant statutory policy statement or plan objectives or policies.

The proposed activity will enable the social and economic wellbeing of the Applicant. This is consistent with Section 5 of the RMA and Objective 10.7.3.1 of the Coastal Living Zone.

The Applicant requests that the application be granted on a non-notified basis.



8. Limitations

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.

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**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 **NA1968/56**
Land Registration District **North Auckland**
Date Issued 19 October 1961

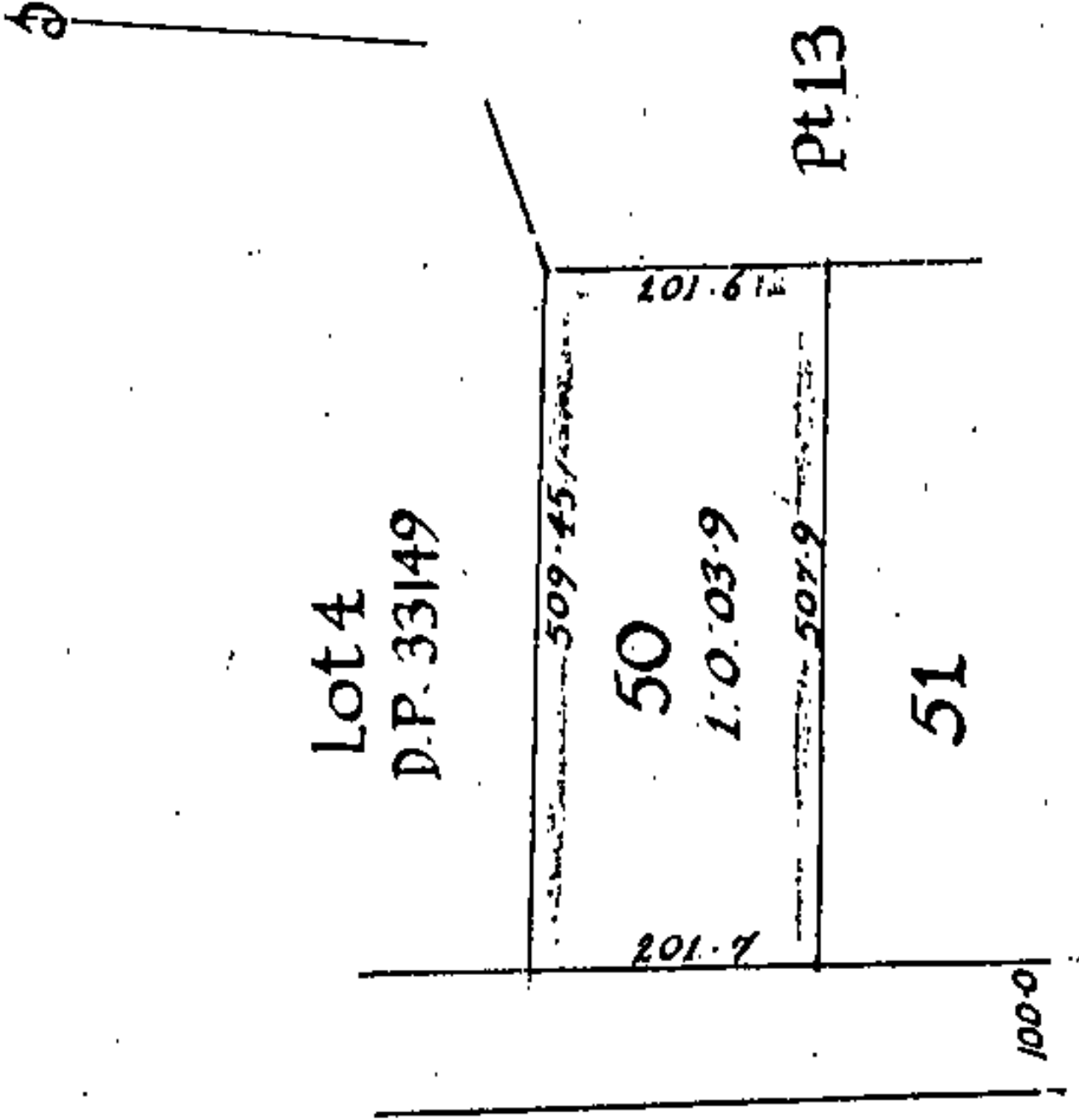
Estate Fee Simple
Area 4145 square metres more or less
Legal Description Section 50 Block XII Kerikeri Survey
District

Registered Owners

Tingey Nolan Trust Limited, Deirdre Ann Nolan and Paul Robert William Tingey

Interests

Subject to Section 59 Land Act 1948



LOT 1
DP 184827

old aluminium
boundary peg
0.1m N post
RL: 8.32

Kerikeri Inlet Road
(sealed)

102.5m bdy

7.00

11.00

11.00

40.7m bdy

Section 50
Blk XII kerikeri SD
SO 42881

100.4m²
house

254.4m²
gravel driveway

10.7m²
shed

power overhead
to house

septic
tank

gas
bottles

pump
cover

Concrete
water tank

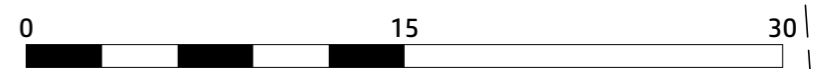
Plastic
water tank

tank
overflow

102.2m bdy

Section 51
Blk XII kerikeri SD
SO 42881

old peg in
fenceline



Heights in terms of NZVD 2016
Contour interval : 0.25m
Scale @ A3 : 1:300
Date : 14/09/2023

REF : 8382

Project Information:

Section 50

Block XII

Area: 4145 m²

Val'n No. 00219-90200

Wind Zone: HIGH

by SED

Earthquake Zone: 1

Exposure Zone: D

District Plan Zone:

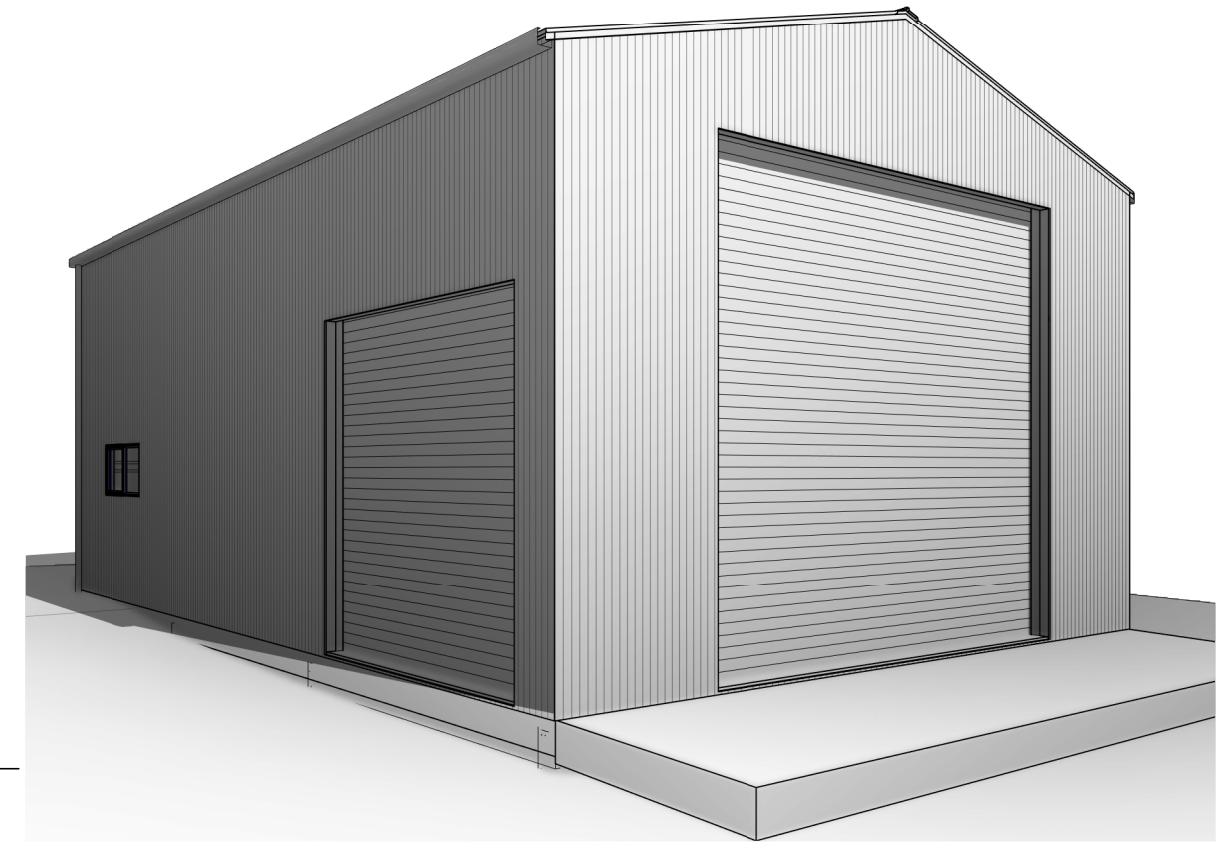
Coastal Living



1 3D View 1

Sheet List

Sheet No.	Sheet Name	Rev'	Rev' Date
A_001	Cover Sheet	1	08.11.23
A_101	Site Plan	1	08.11.23
A_102	Proposed Plan	1	08.11.23
A_103	Slab Plan	2	22.11.23
A_104	Roof Plan	1	08.11.23
A_201	Proposed Elevations	1	08.11.23
A_301	Section A	2	22.11.23
A_302	Section B	1	08.11.23
A_501	Cladding Details	1	08.11.23
A_502	Joinery Details	1	08.11.23
A_503	Framing Openings	1	08.11.23



2 3D View 2

Architectural drawings are provided to establish dimensions and as a basis for the Engineering design, all drawings are to read in conjunction with the Engineering Drawings and Specification.

