

# Application for resource consent or fast-track resource consent

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Schedule 4). Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — both available on the Council's web page.

## 1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement? ☐ Yes ☒ No

## 2. Type of Consent being applied for

(more than one circle can be ticked):

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

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

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

☒ Yes ☐ No

## 4. Consultation

Have you consulted with Iwi/Hapū? ☒ Yes ☐ No

If yes, which groups have you consulted with?

See attached email correspondence.

Who else have you consulted with?

Heritage NZ Pouhere Taonga

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



## 5. Applicant Details

**Name/s:**

Craig and Jane Jones

**Email:**

**Phone number:**

**Postal address:**

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

## 6. Address for Correspondence

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

**Name/s:**

Northland Planning & Development 2020 Ltd

**Email:**

**Phone number:**

**Postal address:**

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

Postcode

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

## 7. Details of Property Owner/s and Occupier/s

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

**Name/s:**

Craig and Jane Jones

**Property Address/  
Location:**

138A Showground Road

Kaikohe

Postcode

0472



## 8. Application Site Details

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

Name/s:

Craig and Jane Jones

Site Address/  
Location:

138A Showground Road

Kaikohe

Postcode

0472

Legal Description:

Lot 2 DP312615

Val Number: 00527-20502

Certificate of title:

49640

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 to arrange 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 shed within the Waimate North Zone under the ODP which breaches the permitted setback from boundaries rule from the road boundary and a side boundary. Proposal also requires consent under the PDP due to being located within the Te Waimate Heritage Area and being within 75m from a road boundary. The proposal has been assessed as a Discretionary Activity under the ODP and PDP.

If this is an application for a Change or Cancellation of Consent Notice conditions (s.221(3)), please quote relevant existing Resource Consents and Consent Notice identifiers and provide details of the change(s), with reasons for requesting them.

## 10. Would you like to request Public Notification?

☐ Yes ☒ No



### 11. Other Consent required/being applied for under different legislation

(more than one circle can be ticked):

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

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

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

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

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

- |  |   |
|--|---|
| <input type="radio"/> Subdividing land                               | <input type="radio"/> Disturbing, removing or sampling soil       |
| <input checked="" type="radio"/> Changing the use of a piece of land | <input type="radio"/> Removing or replacing a fuel storage system |

### 13. Assessment of Environmental Effects:

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

Your AEE is attached to this application ☒ Yes

### 13. Draft Conditions:

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

If yes, do you agree to extend the processing timeframe pursuant to Section 37 of the Resource Management Act by 5 working days? ☒ Yes ☐ No



#### 14. Billing Details:

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

Name/s: (please write in full)

CRAIG MAX VAUGHAN JONES

Email:

Phone number:

Postal address:

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

#### Fees Information

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

#### Declaration concerning Payment of Fees

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

Name: (please write in full)

CRAIG MAX VAUGHAN JONES

Signature:

(signature of bill payer)

Date 29/5/25

#### 15. Important Information:

##### Note to applicant

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

You may apply for 2 or more resource consents that are needed for the same activity on the same form. You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

##### Fast-track application

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

##### Privacy Information:

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



15. Important information continued...

**Declaration**

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

**Name:** (please write in full)

CRAIG MAX VAUGHAN JONES

**Signature:**

[Redacted Signature]

Date 29/5/25

ronic 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)
- ☐ 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.



## Land Use Resource Consent Proposal

**Craig Jones**

**138A Showground Road, Kerikeri**

Date 10 June 2025

Attention: Liz Searle and Whitney Peat, Team Leaders Resource Consents

Please find attached:

- an application form for a Land Use Resource Consent to construct a shed within the Waimate North Special Purpose Zone under the Operative District Plan and the Rural Production and Te Waimate Heritage Area under the Proposed District Plan; and
- an Assessment of Environmental Effects indicating the potential and actual effects of the proposal on the environment.

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

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

Regards,

Alex Billot



Resource Planner

Reviewed by:



Rochelle Jacobs

Director/Senior Planner

**NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED**





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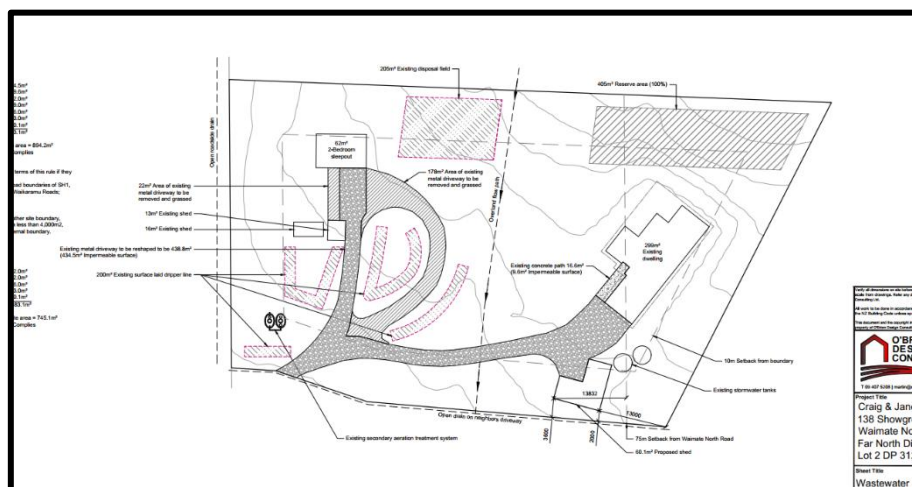
1. Far North District Council Application Form
2. Title - LINZ
3. Consent Notice – LINZ
4. Easement Documents - LINZ
5. Plan Set – O’Brien Design Consulting
6. Correspondence - Heritage New Zealand Pouhere Taonga
7. Archaeological Assessment – Clough & Associates
8. Correspondence – Iwi
9. Correspondence – Tauwhara Marae





## 1. Description of the Proposed Activity

- 1.1. The proposal is to construct a 60m<sup>2</sup> shed within the subject site. The location of the shed will be nearest the southern boundary, close to the existing dwelling as depicted in **Figure 1** below. As part of the proposal there will be an area of metalled driveway removed and grassed near the existing sleepout (which at time of visiting was grassed over) as well as the existing metal driveway to the sleepout being reshaped.
- 1.2. The site currently contains an existing dwelling, existing 2 bedroom sleepout and sheds, as well as existing impermeable surface areas utilised for access, parking and manoeuvring. The existing built development on the site is also shown within **Figure 1** below.
- 1.3. Under the Operative District Plan (ODP), the site is zoned Waimate North Special Purpose zone and within the Proposed District Plan (PDP), the site is zoned as Rural Production and is located within the Te Waimate Heritage Area.
- 1.4. The ODP states under Section 8.6.5 *'Attention is also drawn to Section 18.3 Waimate North Zone (and Zone Maps). This special zone replaces the general zone for an area of land centred on Showgrounds Rd, Waimate North.'* As such, Section 18.3 of the ODP will be assessed as part of this proposal.
- 1.5. Consent is required under both the ODP and PDP. Under the ODP consent is triggered due to the road and boundary setback of the proposed shed. The shed will be within 75m from Showground Road, given that the lot itself is relatively small compared to lots in the surrounding area. The proposed shed will also be located a minimum 2 metres from the southern boundary, which is within the permitted 10m boundary setback. Under the PDP the 75m setback rule is also applicable as well as a specified colour scheme. Both of these rules have immediate legal effect and trigger the need for consent. The proposal has been assessed as a **Discretionary Activity** under the ODP and PDP.