ShedEx Project# 10146-4

REVISIONS/ISSUES:
1 08.11.23 Issue for Building Consent

Cover Sheet

These drawings are to be read in conjunction with the ShedEx fabrication drawings.
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All works are to be in accordance with the Building Code and Local Authority requirements as applicable.

NEW SHED BOSS SHED
for: Tingey
at: 898 Kerikeri Inlet Road, Kerikeri

Project number:
SHDX10146

Scale @ A3:

Drawn by:
AJT
Cadence Architectural Design

Date:
08.11.2023

Drawing No.
A_001

Revision:
1

SHEDEX
EXPERTS IN DESIGN & CONSTRUCT



Project Information:

Lot Section 50

DPBlock XII

Area: 4145 m²

Val'n No. 00219-90200

Wind Zone: HIGH

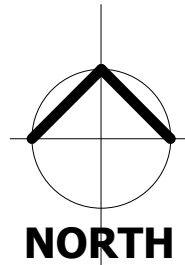
by SED

Earthquake Zone: 1

Exposure Zone: D

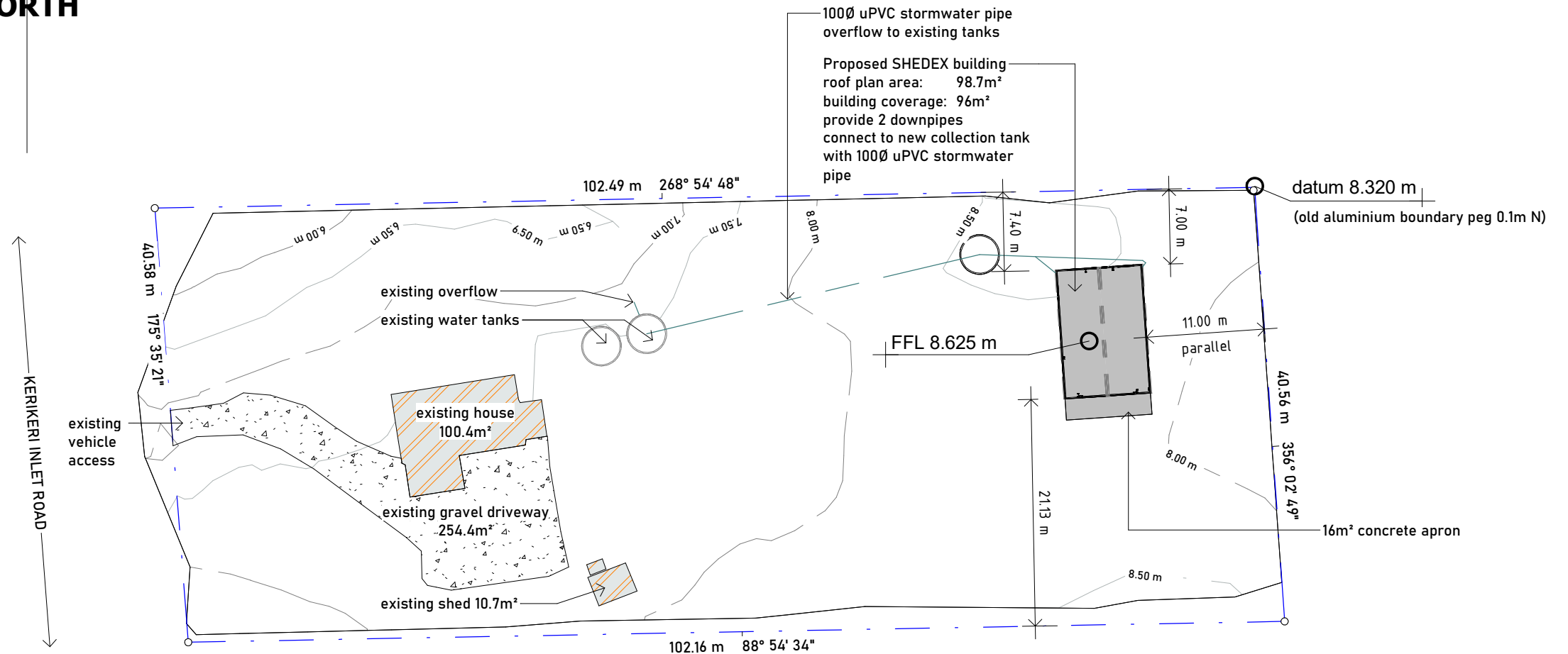
District Plan Zone:

Coastal Living



STORMWATER MANAGEMENT:
 Impermeable Surfaces:
 Existing house: 100.4m²
 Existing shed: 10.7m²
 Existing driveway: 254.4m²
 Proposed Building: 98.7m²
 Proposed concrete apron: 16.0m²
 Total: 480.2m² (11.6%)
 Permitted Activity maximum: 10% (414.5m²)

BUILDING COVERAGE:
 Existing house: 100.4m²
 Existing shed: 10.7m²
 Proposed building: 96.0m²
 Total: 207.1m² (5%)
 Permitted Activity maximum: 50m²



REVISIONS/ISSUES:
 A 10.10.23 Add new water tank (overflow to existing)
 B 11.10.23 Show concrete apron, update impermeable surfaces calculation
 1 08.11.23 Issue for Building Consent



Sheet A_201
4
EAST

Sheet A_201
3
NORTH

8000 FACE OF GIRTS

A

4

3

2

1

A
Sheet: A_301

Detail - 2
Sheet_A_501

B
Sheet: A_302

W3
1500 x 700

W2
1500 x 700

PD1
910W x 2100H

Detail - 1
Sheet_A_502

W1
1500 x 700

RD3
3200W x 3200H

RD1
4800W x 4500H

RD2
3200W x 3200H

SOUTH

Sheet A_201

37.5 3908 3908 3908 37.5
11725

WEST
2
Sheet A_201

2000
150mm thick concrete apron

REVISIONS/ISSUES:
A 11.10.23 Show concrete apron
B 11.10.23 Change handing of PD1
1 08.11.23 Issue for Building Consent

Proposed Plan

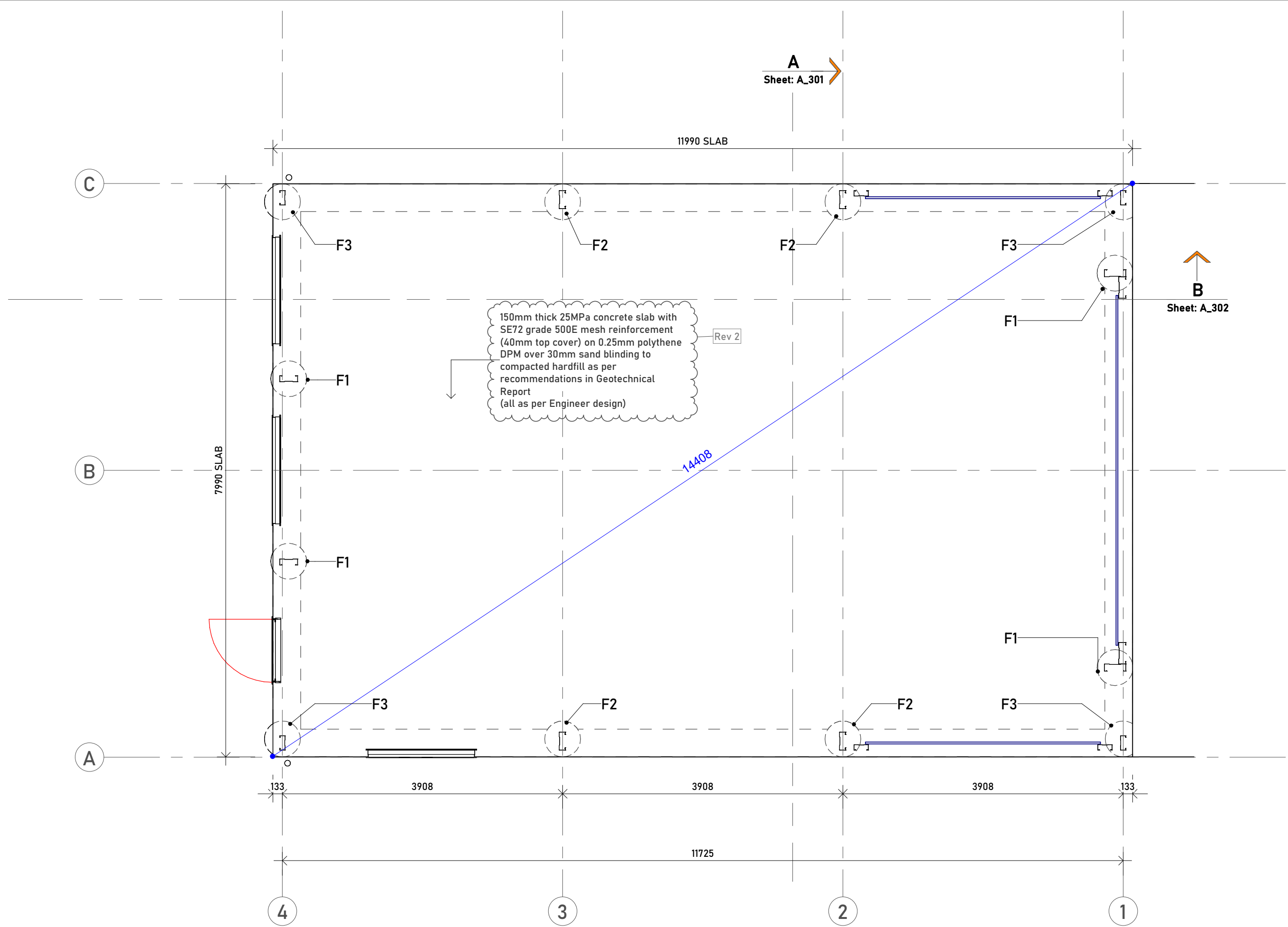
These drawings are to be read in conjunction with the ShedEx fabrication drawings.
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All works are to be in accordance with the Building Code and Local Authority requirements as applicable.