**Figure 1: Site Plan showing location of shed. Source: O'Brien Design Consulting.**





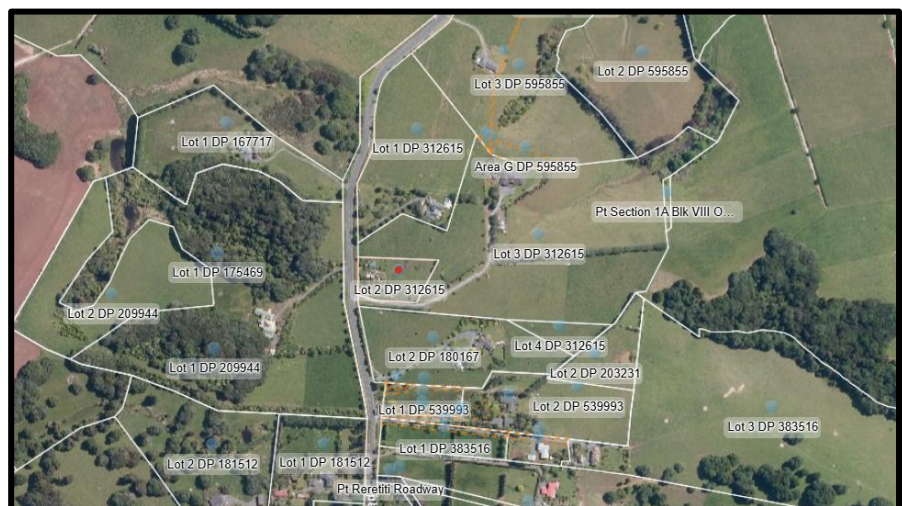
## 2. The site and surrounding environment

- 2.1. The site contains existing built development and access as well as open areas utilised for outdoor space for the occupants of the site. Showground Road borders the western boundary of the site, with adjoining Lot 3 DP 312615 adjoining the southern, northern and eastern boundaries of the site. An accessway to the dwelling on Lot 3 DP 312615 directly adjoins the southern boundary of the site, which is near where the proposed shed will be located.
- 2.2. Access to the site is from Showground Road, via a shared crossing place with adjoining Lot 3 DP 312615, which the subject site has existing legal rights to utilise.
- 2.3. The subject site is one of the smaller lots in the area, with a land size of 5961m<sup>2</sup>. The surrounding environment consists of rural lifestyle and productive lots ranging in size from 2-4 hectares with larger lots in excess of 10 hectares.



*Figure 2: Aerial image of the site and surrounding environment (above image).*

*Figure 3: Image to the right details existing lot sizes and configuration in the surrounding environment.*





### 3. Background

#### Title

- 3.1. The subject site is currently held within Record of Title 49640. The subject site is legally described as Lot 2 DP 312615 and has an area of 5961m<sup>2</sup>. The title is dated 16<sup>th</sup> April 2003. There is one consent notice registered on the Title under Document 5558100.5. There are also existing easements and a land covenant registered on the title.

#### Consent Notice

- 3.2. Consent Notice document 5558100.5 was registered on 14<sup>th</sup> February 2003 as part of RC 2020493. The consent notice contains two conditions, with the first relating to the adjoining lot (Lot 3) and the second relating the subject site as well as two other allotments. The condition which relates to the subject site is listed below:

The following condition shall be imposed on Lots 1, 2 & 3:

If any activity proposed for this site, such as earthworks, fencing or landscaping, which may modify, damage or destroy any archaeological site(s), an authority from the New Zealand Historic Places Trust must be obtained for the work to proceed lawfully. An authority is required whether or not the land on which an archaeological site may be present is designated, any resource consent (including a subdivision or earthworks consent) or building consent has been granted, or the activity is permitted under the District Plan or Regional Plan.

- 3.3. As has been discussed previously in this application, the proposed works are not considered to adversely affect any archaeological sites. An Archaeological Assessment has been completed for the site which determined that there were no features found present in the site. Furthermore, HNZPT have been contacted as part of the pre-application process and have advised that the proposal shall proceed under the guidance of an ADP. As such, an archaeological authority is not considered required or warranted in this instance.

#### Site Photos

- 3.4. A site visit was undertaken in May 2025, with a compilation of the photos shown below.



*Figure 5: Image of driveway to the subject site (left) and adjoining allotment where setback breach occurs.*



*Figure 4: Image of the existing dwelling on the site and area in front of the proposed shed. Shed is to be located to the right of the image (not shown).*





*Figure 6: Image of adjoining lot driveway and landscaping along boundary where shed is proposed.*



*Figure 7: Image of internal drive to dwelling and location of proposed shed to the right of the image. Existing landscaping along boundary can be seen.*



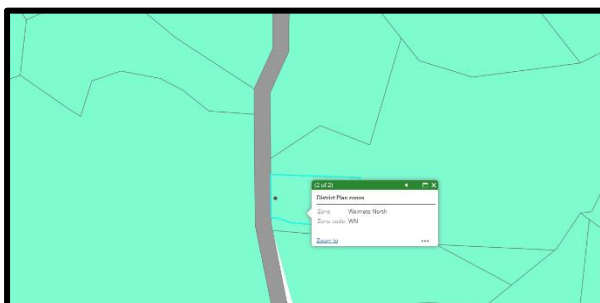
*Figure 8: Proposed location of shed. Landscaping on boundary.*



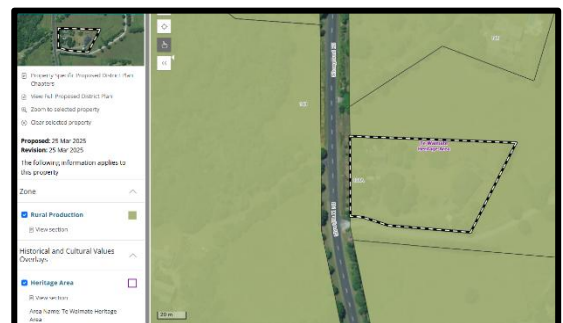
*Figure 9: Existing sleepout on site where remaining turnaround area will be re-grassed.*

## Site Features

- 3.5. Under the Operative District Plan (ODP), the site is zoned as Waimate North Special Purpose zone, and within the Proposed District Plan (PDP), the site is zoned as Rural Production and subject to the Te Waimate Heritage Area.



*Figure 10: ODP Zoning Maps*

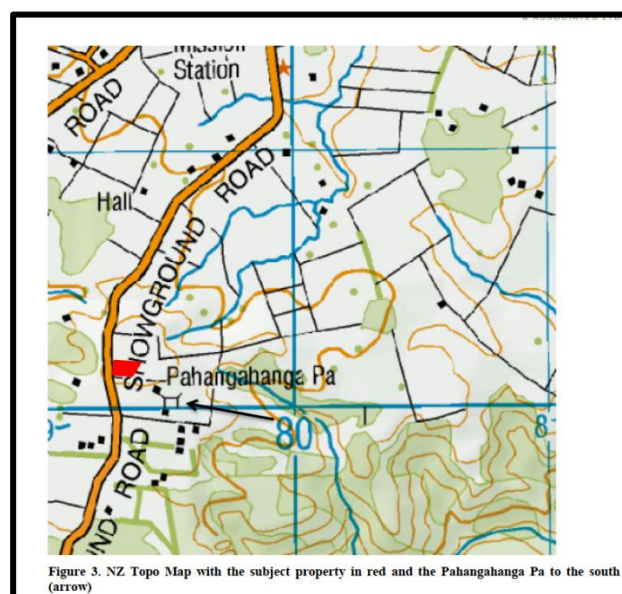


*Figure 11: PDP Zoning Maps*





- 3.6. Given the sites rural location, there are no connections to reticulated services such as water supply, wastewater and stormwater. There are existing systems on site which service the existing built development.
- 3.7. The FNDC Flood modelling maps as well as the NRC Hazards Maps do not show that the site is susceptible to flooding.
- 3.8. The site is not registered on the HAIL and there are no known previous or current activities on the site which would require assessment under the NESCS.
- 3.9. There is a registered archaeological site listed as P05/244 (Pahangahanga Pa) which is shown to affect the subject site. An Archaeological Assessment was completed for the site in February 2018 by Bernie Larson of Clough & Associates Ltd. This archaeological assessment was prepared prior to the construction of the dwelling on the site to determine if the proposed works would impact any archaeological values. This Archaeological Assessment is included within **Appendix 8** of this application. A thorough site investigation was undertaken as part of the assessment with field survey completed with probing carried out across the majority of the property as detailed within the Archaeological Assessment. It was concluded that no archaeological features or deposits were identified. It was noted that *'recorded archaeological site (P05/244) was shown to be located on the subject property, however there were no evidence of features on the property or the property to the north. Other evidence suggests the location of the site to be further south of the property.'* It was then concluded that the proposal was not considered to have any effect on any archaeological remains and the proposal was to proceed under the guidance of an ADP. Given the location of the subject shed, it is considered that this area was most likely covered by the previous Archaeological Assessment. Correspondence has been had with Heritage NZ Pouhere Taonga (HNZPT) who confirmed that the proposal for the shed shall proceed under the guidance of an ADP. This correspondence is attached within **Appendix 7** of this application.



*Figure 12: Excerpt taken from the Archaeological Assessment completed for the site showing the location of Pahangahanga Pa.*





- 3.10. The subject site is not shown to contain any areas of Protected Natural Areas (PNA).
- 3.11. The subject site is shown to be located in an area where kiwi are known to be present in high densities.
- 3.12. The site is not known to contain any areas of outstanding landscapes or features or areas of high natural character. The site is also not shown to be located within the Coastal Environment.
- 3.13. The subject site contains soils noted as 3e1, which are classified as being highly versatile soils, however, the site is rural residential/lifestyle in nature and the proposal will not change the use of the land and is not considered to create any adverse impacts on the soils. The site is not being used for productive land use activities and is largely occupied by consented existing built development and landscaped, maintained open areas used for outdoor space of the dwelling on the site. The inclusion of a 60m<sup>2</sup> shed for private use by the Applicant is not considered to have an adverse effect on the overall productive use of the site. An assessment of the National Policy Statement for Highly Productive Land (NPS-HPL) will be undertaken further in this assessment.
- 3.14. The site is not shown to be within a Treaty Settlement Area nor near a Statutory Acknowledgement Area. The relevant Iwi have been contacted as part of the pre-application process. Tauwhara Marae have provided a response advising they have no objections to the proposal. This correspondence is attached within **Appendix 9** of this application.

## 4. Weighting of Plans

- 4.1. Under the Proposed District Plan, the site is zoned as Rural Production as well as being within Te Waimate Heritage Area.
- 4.2. 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. It is apparent from the summary of submissions relating to the applicable zone that a large number relate to the application of these provisions. Based on the volume and comprehensive nature of these submissions, the Council has confirmed that no other rules will have legal effect until such time as a decision is made on those provisions.
- 4.3. District Plan hearings on submissions are currently underway and are scheduled to conclude in October 2025. No decision on the PDP has been issued. For this reason, little weight is given to the PDP provisions.

## 5. Activity Status of the proposal

- 5.1. Under the ODP, the site is zoned within the Waimate North Special Purpose zone, and within the PDP the site is zoned as Rural Production and within the Te Waimate Heritage Area.





## Operative Plan – Waimate North Zone

- 5.2. Under the Operative Plan, the site is zoned Waimate North Special Purpose zone. The site contains existing and proposed built development and therefore assessment of the rules under Section 18.3.6.1, has been undertaken below.

ASSESSMENT OF THE PERMITTED WAIMATE NORTH ZONE RULES:		
<u>PERFORMANCE STANDARDS</u>		
Plan Reference	Rule	Performance of Proposal
18.3.6.1.1	RESIDENTIAL INTENSITY	<b>Permitted</b> The proposal is not for residential development. The proposal is for a non-habitable shed.
18.3.6.1.2	SCALE OF ACTIVITIES	<b>Permitted</b> The proposed shed will be utilised for residential purposes only.
18.3.6.1.3	BUILDING HEIGHT	<b>Permitted</b> The permitted building height is 10m. The proposed shed is to have a height of 3.8m maximum.
18.3.6.1.4	SUNLIGHT	<b>Permitted.</b> The proposed shed complies with the permitted sunlight angles.
18.3.6.1.5	STORMWATER MANAGEMENT	<b>Permitted.</b> The permitted allowance for stormwater management is 15% of the total site area of 5000m <sup>2</sup> , whichever is the lesser. In this case it is 15% or 894.15m <sup>2</sup> . O'Brien Design Consulting have calculated the total impermeable surface coverage for the site and estimated this to be <b>884.2m<sup>2</sup></b> , which complies with the permitted threshold.
18.3.6.1.6	SETBACK FROM BOUNDARIES	<b>Discretionary</b> This rule allows for a permitted setback of: <ul style="list-style-type: none"> <li>- 75m or more from the road boundaries of Showground Road</li> <li>- 10m or more from any other site boundary except for sites with a land area of less than 4000m<sup>2</sup>.</li> </ul> Given the smaller size of the site for the area, the proposal is in breach of both of the above rules.





		<p>The shed will be slightly within the 75m setback from Showground Road (noting that the southern boundary of the site is only slightly larger than 75m in total). The shed will also be located a minimum of 2 metres from the southern boundary, as shown on the site plan. This adjoins the access leg to Lot 3 DP 383516.</p> <p>There are no rules listed within the Controlled or RDA Criteria for the zone in terms of setback and hence the proposal defaults to Discretionary.</p>
<b>18.3.6.1.7</b>	<b>TRANSPORTATION</b>	<p><b>Traffic &amp; Access:</b></p> <ul style="list-style-type: none"> <li>- The shed will utilise the existing access setup to the site. The shed will be non-habitable and utilised for private use, such that no additional traffic movements are anticipated. Traffic movements will remain unchanged from what is currently onsite.</li> </ul> <p><b>Parking:</b></p> <ul style="list-style-type: none"> <li>- The proposal will result in a non-habitable shed such that parking provisions are not applicable to this development. The existing parking situation on site will remain unchanged.</li> </ul> <p>The proposal is considered to be <b>Permitted</b> in terms of Chapter 15 and no additional assessment of Chapter 15 will be made.</p>
<b>18.3.6.1.8</b>	<b>KEEPING OF ANIMALS</b>	<b>Not Applicable</b>
<b>18.3.6.1.9</b>	<b>NOISE</b>	<b>Permitted.</b>
<b>18.3.6.1.10</b>	<b>HELICOPTER LANDING AREA</b>	<b>Not applicable.</b>
<b>18.3.6.1.11</b>	<b>BUILDING COVERAGE</b>	<p><b>Permitted.</b></p> <p>The permitted building coverage for the zone is 12.5% of the total site area of 4200m<sup>2</sup>, whichever is the lesser. In this case, 12.5% or 745.13m<sup>2</sup> is the lesser amount.</p> <p>O'Brien Design Consulting have calculated the building coverage of the site to be 483.1m<sup>2</sup> which complies with the permitted threshold.</p>

## District Wide Matters





Plan Reference	Rule	Performance of Proposal
12.3.6.1.2	<b>EXCAVATION AND/OR FILLING IN THE WAIMATE NORTH ZONE</b>	<b>Permitted.</b> The permitted volume of earthworks is 300m <sup>3</sup> in any 12 month period and a cut of filled face which does not exceed 1.5m in height. The proposal will involve 20m <sup>3</sup> of cut and fill, with no cut/fill faces greater than 1.5 metres required. The proposal is therefore able to comply with this rule as the earthworks are well within 300m <sup>3</sup> .
<b>There are no other Sections within Chapter 12 that are considered applicable to the subject site and therefore no assessment of the additional sections has been made.</b>		

### Operative District Plan Rule Breaches

5.3. The assessment above indicates the following infringements under the Operative District Plan:

#### 18.3.6.1.6 Setback from Boundaries

5.4. The proposal breaches Permitted Rule 18.3.6.1.6 Setback from Boundaries, and defaults to a Discretionary Activity Status.

5.5. In accordance with *Rule 18.3.6.4 Discretionary Activities*, consent is required as a **Discretionary Activity** under the Operative Plan.