NEW SHED BOSS SHED
for: Tingey
at: 898 Kerikeri Inlet Road, Kerikeri

Project number:
SHDX10146
Scale @ A3:
1: 50
Drawn by:
AJT
Cadence Architectural Design
Date:
08.11.2023

Drawing No.
A_102
Revision:
1





A
Sheet: A_301

B
Sheet: A_302

150mm thick 25MPa concrete slab with SE72 grade 500E mesh reinforcement (40mm top cover) on 0.25mm polythene DPM over 30mm sand blinding to compacted hardfill as per recommendations in Geotechnical Report (all as per Engineer design)

Rev 2

14408

- REVISIONS/ISSUES:
- 1 08.11.23 Issue for Building Consent
 - 2 22.11.23 Correct slab thickness

Slab Plan

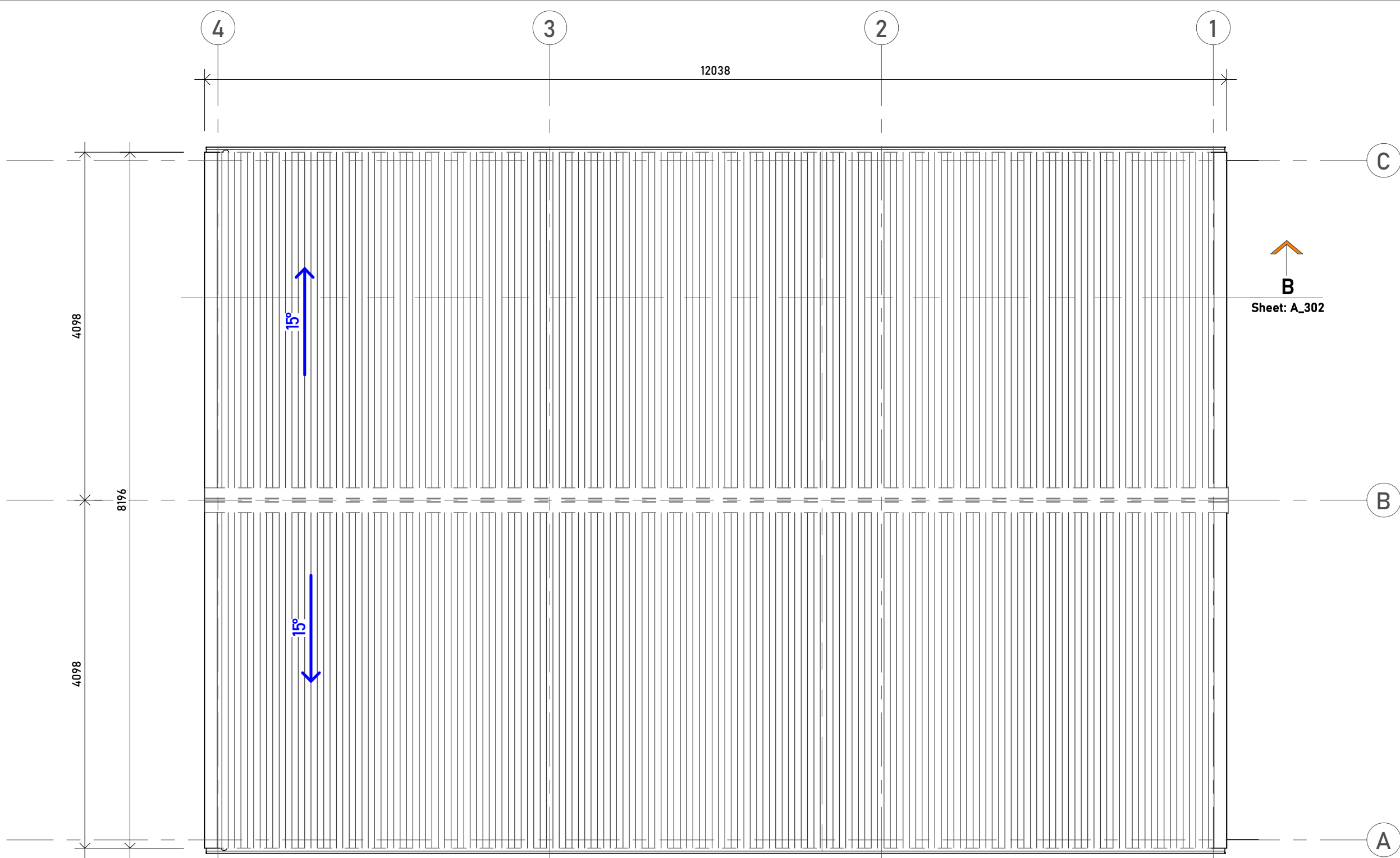
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NEW SHED BOSS SHED
for: Tingey
at: 898 Kerikeri Inlet Road, Kerikeri

Project number:
SHDX10146
Scale @ A3: 1:50
Drawn by:
AJT
Cadence Architectural Design
Date:
08.11.2023

Drawing No.
A_103
Revision:
2





Sheet: A_302

Sheet: A_301

E1 - SURFACE WATER
 from Appendix A: rainfall intensity = 101mm/hr
 DOWNPIPES:
 Roof Plan Area (total): 98.7m² i.e. 49.35m² to each gutter
 from Table 5:
 provide MINIMUM 1*65mmØ downpipe to each side of roof

GUTTER:
 from Figure 15:
 maximum area of roof discharging to a section of gutter for 8435mm² CSA
 is approximately 75m² / 1.01 = 74m², therefore a single section of gutter
 each side of the roof is adequate.

REVISIONS/ISSUES:
 1 08.11.23 Issue for Building Consent

Roof Plan

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NEW SHED BOSS SHED
 for: Tingey
 at: 898 Kerikeri Inlet Road, Kerikeri