### Proposed District Plan

5.6. The proposal is also subject to the Proposed District Plan process. Within the Proposed District Plan, the site is zoned Rural Production, and is also located within the Te Waimate Heritage Area. Assessment of the matters relating to the Proposed District Plan that have immediate legal effect, have been undertaken below:

Chapter	Rule Reference	Compliance of Proposal
<b>Hazardous Substances</b>	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	<b>Not applicable.</b>  The site does not contain any hazardous substances to which these rules would apply.
<b>Heritage Area Overlays</b>	All rules have immediate legal effect (HA-R1 to HA-R14) All standards have immediate legal effect (HA-S1 to HA-S3)	The subject site is located within the Te Waimate Heritage Area, and therefore this section is applicable to the proposal.  <b>HA-R1 Maintenance and Repair of buildings or structures – not applicable</b>





		<p>as the proposal does not include any maintenance or repair to the Heritage Resource.</p> <p><b>HA-R2 – Additions or alterations to existing buildings or structures</b> – Not applicable as no additions or alterations to existing buildings or structures are proposed.</p> <p><b>HA-R3 – Strengthening or fire protection of scheduled Heritage Resource</b> – Not applicable as no strengthening or fire protection of scheduled Heritage Resource is proposed.</p> <p><b>HA-R4 – New buildings or structure</b> – This rule does not apply to Te Waimate Heritage overlay area, as indicated within the PDP.</p> <p><b>HA-R5 – Earthworks</b>            PER-1 - The earthworks will not be within 20 metres of a scheduled Heritage Resource and therefore can comply with PER-1.            PER-2 and PER-3 do not apply to the Te Waimate Zone.</p> <p><b>HA-R6 – Infrastructure and Renewable Electricity Generation Infrastructure</b> - Not applicable.</p> <p><b>HA-R7 – Building or Structures located within the Alderton Park Development</b> – Not Applicable.</p> <p><b>HA-R8 – New Buildings or Structures</b> – This rule applies to the Te Waimate Heritage Area.            RDIS-1 - The proposal complies as the building is not visible from a public place.            RDIS-2 does not apply.            RDIS-3 – The proposal requires compliance with HA-S1 which stipulates that any new buildings or structures shall be setback a minimum of 75m from a scheduled Heritage Resource and a minimum 75m from road boundaries (including Showground Road). The</p>
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		<p>proposed shed will be setback in excess of 75m from a scheduled Heritage Resource but will be within 75m from Showground Road, as determined earlier in this report.</p> <p>This rule also requires compliance with HA-S2 which specifies colour schemes. The exterior of the shed will be Windsor Grey which is not listed within the approved colour scheme within this rule. As such, consent is also triggered under this standard.</p> <p>The proposal cannot comply with RDIS-3 and therefore consent is required under this rule as a <b>Discretionary Activity</b>.</p> <p><b>HA-R9 to HA-R14</b> are not applicable to this proposal.</p> <p><b>HA-S1 – Setback from a scheduled Heritage Resource</b> – The second part of this rule applies to the Te Waimate Zone, which requires any building to be setback a minimum of 75 metres from a scheduled Heritage Resource and the road boundaries. The proposed shed will be located over 75 metres from a scheduled Heritage Resource but will be located within 75 metres from the road boundary.</p> <p>Consent is required as a <b>Discretionary Activity as per HA-R8</b>.</p> <p><b>HA-S2 – Heritage Colours</b> – The shed is proposed to have an exterior colour of Windsor Grey which is not listed within the approved colour schemes under this standard. As such, consent is required as a <b>Discretionary Activity as per HA-R8</b>.</p> <p><b>HA-S3 – Accidental Discovery Protocol</b> – Complies as the proposal will proceed under the advice of an ADP.</p>
<b>Historic Heritage</b>	All rules have immediate legal effect (HH-R1 to HH-R10) Schedule 2 has immediate legal effect	<b>Not applicable</b> as the site does not contain a listed Heritage Item and the rules which do not refer to a listed Heritage Item, refer to sites outside of Heritage Area overlays, whereas the site is within a Heritage Area overlay.





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

### Proposed District Plan Infringements

5.7. The assessment above indicates the following breaches under the Proposed District Plan:





**HA-R8 – New Buildings or Structures**

- 5.7.1. Any new building within the Te Waimate zone will automatically require consent under this rule. The proposal is unable to comply with RDIS-3 of this rule, as the building cannot comply with HA-S1. Consent required as a **Discretionary Activity**.

**HA-S1 – Setback from scheduled Heritage Resource**

- 5.7.2. The second part of this rule relates to the Te Waimate zone, which requires the construction of any buildings to be setback a minimum of 75 metres from a scheduled Heritage Resource and the road boundaries. The proposed shed will be within 75 metres of the road boundary and therefore consent is required. Reference back to HA-R8 is required, which requires consent as a **Discretionary Activity**.

**HA-S2 – Heritage Colours**

- 5.7.3. This rule allows for buildings or structures to be finished in accordance with the resene heritage colours, resene whites and neutrals or resene colour range BS5252. The proposed shed will have an exterior colour of Windsor Grey, which has an LRV of 7%. As the shed will be constructed in Colour Steel Windsor Grey, this is not listed on the above mentioned colour schemes, and as the proposal is unable to comply with this standard. It is worth noting that Windsor Grey is consistent with other Resene colours in the whites and neutrals chart, as will be discussed further in this report. Reference back to HA-R8 is required, which requires consent as a **Discretionary Activity**.

**Overall Activity Status**

- 5.8. Overall, the proposal requires consent under the Operative District Plan as a **Discretionary Activity** due to setback from road and side boundary infringement.
- 5.9. The proposal also requires consent under the Proposed District Plan as a **Discretionary Activity** due to setback from road infringement and proposed colour scheme.

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

- 5.10. A site visit, review of aerials and discussions with the land owner did not indicate that the site contained or has contained, any activities listed on the HAIL. The application has been considered Permitted in terms of this regulation.

**National Environmental Standards for Freshwater 2020**

- 5.11. The subject site is not known to contain any areas which would be considered to meet the definition of a wetland, nor are there any known areas within 100 metres of the proposed shed location.
- 5.12. Therefore, the NES for Freshwater is not considered applicable to this proposal. The proposed location is not near a river boundary, nor will the proposed shed affect the passage of fish.





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

### Control of Earthworks Bylaw

- 5.14. As per the assessment above, no District or Regional consents are required for earthworks, and as such an assessment under the control of earthworks bylaw is considered necessary.

- 5.15. The earthworks required for this application generally meet the exemptions under the definition of excavation being:

*(f) excavation for building foundations and stripping of topsoil to form a building footprint*

- 5.16. For completeness the earthworks triggers have been assessed below.

ASSESSMENT OF THE APPLICABLE CONTROL OF EARTHWORKS RULES:		
<u>PERFORMANCE STANDARDS</u>		
Bylaw Reference	Rule	Performance of Proposal
7.1	(a)	<b>Complies</b>  While some works will be undertaken within 3m of the site boundaries these works meet the exemptions within the definition of excavation in the bylaw.
	(b)	<b>Complies</b>  As above - the works are determined to meet the exemptions within the definition of excavation in the bylaw.
	(c)	<b>Complies</b>  The site is not located within the Rural Production Zone.
	(d)	<b>Complies</b>  The site is outside of any resource features.
	(e)	<b>Complies</b>  Stormwater runoff will not adversely impact upon any adjoining properties.

- 5.17. As per the assessment above, no earthworks permit is required.





## 6. Statutory Assessment

### Section 104B of the Act

- 6.1. Section 104B governs the determination of applications for Discretionary Activities. With respect to Discretionary Activities, a consent authority may grant or refuse an application, and impose conditions under section 108.
- 6.2. This relates to the consent sought under both the Operative and Proposed District Plan.

### Section 104(1) of the Act

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

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

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

- 6.4. 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 act). Positive effects arising from this proposal are that a shed will be constructed which is consistent with other built development on the lot and will be obscured from the surrounding environment by existing boundary planting.
- 6.5. Section 104(1)(ab) requires that the consent authority consider ‘any measure proposed or agreed to by the applicant for the purposes of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity’. In this case the proposal is not of a scale or nature that would require specific offsetting or environmental compensation measures to ensure positive effects on the environment.
- 6.6. Section 104(1)(b) requires the consent authority to consider the relevant provisions of the above listed documents. An assessment of the relevant statutory documents that corresponds





with the scale and significance of the effects that the activity may have on the environment has been provided in section 7 below.

- 6.7. 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

## 7. Environmental Effects Assessment

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

### Operative District Plan

- 7.2. The proposal is considered to be a Discretionary Activity as per Rule 18.3.6.4. As mentioned, the proposal results in a setback infringement from the road and southern side boundary.
- 7.3. The Council may impose conditions of consent on a discretionary activity, or it may refuse consent to the application. When considering a discretionary activity application, the Council will have regard to the assessment criteria set out under Chapter 11 in Part 2 Environment Provisions and Section 18.3.7 below.

### Assessment of Section 18.3.7

- 7.4. As the proposal is located within the Waimate North zone, assessment of the criteria within Section 18.3.7 must be undertaken as part of the application. This has been assessed below:

*The matters set out in s104 and s105, and in Part II of the Act, apply to the consideration of all resource consents for land use activities. In considering whether or not to grant consent or impose conditions, the Council shall also have regard to the relevant assessment matters outlined in Chapter 11 in Part 2 of the Plan – Environment Provisions.*

*In addition to the above, the Council shall also apply the relevant assessment matters set out below:*

*(a) The elements which make up the unique character of the Waimate North Zone, in particular whether consent to an application will result in the permanent protection of a view shaft or an area of significant indigenous vegetation or habitat or a heritage item, or in the planting of an area of indigenous vegetation, or in the protection of such other items as the Council may determine will help to achieve the objectives of the Waimate North Zone.*

*(b) The extent to which the activity may impact adversely on the unique character of the Waimate North Zone.*

*(c) The extent to which adverse effects on areas of indigenous vegetation and habitat are avoided, remedied or mitigated.*





*(d) The extent to which any measures, whether existing or proposed, will result in the protection and enhancement of any area being protected.*

*(e) Whether any agreement by a landowner to protect and/or enhance any area is registered with the Council.*

*(f) Proposals for the relocation of endangered species and/or replanting or restoration of habitats and indigenous vegetation.*

*(g) The extent to which identified building locations conserve the low density of visible buildings and park like rural character of the Waimate North Zone.*

*(h) The extent to which vehicular accessways are minimised through the use of existing accessways, sharing of accessways and avoidance of newly formed accessways, wherever practicable.*

- 7.5. The proposal will result in a shed which will be located approximately 60 metres from the Showground Road boundary as well as being a minimum distance of 2 metres from the southern boundary. To provide some context, the site itself is only 5961m<sup>2</sup> in area and the southern boundary, where the shed is to be located near to, is only approximately 83 metres long. Therefore, any building along this boundary would create a setback breach either from the road or side boundary, given the permitted setback distances of 10 metres from a boundary and 75 metres from a road boundary. The site is generally quite a bit smaller than lots in the surrounding area, with most falling within the 2-4 hectare range or being larger than 10ha in area if utilised for productive use. The site itself contains existing built development in the form of a dwelling, sleepout and sheds as well as impermeable areas utilised for access and parking. The proposed shed will be 70m<sup>2</sup> in area and will be utilised for private use. Given the existing boundary planting around the site, the shed will be visually obscured from the road boundary as well as the neighbouring allotment to the south.



*Figure 13: Aerial image of the site and surrounding allotments showing smaller size of the subject site as well as existing built development on the site. Location of drive to the neighbouring dwelling can also be seen.*





*Figure 15: Image of drive to the site (left) and adjoining driveway (right). Image taken from crossing place from Showground Road, which details the existing landscaping on the site and how the proposed shed will be obscured from the road view.*



*Figure 14: Western boundary of site (looking towards Kerikeri), showing existing landscaping along road boundary which will obscure view of the shed from the road.*



*Figure 17: Landscaping along the southern boundary where setback infringement occurs*



*Figure 16: Proposed location of shed to the right and existing landscaping along infringed boundary.*

- 7.6. There are no applicable view shafts which would be applicable for protection nor any areas of significant areas of indigenous vegetation or habitat. As detailed earlier in this report, the site does not contain any known heritage items. The site is utilised as a rural lifestyle property and given the size and existing use of the site, it is considered there would be no benefit in planting an area of indigenous vegetation given there are no clear links from the site to any areas of significant vegetation. The proposal is not considered to warrant requirement for protection or enhancement of these features.
- 7.7. The character of the Waimate North zone is considered to remain unchanged given the nature of the proposal and the fact that the shed will not be visible from Showground Road or a public place. No adverse effects on areas of indigenous vegetation and habitats are anticipated as no vegetation clearance is proposed and the shed will be located on a mown area of lawn, as shown in Figure 16 above. As per the above, no protection or enhancement is warranted in this instance given the existing use of the site and the lack of natural features within the site.





No additional accessways are proposed as the existing crossing place and internal driveways will be utilised. The proposal is considered to be of low density and will not change the existing use of the site, nor the outlook as perceived from the outside environment as the site will remain rural lifestyle in nature. The existing boundary planting on the site, specifically along the southern boundary will remain to ensure visual effects are mitigated to a less than minor degree.

- 7.8. Overall, it is considered that given the low density of the proposal and the existing use of the site, the proposal will not be objectionable to the Waimate North Special Purpose Zone. The site does not boast any natural or historic features which would warrant protection and additional planting within the site is not considered to provide any superior outcome. The proposal is not considered to adversely effect the character of the Waimate North Special Purpose zone and will be consistent with the existing built development on the site.

#### **Assessment of Section 11.6 Setback from Boundaries**

- 7.9. The assessment criteria within Section 11.6 has been undertaken below:

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

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

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

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

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

- 7.10. As detailed above, the proposed shed is within 75m from the road boundary and will have a minimum setback distance of 2 metres from the southern boundary. As also detailed above, the site is considered to be generally smaller in size compared to the surrounding environment which makes built development on the lot difficult to configure without breaching the 10 metre setback rule as well as the 75m setback from road boundary. Lots in the surrounding environment appear to be developed with similar buildings, such as a dwelling and associated sheds/ancillary buildings to the dwelling. The building coverage within the site will remain within the permitted threshold, such that scale and proportion are considered consistent with the zone in general. The character is also considered to remain unaffected given the shed will be for non-habitable use and will not be visible from the road boundary due to existing boundary planting. Overall, it is considered that the proposal is in keeping with the existing character and form as well as scale, proportions and buildings on the site and adjoining sites.

- 7.11. The proposed shed is located a sufficient distance (approximately 60m) from the road boundary such that it is considered that there is no intrusion into the street scene. As indicated in **Figures 13 & 14** above, it is anticipated that the shed will not be easily visible from the road boundary. In terms of adjacent properties, the site is adjoined by Lot 3 DP 312615 on all other





boundaries (other than the road boundary). The setback infringement occurs along the southern boundary of the site, which adjoins an access leg to Lot 3 DP 312615, as can be seen in **Figure 17** below. The dwelling within Lot 3 DP 312615 is located over 200 metres to the northeast of the proposed shed location, such that outlook and privacy of the dwelling on Lot 3 DP 312615 are not considered to be adversely affected. There is existing boundary planting along the southern boundary, which is within the subject site and will obscure the view of the shed from users of the access leg within Lot 3 DP 312615. However, given the shed will be for non-habitable use and the portion of the adjoining site which is affected by the setback infringement will only be utilised for passing vehicles to and from the dwelling on Lot 3 DP 312615, it is considered that effects on the outlook and privacy of Lot 3 DP 312615 will be less than minor. The proposed shed will be in excess of 10 metres from all other boundaries such that no other properties have been considered to be potentially affected.