Project number:
 SHDX10146
 Scale @ A3:
 1 : 50

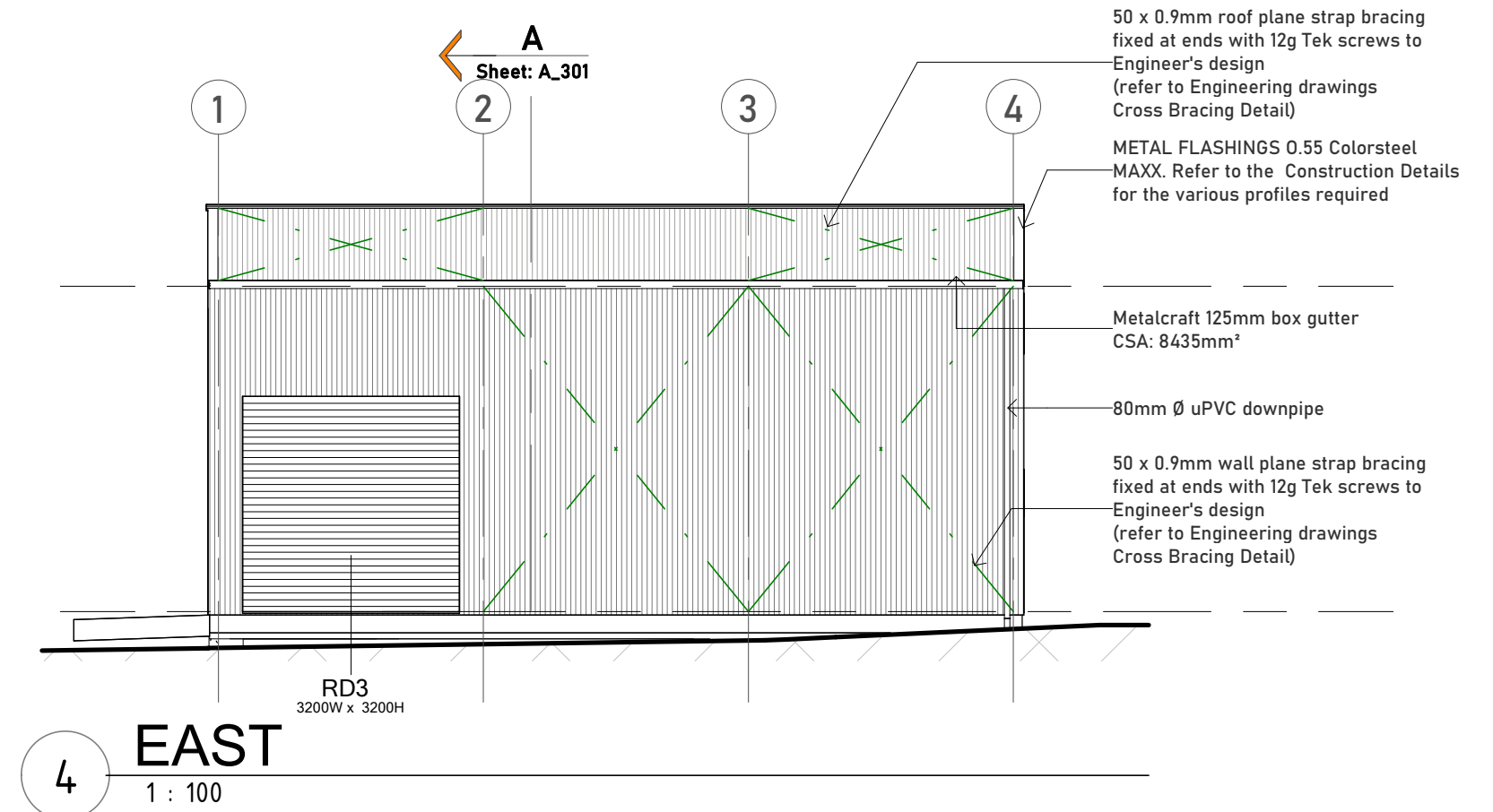
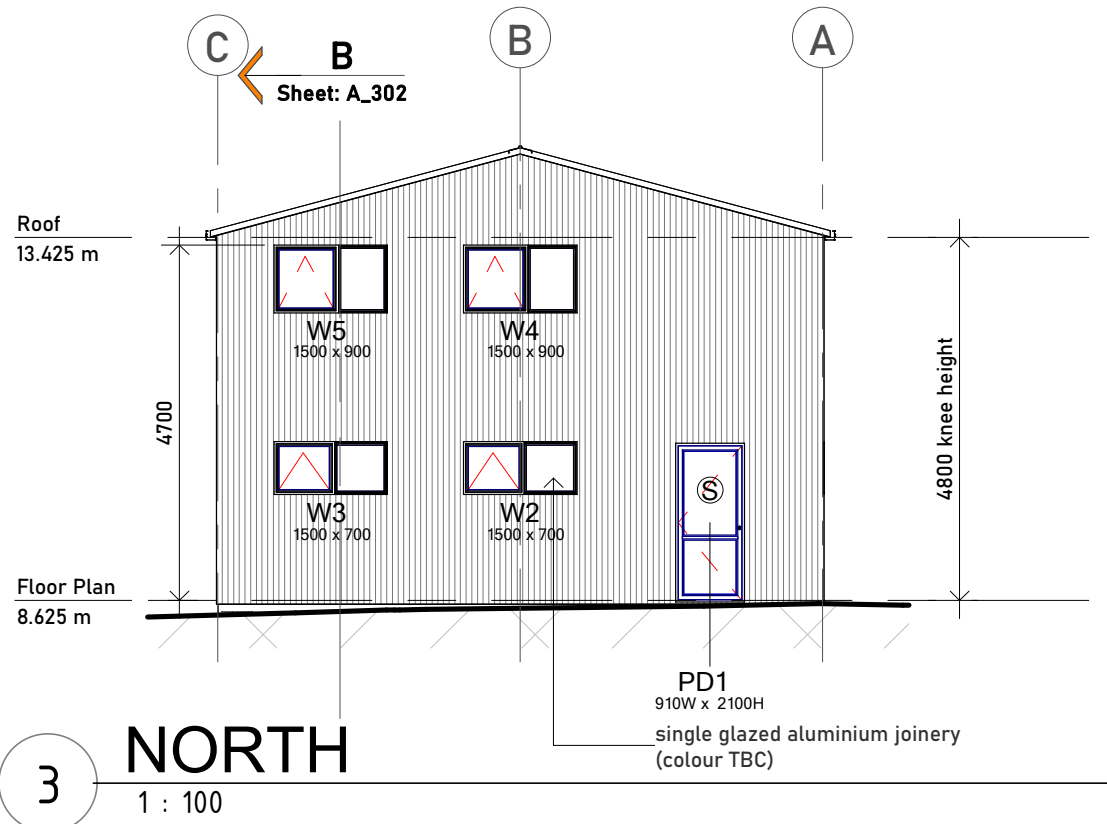
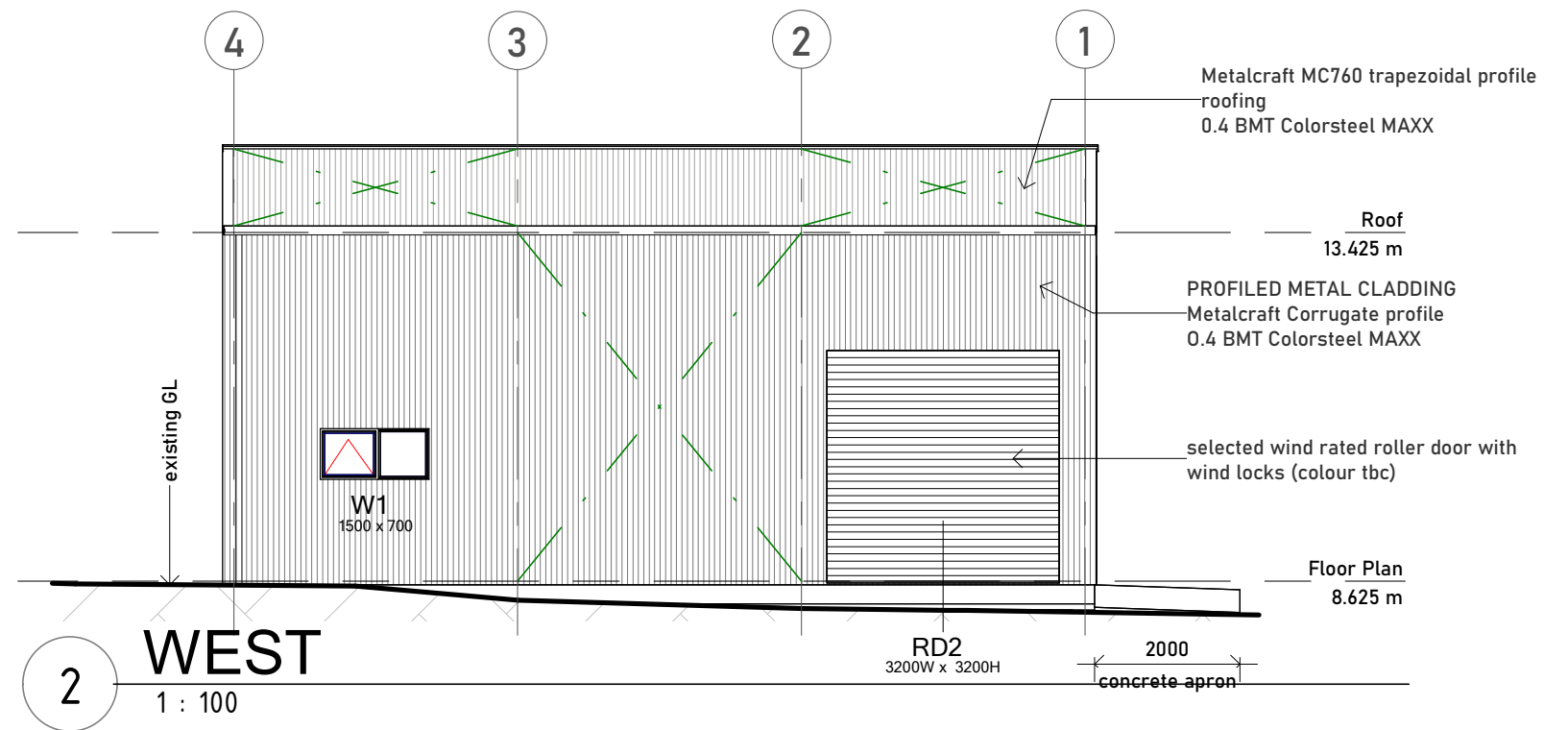
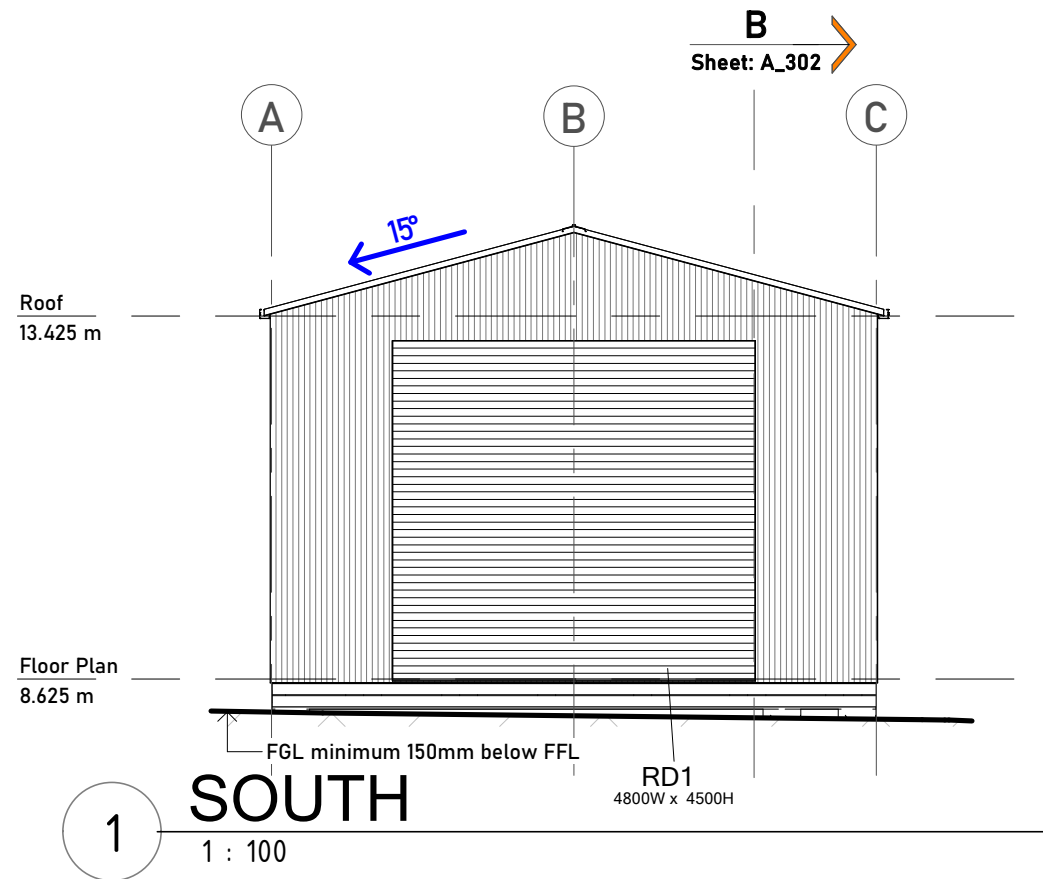
Drawn by:
 AJT
 Cadence Architectural Design
 Date:
 08.11.2023