*Figure 18: Image showing distance from the proposed shed location to the dwelling on Lot 3 DP312615.*



*Figure 19: Image of the access leg within Lot 3 DP312615, where setback infringement will occur. As can be seen, there is existing landscaping which will obscure the view of the shed.*



- 7.12. The proposed shed is not anticipated to restrict visibility for vehicle manoeuvring within the site as the vehicle manoeuvring onsite will remain unchanged. The access leg within Lot 3 DP 312615 will also remain unaffected as the proposed shed will not alter the use of this access leg, as can be seen in **Figure 18** above.
- 7.13. There is existing planting along the southern boundary of the site as indicated in the images above. It is considered no additional planting is required given that the shed will not be visible from the road boundary and the existing planting along the southern boundary will adequately obscure the shed mitigating effects to a less than minor degree.
- 7.14. Building maintenance and construction can be adequately contained within the site boundaries.
- 7.15. Overall, given that the proposed shed will not be visible from the road boundary and the setback infringement along the southern boundary adjoins an access leg where there is already existing boundary planting along the dividing boundary as well as the fact that vehicle access will not be impeded, it is considered that the proposal will create less than minor effects on adjoining allotments and the surrounding environment. The dwelling on Lot 3 DP 312615 is located over 200 metres from the proposed shed location such that no adverse effects on the outlook and privacy of the adjoining site dwelling are anticipated. Furthermore, the shed will be non-habitable such that it will be used infrequently.

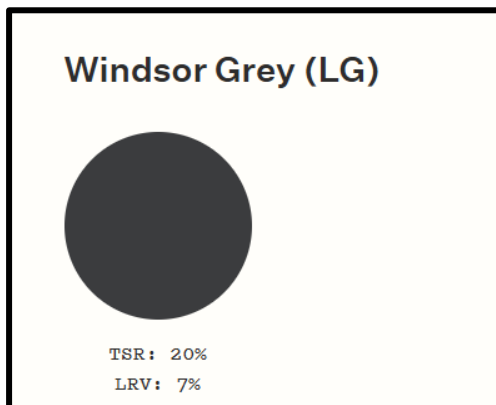
### Proposed District Plan

- 7.16. Any new building within the Te Waimate Overlay will automatically require consent under Rule HA-R8. The proposal is unable to comply with RDIS-3 of this rule, as the building cannot comply with HA-S1, which requires the construction of any buildings to be setback a minimum of 75 metres from the road boundaries. The proposed shed will be within 75 metres of the road boundary and therefore consent is required. The proposal also does not comply with HA-S2 as the proposed exterior colour is not specified within the stated colour schemes, although it is of similar shade to colours listed. Reference back to HA-R8 is required, which requires consent as a Discretionary Activity.
- 7.17. The proposal is bundled as a **Discretionary Activity** under the PDP, which there is no specific assessment criteria for the infringements of the above mentioned rule.
- 7.18. As such, a general assessment drawing on the themes expressed in the Restricted Discretionary Criteria of the relevant rule has been undertaken.
- 7.19. As detailed above, the proposed shed is not considered to adversely affect the heritage values of the Te Waimate Heritage Overlay. The proposed shed will be obscured from the road and will be consistent with other built development on the site and within surrounding allotments. There are no scheduled heritage resources within 100 metres of the site, with the nearest being over 700 metres to the north of the site. As such no adverse effects on heritage values are anticipated.





- 7.20. An Archaeological Assessment was completed for the site in 2018, prior to the construction of the dwelling. The Archaeological Assessment consisted of a field survey of the majority of the site, with no archaeological features found to be present. The mapped archaeological site was determined to be further south of the site. It is considered appropriate for the proposal to proceed under the guidance of an ADP. Consultation with Bill Edwards from HNZPT has been undertaken, with approval being gained and no concerns being raised. The works are to proceed under the guidance of an ADP.
- 7.21. The exterior colour of the shed will be Coloursteel Windsor Grey, which is shown below. The Coloursteel Colours are not listed specifically within the colour schemes provided under HA-S2, however Windsor Grey is considered to be of similar shade to those shown within the Resene Whites and Neutrals, as shown below.



*Figure 20: Coloursteel Windsor Grey.*



*Figure 21: Resene Whites and Neutrals Chart with similar colours to Coloursteel Windsor Grey.*

- 7.22. As shown above, the proposed exterior colour is similar to shades listed within the Resene Whites and Neutrals colour range but as the product for the shed will be coloursteel, a coloursteel colour has to be selected. The proposed colour will be consistent with other built development on the site and will achieve the overall objective of the required colour schemes, as it has a low LRV and will enable the shed to blend into the background features of the site. It is considered that the chosen colour scheme will not create any adverse visual effects.
- 7.23. No additional landscaping or fencing is proposed. The site contains existing landscaping and fencing which is considered more than adequate to mitigate any visual effects
- 7.24. The location of the shed will be over 100 metres from buildings on adjacent sites and over 60 metres from road boundaries. The site is not located in close proximity to the CMA. The proposed shed is not considered to be visually obtrusive on these features and will complement the surrounding environment with the proposed colour scheme and exterior of the shed.
- 7.25. Consultation with DOC is not considered necessary. There are no areas of significance to DOC within the site and the site is not mapped as being within a statutory acknowledgement area





under the FNDC or NRC Maps. As mentioned, approval from HNZPT has been obtained. The proposal has also been sent to the relevant Iwi in the area, with Tauwhara Marae being the only response received to date, where no objections to the proposal had been raised. This correspondence is attached within **Appendix 9** of this application.

- 7.26. Overall, it is considered that the proposed shed is not objectionable to the Te Waimate Heritage Overlay Area. As discussed, the site is smaller than the surrounding allotments, such that the southern boundary is just over 80 metres long and therefore, any building within the site would require consent due to being within 75m from the road boundary (as well as complying with the 10m setback provisions for the underlying zone). The proposed shed will not be visible from the road boundary and effects are considered to be less than minor.

## 8. Policy Documents

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

Any relevant provisions of –

- i. 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

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

### National Environmental Standards

- 8.3. As mentioned earlier in this report, there have been no previous or current activities listed on the HAIL, undertaken on the site. The proposal is therefore considered permitted in terms of the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011.

- 8.4. No other National Environmental Standards are considered applicable to this development. The proposal is permitted in terms of the above-mentioned documents.

### National Policy Statements

- 8.5. There are currently 8 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
  - National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat.
- 8.6. The only relevant National Policy Statement considered as part of this proposal is the National Policy Statement for Highly Productive Land, given the soils within the site are classified as LUC3. No other NPS are considered applicable.

#### **National Policy Statement for Highly Productive Land**

- 8.7. The site contains soils of LUC 3. While the site is not zoned as Rural Production or General Rural in accordance with clause 4(b) it should be considered as its nearest equivalent zone which is Rural Production. As such the NPS-HPL is applicable.
- 8.8. Notwithstanding this it is considered that the site qualifies for an exemption from the definition of 'inappropriate use' of highly productive land under Clause 3.9(2) due to the nature of the existing consented activities that occupy the majority of the useable part of the site and the 'small-scale' nature of the building addition that would have no impact on the productive capacity of the land (sub-clause (g)). The proposed location of the shed is entirely within the established curtilage of the dwelling on the site.
- 8.9. As such, it is therefore considered that the proposed activity is exempt under the NPS-HPL and no further assessment will be made.

#### **Regional Policy Statement**

- 8.10. 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 and PDP provisions. The nature and volume of the proposal that would be generated by the proposed development activity is not of a regional scale that would be captured by regional rules.
- 8.11. The proposal is considered to create less than minor effects on the character of the locality. The proposed shed is considered to have a functional need to be located within the subject site and is not considered to be objectionable with the surrounding environment, as has been discussed throughout this report. The proposal is considered to have negligible effects on the life supporting capacity of air, water, soil and ecosystems. As such, it is considered the proposal is compatible with the intent of the RPS.

### **Far North Operative District Plan 2009**

#### **Relevant objectives and policies**

- 8.12. The relevant objectives and policies of the Plan are those related to the Waimate North Special Purpose Zone. As assessed above, it is considered that the proposed activity that infringes the permitted standards would generate less than minor adverse effects on the receiving





environment, including the adjacent sites. The proposal will be consistent with the character of the surrounding area. The proposal would not be contrary to the objectives and policies of the ODP, as commented on in the paragraphs below.

### **Assessment of Objectives and Policies within the Waimate North Zone**

- 8.13. The following assessment is based upon the objectives and policies contained within Sections 18.3.3 and 18.3.4.