Drawing No.
 A_104
 Revision:
 1



NOTES

1. (S) indicates safety glass to NZS 4223.3:2016



REVISIONS/ISSUES:

- A 10.10.23 Add dimension & clarify knee height, move top windows up
 B 11.10.23 Show concrete apron
 1 08.11.23 Issue for Building Consent

Proposed Elevations

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NEW SHED BOSS SHED
 for: Tingey
 at: 898 Kerikeri Inlet Road, Kerikeri

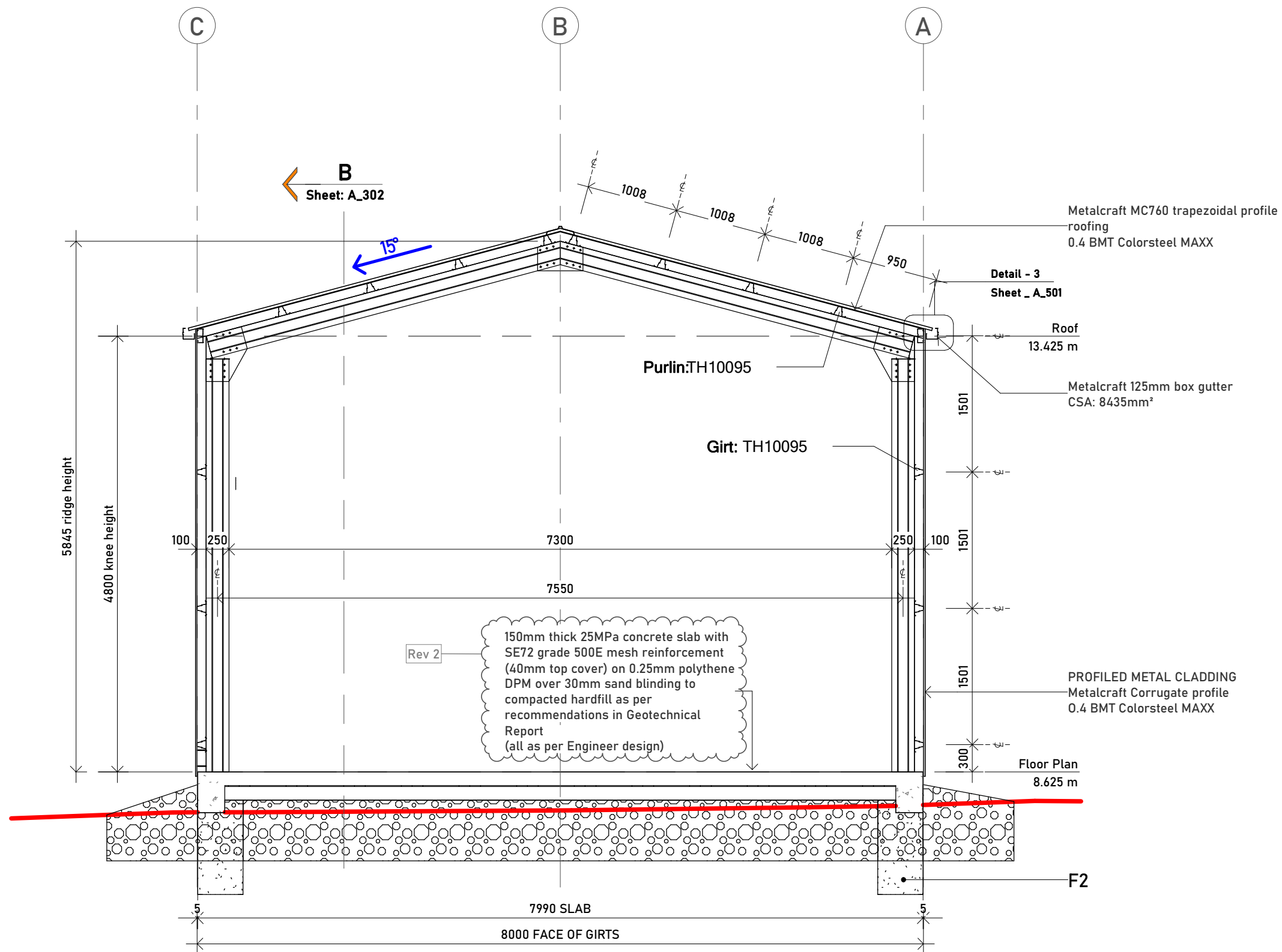
Project number:
SHDX10146
 Scale @ A3:
 1 : 100

Drawn by:
 AJT
 Cadence Architectural Design
 Date:
 08.11.2023

Drawing No.
A_201
 Revision:
 1

SHED-EX
 EXPERTS IN DESIGN & CONSTRUCT





REVISIONS/ISSUES:
 1 08.11.23 Issue for Building Consent
 2 22.11.23 Correct slab thickness

Section A

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NEW SHED BOSS SHED
 for: Tingey
 at: 898 Kerikeri Inlet Road, Kerikeri

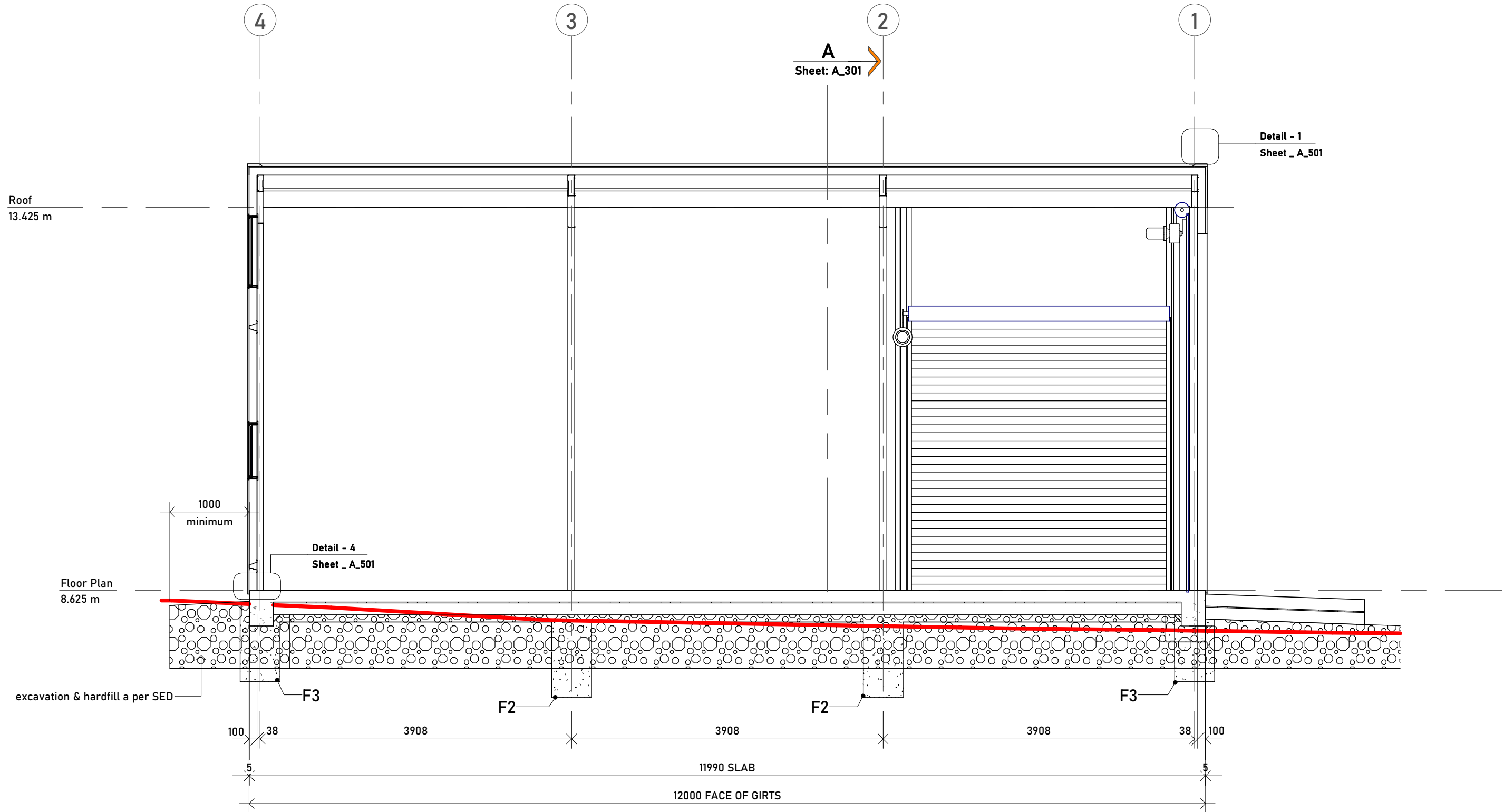
Project number:
 SHDX10146
 Scale @ A3:
 1: 50

Drawn by:
 AJT
 Cadence Architectural Design
 Date:
 08.11.2023

Drawing No.
 A_301
 Revision:
 2

SHED-EX
 EXPERTS IN DESIGN & CONSTRUCT





Section B

These drawings are to be read in conjunction with the ShedEx fabrication drawings.
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 All works are to be in accordance with the Building Code and Local Authority requirements as applicable.

NEW SHED BOSS SHED
 for: Tingey
 at: 898 Kerikeri Inlet Road, Kerikeri

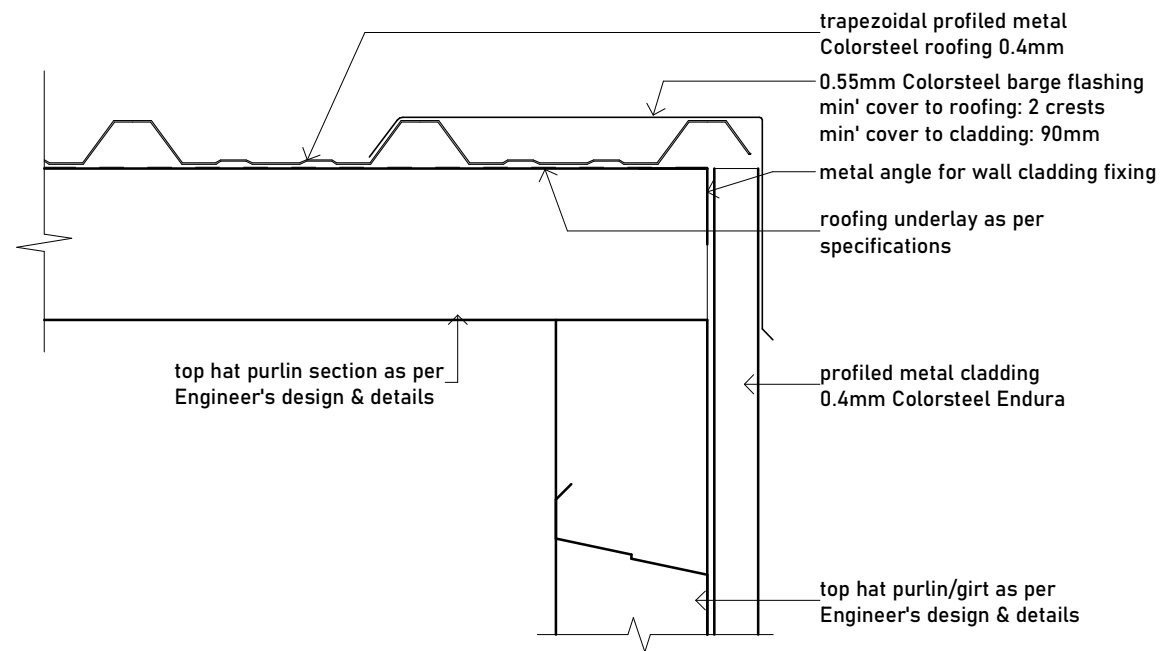
Project number:
 SHDX10146
 Scale @ A3:
 1 : 50

Drawn by:
 AJT
 Cadence Architectural Design
 Date:
 08.11.2023

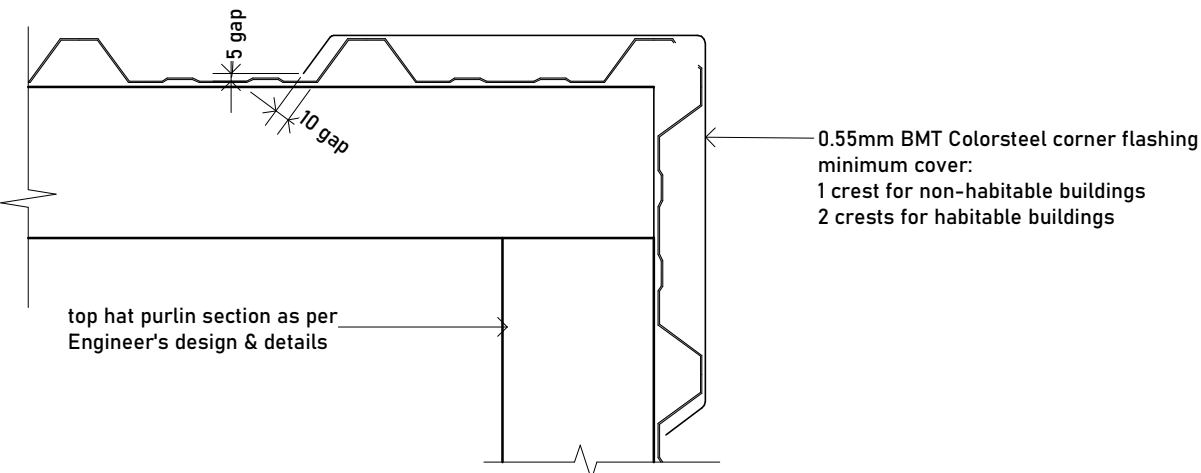
REVISIONS/ISSUES:
 1 08.11.23 Issue for Building Consent