#### **Objectives**

*18.3.3.1 To maintain and enhance the natural character, landscapes, historic heritage values, and parklike vistas of the Waimate North Zone.*

*18.3.3.2 To manage the subdivision, use and development of the Waimate North Zone in a way that contributes to the social, economic and cultural well being of the Waimate North Zone community in particular, and the wider community in general.*

*18.3.3.3 To promote and encourage the enhancement of the historic and visual character of the Waimate North Zone.*

- 8.14. The subject site does not contain any significant indigenous vegetation, landscapes, historic sites or parklike vistas. The site is rural residential/lifestyle in nature and is one of the smaller lots compared to other sites in the surrounding environment. The addition of the proposed shed is not anticipated to affect the character of the Waimate North Special Purpose Zone. The proposal will add to the social, economic and cultural well-being of the zone as the construction of the shed will see employment of local trades to undertake the work. The proposal will see an additional shed added to the site which can be utilised for the enjoyment of the Applicants. Historic and visual character will remain unchanged and unaffected by the proposal. The site does not boast any historic or natural features, and the shed will not be visible from the road boundary.

#### **Policies**

*18.3.4.1 That the protection of the special character and values of the Waimate North Zone is achieved primarily by voluntary measures.*

*18.3.4.2 That community awareness of the benefits of enhancing the landscape in the Waimate North Zone is promoted.*

*18.3.4.3 That incentives for protection and enhancement of areas of significant indigenous vegetation and significant habitats of indigenous fauna, and for protection and enhancement of outstanding landscapes and natural features be applied (refer to development bonus provisions under Rule 18.3.6.4.3).*

*18.3.4.4 That the effects of activities that could compromise the heritage and/or landscape values of the Waimate North Zone be avoided, remedied, or mitigated.*

- 8.15. The character and values of the Waimate North Special Purpose zone are not anticipated to be affected, given the shed will not be visible from public viewing areas due to the distance of the shed from the road as well as existing boundary planting within the site. There are no voluntary measures considered warranted given that effects from the proposal are considered to be less than minor. The site is currently landscaped on the boundaries, with the interior of the site





being utilised for rural-residential/lifestyle purposes. It is considered that the use of the site is not objectionable with the surrounding environment. The site does not contain any areas of significant indigenous vegetation, habitats of indigenous fauna, outstanding landscapes or natural features that would warrant protection or enhancement. As mentioned, the site is utilised as a rural-residential/lifestyle allotment. The proposal is not considered to compromise the heritage and/or landscape values of the Waimate North Special Purpose Zone.

### Proposed District Plan

- 8.16. Under the Proposed District Plan, the site is zoned Rural Production, with a Heritage Area overlay and therefore an assessment of the objectives and policies within this chapter have been included below. The proposal is considered to create no more than minor adverse effects on the environment and is consistent with the rural intent of the surrounding environment and the zone. The proposal is considered to be consistent with the objectives and policies of the Proposed District Plan.

#### Assessment of objectives and policies in the Rural Production zone

##### **Objectives**

*RPROZ-O1 - The Rural Production zone is managed to ensure its availability for primary production activities and its long-term protection for current and future generations.*

*RPROZ-O2 - The Rural Production zone is used for primary production activities, ancillary activities that support primary production and other compatible activities that have a functional need to be in a rural environment.*

*RPROZ-O3 - Land use and subdivision in the Rural Production zone:*

- (a) protects highly productive land from sterilisation and enables it to be used for more productive forms of primary production;*
- (b) protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation;*
- (c) does not compromise the use of land for farming activities, particularly on highly productive land;*
- (d) does not exacerbate any natural hazards; and*
- (e) is able to be serviced by on-site infrastructure.*

*RPROZ-O4 - The rural character and amenity associated with a rural working environment is maintained*

- 8.17. The proposal will not affect the availability of land for primary production activities, as the site is rural residential/lifestyle in nature which will not change as a result of this application. As the site is not of a size which could support rural productive activities, it is considered that the proposal does not affect the ability of highly productive land to be used for primary production. The proposal is not considered to create any reverse sensitivity effects, nor will it compromise





the use of land on adjacent sites for farming activities. The proposal will not exacerbate natural hazards and will not require any additional on-site infrastructure. The rural character and amenity will be maintained as the proposal will not change the amenity or character of the site or surrounding environment.

**Policies**

*RPROZ-P1 - Enable primary production activities, provided they internalise adverse effects onsite where practicable, while recognising that typical adverse effects associated with primary production should be anticipated and accepted within the Rural Production zone.*

*RPROZ-P2 - Ensure the Rural Production zone provides for activities that require a rural location by:*

- (a) enabling primary production activities as the predominant land use;*
- (b) enabling a range of compatible activities that support primary production activities, including ancillary activities, rural produce manufacturing, rural produce retail, visitor accommodation and home businesses.*

*RPROZ-P3 - Manage the establishment, design and location of new sensitive activities and other non-productive activities in the Rural Production Zone to avoid where possible, or otherwise mitigate, reverse sensitivity effects on primary production activities.*

*RPROZ-P4 - Land use and subdivision activities are undertaken in a manner that maintains or enhances the rural character and amenity of the Rural Production zone, which includes:*

- (a) a predominance of primary production activities;*
- (b) low density development with generally low site coverage of buildings or structures;*
- (c) typical adverse effects such as odour, noise and dust associated with a rural working environment; and*
- (d) a diverse range of rural environments, rural character and amenity values throughout the District.*

*RPROZ-P5 - Avoid land use that:*

- (a) is incompatible with the purpose, character and amenity of the Rural Production zone;*
- (b) does not have a functional need to locate in the Rural Production zone and is more appropriately located in another zone;*
- (c) would result in the loss of productive capacity of highly productive land;*
- (d) would exacerbate natural hazards; and*
- (e) cannot provide appropriate on-site infrastructure.*

*RPROZ-P6 - Avoid subdivision that:*

- (a) results in the loss of highly productive land for use by farming activities;*
- (b) fragments land into parcel sizes that are no longer able to support farming activities, taking into account:*
  - 1. the type of farming proposed; and*





*2. whether smaller land parcels can support more productive forms of farming due to the presence of highly productive land.*

*(c) provides for rural lifestyle living unless there is an environmental benefit.*

*RPROZ-P7 - 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) whether the proposal will increase production potential in the zone;*

*(b) whether the activity relies on the productive nature of the soil;*

*(c) consistency with the scale and character of the rural environment;*

*(d) location, scale and design of buildings or structures;*

*(e) for subdivision or non-primary production activities:*

*i. scale and compatibility with rural activities;*

*ii. potential reverse sensitivity effects on primary production activities and existing infrastructure;*

*iii. the potential for loss of highly productive land, land sterilisation or fragmentation*

*(f) 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;*

*(g) the capacity of the site to cater for on-site infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer;*

*(h) the adequacy of roading infrastructure to service the proposed activity;*

*(i) Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity;*

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

- 8.18. No primary production activities are proposed. The proposal will not affect the ability of primary production activities on sites in the surrounding environment. The site is rural residential/lifestyle in nature and is considered compatible with the surrounding environment. The proposed shed is not considered to be a sensitive activity. The character and amenity of the zone is considered to be maintained as the proposal is of low density, which will not cause a breach of impermeable surfaces or building coverage within the site. The exterior of the shed will be consistent with the built development on the site. No dust, noise or odour is anticipated from the proposal, that will affect adjoining sites, as all can be managed within the site boundaries. The proposal is not considered to create incompatible land use. It is considered there is a functional need for the shed to be located on the site as it will provide additional storage on site as well as not being uncommon for sheds of this nature to be located within the zone. The shed will not change the use of the site and no loss of productivity is anticipated due to the existing nature of the site. Natural hazards will not be exacerbated, and no





additional onsite infrastructure is required. RPROZ-P6 is not applicable as the proposal is not for subdivision. The proposal will not change or effect the production potential of the zone nor does the activity rely on the productive nature of the soil. The scale and character are consistent with other buildings in the zone. The proposal is not for subdivision nor is the site located at zone interfaces. No additional onsite infrastructure is required. The shed will not increase the TIF of the site and therefore no additional demand on roading infrastructure is considered. Adverse effects on historic heritage are not anticipated as the shed will be consistent with the dwelling on the site and HNZPT approval has been received, with no concerns raised. The site is not known to contain any historic significance as detailed earlier within this report.