Drawing No.
 A_302
 Revision:
 1

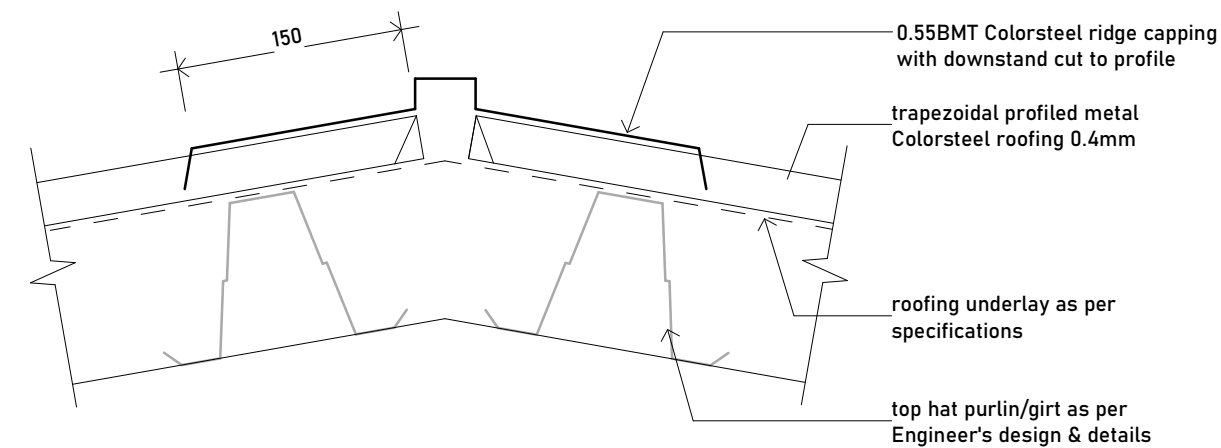




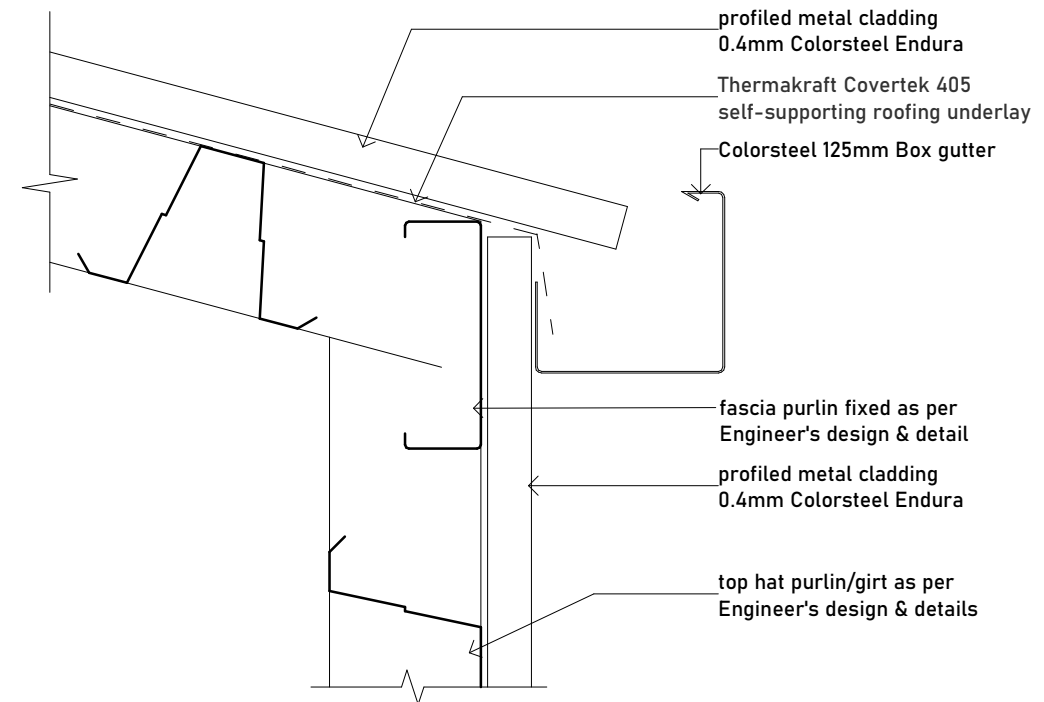
1 BARGE FLASHING DETAIL
1 : 5



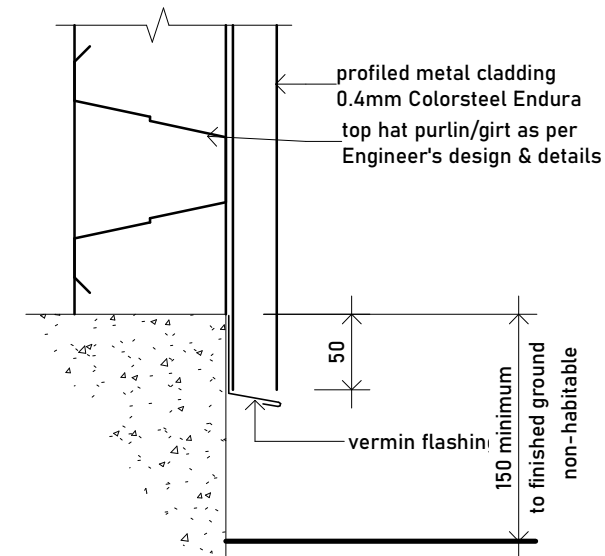
2 CORNER FLASHING DETAIL
1 : 5



5 RIDGE FLASHING DETAIL
1 : 5



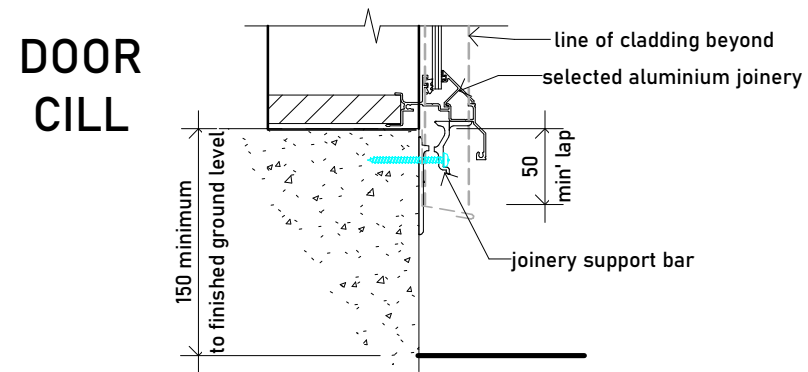
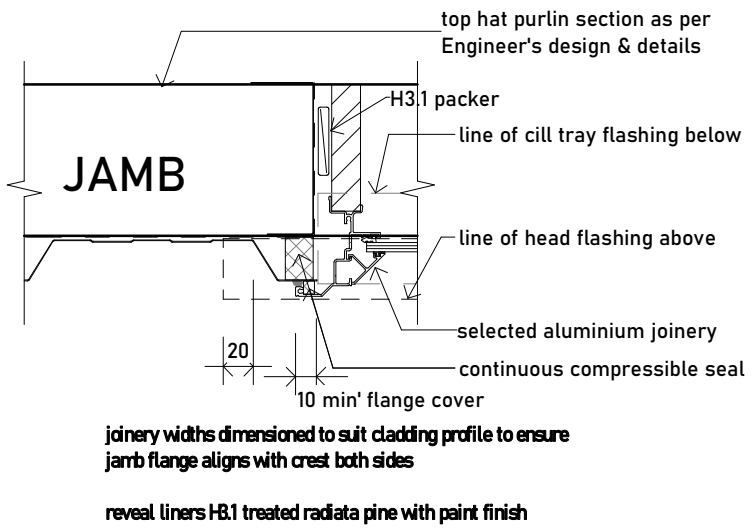
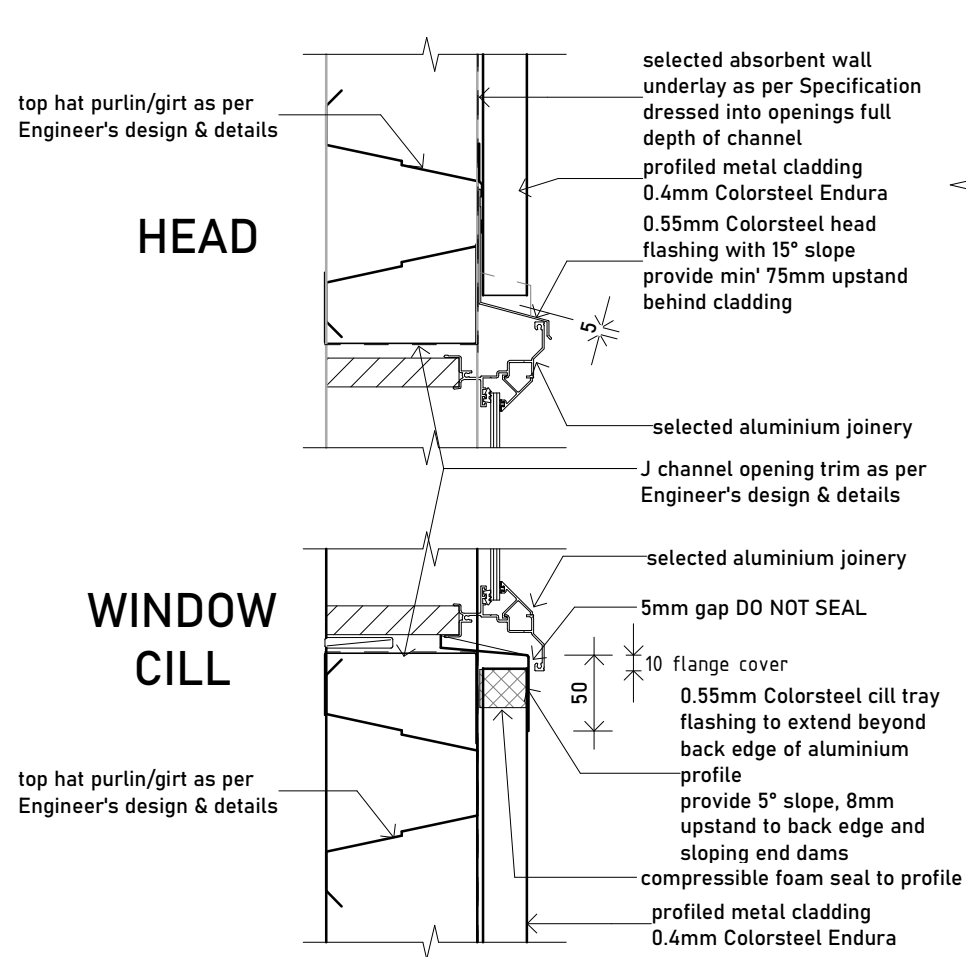
3 EAVES DETAIL
1 : 5



4 CLADDING BASE DETAIL
1 : 5

REVISIONS/ISSUES:
1 08.11.23 Issue for Building Consent





REVISIONS/ISSUES:
1 08.11.23 Issue for Building Consent



fold back web of J-track jamb
fix to top-hat girt with
8*12g Tek screws

J track head trimmer
at height to suit door & frame

girts
size and spacing as per Engineer design

J-track jamb
continuous from FL to first girt above door
head

DOOR OPENING

fold back web of J-track jamb
fix to top-hat girt with
8*12g Tek screws

J track cill trimmer
at height to suit window

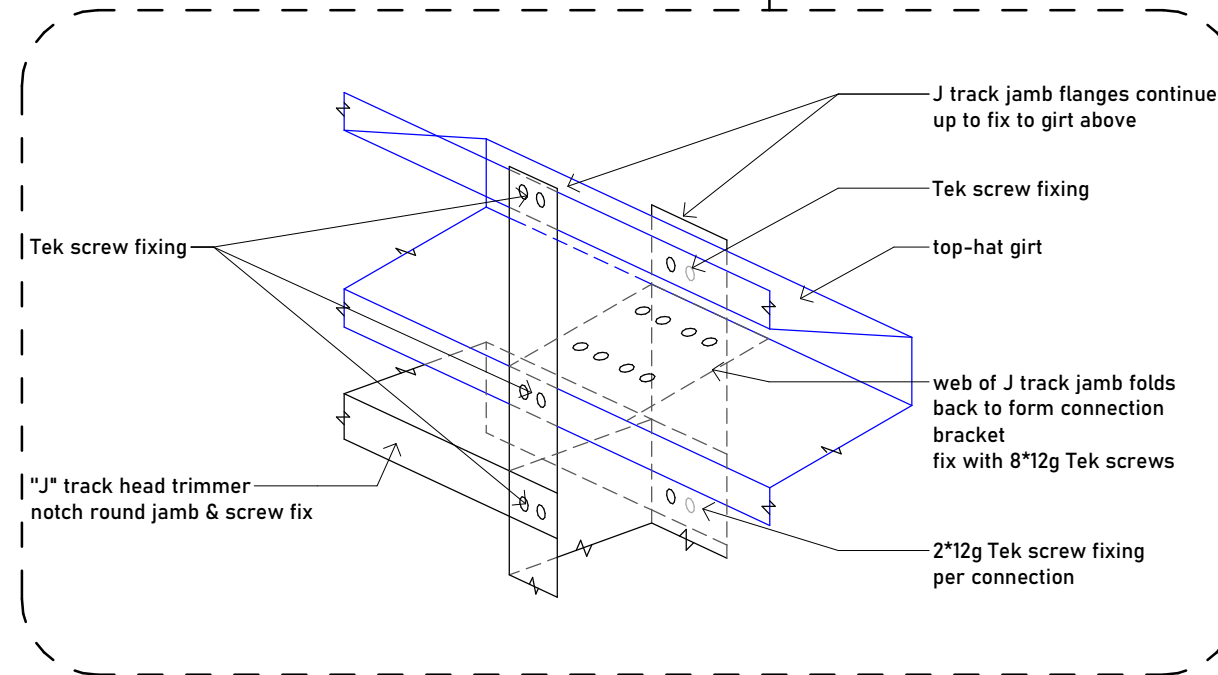
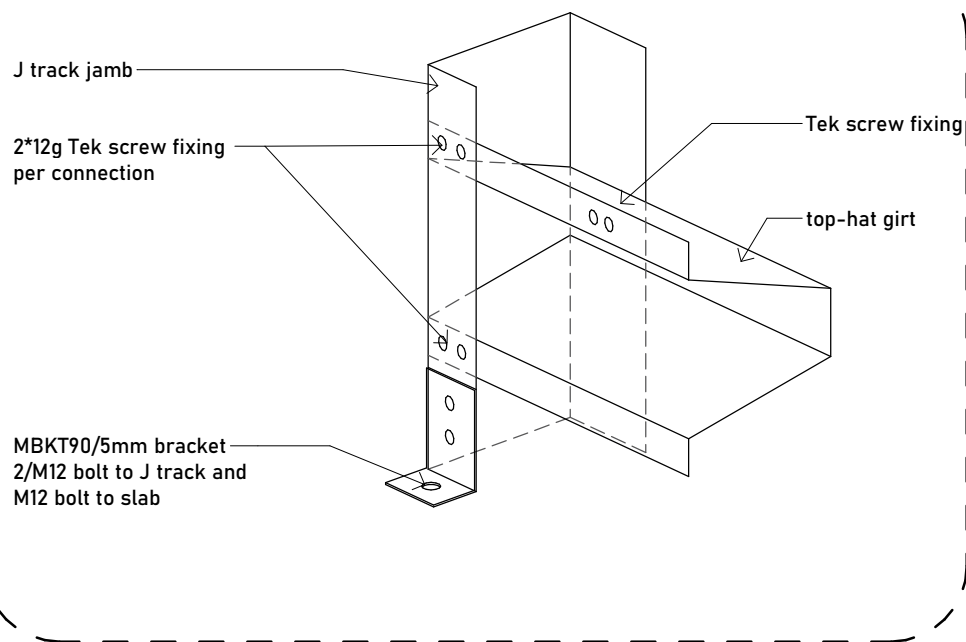
J track head trimmer
at height to suit window

girts
size and spacing as per Engineer design

J-track jamb
continuous from first girt below
to first girt above window

WINDOW OPENING

fold back web of J-track jamb
fix to top-hat girt with
8*12g Tek screws



REVISIONS/ISSUES:
1 08.11.23 Issue for Building Consent



PROJECT INFORMATION MEMORANDUM

Section 34-39, Building Act 2004

Application Number: **EBC-2024-461/0**

THE BUILDING

Street Address of Building

898 Kerikeri Inlet Road, Kerikeri 0293

Building Name:

Level/unit number:

Legal description of land where building is located:

Section 50 Block XII Kerikeri Survey District

Location of Building within site / block number:

THE OWNER

Name of Owner:

Tingey Nolan Trust Limited, Deirdre Ann Nolan and Paul Robert William Tingey

Mailing Address:

The Wooden Shamrock Trust
9 Navarre Road
Glendowie
Auckland 1071

Contact Person Name:

Tingey Nolan Trust Limited, Deirdre Ann Nolan and Paul Robert William Tingey

Street Address / Registered Office:

Phone Number:

Landline:

Mobile:

Daytime:

After Hours:

Facsimile Number:

Email Address:

Website:

First point of contact for communications with the Territorial Authority:

Building Work

This assessment has been carried out for the following building work:

New garage

Application Type:

Project Information Memorandum and Building Consent

Council is aware of the following information that affects your project:-

Heritage Status and Special Features of the Land

There are no known features affecting the heritage status of this site.

Natural Hazards

There are no known natural hazards affecting this site.

Land Features (Data from BRANZ Maps)

Wind zone: High Earthquake zone: Zone 1

Exposure zone: Zone D – Sea spray Climate zone: Zone 1

Site Contamination

Council has no knowledge of any land contamination affecting this site.

Services Available to site

There are no services available to site.

Fire Evacuation Plan

N/A for the proposed building work.

Access and facilities for disabled persons

N/A for the proposed building work.

Network Utility Authorisations

N/A for the proposed building.

Building on two or more allotments

N/A for the proposed building work.

Details of authorisations which have been granted

N/A for the proposed building work.

Details of authorisations which have been refused

N/A for the proposed building work.

Notification of any authorisation which must be obtained before the proposed building work may be undertaken

Resource Consent is required prior to construction commencing.

This Project Information Memorandum is confirmation that

The proposed building work may be carried out subject to the requirements of a building consent and all other necessary authorisations being obtained.

Attachments

Form 4 Certificate.

Signature:



Position:

Trent Blakeman

On behalf of:

Manager, Building Services

Far North District Council (Building Consent Authority & Territorial Authority)

Date:

16-Nov-2023