## **Assessment of Objectives and Policies within the Te Waimate Heritage Area Overlay**

### ***Objectives***

*HA-O1 - The heritage values of Heritage Area Overlays, as derived from the sites, buildings and objects of historic significance, archaeological sites and landform, are identified and protected.*

- 8.19. The site is not known to contain any sites, buildings or objects of historic significance or any archaeological sites or landforms. The proposal is not anticipated to affect such features.

### ***Policies***

*HA-P1 - To protect the unique heritage values of each Heritage Area overlay by:*

- a. identifying and protecting the heritage buildings, objects and sites, and archaeological sites within the Heritage area overlay;*
- b. maintaining the architectural and historical integrity of scheduled Heritage Resources;*
- c. acknowledging the surrounds or setting of the Heritage area overlay which has an important relationship with the values of the Heritage Resources;*
- d. providing for construction and alteration of buildings or structures when they contribute to the cultural values, character and heritage values of the Heritage area overlay; and*
- e. providing for the demolition of non-heritage buildings or structures when they do not contribute to the cultural values, character and heritage values of the Heritage area overlay.*

*HA-P16 - To maintain the integrity of the Te Waimate Heritage area overlay and protect the heritage values by:*

- (a) recognising that the area is part of an early attempt to create an English-style landscape in New Zealand and spread European agricultural methods*
- (b) avoiding adverse effects on the heritage values of the Te Waimate Mission house, which is the second oldest standing building in New Zealand, having been built in 1832; and*





*(c) recognising that the area is part of an extensive historic landscape, which includes buried archaeological deposits, Okuratope Pā, other standing structures and natural features and the oldest road in the country, identified as the Te Waimate North Road, from Kerikeri.*

*HA-P2 to HA-P15 are not applicable to the Te Waimate Heritage Area Overlay.*

- 8.20. There are no known heritage buildings, objects, sites or archaeological sites identified within the subject site. The proposal will maintain the archaeological and historical integrity by ensuring the shed is of similar colour to those within the approved colour schemes. The shed will also not be visible from the road boundary. The proposal does not involve demolition of non-heritage buildings or structures.
- 8.21. An Archaeological Assessment has been completed for the site which did not identify any archaeological sites within the property boundaries. No adverse effects on the Te Waimate Mission house are anticipated, which is located 2km from the subject site. The proposal will proceed under the guidance of an ADP to ensure that archaeological sites are protected if found during construction, although not anticipated.

### Summary

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

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

### Public Notification Assessment

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

#### **Step 1 Mandatory public notification in certain circumstances**

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

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

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

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

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

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

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

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

#### **Step 2: Public Notification precluded in certain circumstances**

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





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

- 9.1.2. The application is not subject to a rule or NES that precludes public notification. The application is not for a controlled activity. The proposal is for a boundary activity with a Discretionary Activity status. As such 5(b)(iii) applies and therefore Step 3 does not need to be considered, however Step 4 must be.

#### **Step 4; Public notification in special circumstances**

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

- 9.1.3. There are no special circumstances that exist to justify public notification of the application because the proposal is to construct a shed, which will not be visible from the road boundary. The shed will be obscured from public view and is consistent with development in the area.

#### **Public Notification Summary**

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

### **Limited Notification Assessment**

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

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

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





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

**Step 2: Limited notification precluded in certain circumstances**

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

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

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

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

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

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

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

**Step 3: Certain other affected persons must be notified**

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

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

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

- 9.2.3. The proposal does involve a boundary activity as the shed will be located within 10 metres from the southernmost boundary as well as being within the 75m setback from the road boundary.

In deciding who is an affected person under section 95E, a council under section 95E(2):

*(2) The consent authority, in assessing an activity's adverse effects on a person for the purpose of this section,—*

*(a) may disregard an adverse effect of the activity on the person if a rule or a national environmental standard permits an activity with that effect; and*

*(b) must, if the activity is a controlled activity or a restricted discretionary activity, disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and*

*(c) must have regard to every relevant statutory acknowledgement made in accordance with an Act specified in Schedule 11.*

- 9.2.4. A Council must not consider that a person is affected if they have given their written approval or it is unreasonable in the circumstances to seek that person's approval.
- 9.2.5. With respect to section 95B(8) and section 95E, the permitted baseline was considered as part of the assessment of environmental effects undertaken in Section 7 of this report, which found that the potential adverse effects on the environment will be minor. In regards to





effects on persons, the assessment in Sections 6, 7 & 8 are also relied on and the following comments made.

9.2.6. The site adjoins Lot 3 DP 312615 on all boundaries other than the road boundary along the western side. The setback infringement occurs along the southernmost boundary, which is the access leg to Lot 3 DP 312615, as detailed earlier in this report. The proposal is not considered to adversely affect Lot 3 DP 312615, as detailed earlier in this report and due to the reasons summarized below:

- The southernmost boundary adjoins the access leg to Lot 3 DP 312615, which is only utilised for access to the existing dwelling on Lot 3 DP 312615.
- The dwelling on Lot 3 DP 312615 is located over 200 metres to the north east of the site and therefore, the proposed shed is not considered to adversely affect the outlook, privacy and enjoyment of the residential unit of Lot 3 DP 312615.
- The shed will be non-habitable and therefore utilised infrequently. The shed will be oriented to the north, with no windows along the south side, such that no overlooking of the access leg to Lot 3 DP 312615 will occur.
- There is existing boundary planting along the southern boundary that will visually obscure the shed.
- There is ample room within the site for maintenance and construction of the shed, without impacting the adjoining lot.
- The shed is not considered objectionable or uncommon within sites in this zone and will be located near to the existing dwelling on the site.

9.2.7. The shed will also be within 75 metres from the road boundary. This is partially due to the land area and dimensions of the lot which ultimately would result in any built development on the site triggering consent under this rule. The proposal is not considered to create any adverse effects as a result given the large setback distance from the road, the fact that the shed will be obscured from the road such that it will not be visible, and the shed will be consistent with other built development on the site.

9.2.8. Overall, it is considered that there are no affected parties as part of the proposal and all effects will be managed within the site boundaries, with only less than minor effects being created on adjoining allotments.

9.2.9. Further to this, an Archaeological Assessment has been undertaken for the site in 2018, and although the shed was not to be constructed at this time, a field survey was undertaken of the majority of the site which found no archaeological features. The noted archaeological site was also determined to be located outside of the boundaries of the subject site. HNZPT were contacted as part of the pre-application process where it was recommended the proposal proceed under the guidance of an ADP. Iwi were also contacted as part of the pre-application process with Tauwhara Marae advising they had no objections to the proposal. No other responses have been received. No areas of significant indigenous vegetation, fauna, natural features or historic heritage will be adversely affected as the site does not boast these





features. All other persons are sufficiently separated from the proposed development and works, such that there will be no effects on these people.

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

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

#### **Step 4: Further notification in special circumstances**

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

9.2.12. The proposal is to construct a shed on the site which will be consistent with the existing development on the site. It is considered that no special circumstances exist in relation to the application.

#### **Limited Notification Assessment Summary**

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

### **Notification Assessment Conclusion**

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

## **10. Part 2 Assessment**

10.1. 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.

10.2. The proposal will meet Section 5 of the RMA as the proposal will sustain the potential of natural and physical resources whilst meeting the foreseeable needs of future generations as the proposal is considered to retain the historic character of the site and surrounding environment.

10.3. Section 6 of the Act sets out a number of matters of national importance. These matters of national importance are considered relevant to this application. The proposal is not located within the coastal environment nor are there any lakes, wetlands or rivers located nearby. The site does not contain any areas of outstanding natural features and landscapes nor any areas of significant indigenous flora or fauna. The site is not located along the coastal marine area or near lakes or rivers where public access would be required. The site is not known to contain any areas of cultural significance and the proposal is not known to affect the relationship of Māori and their culture and traditions. The site does not contain areas of historical sites and it is considered the proposal maintains the existing heritage character of the site by not creating any adverse effects. Approval from HNZPT has also been obtained. The proposal does not



increase the risk of natural hazards and will not accelerate, exacerbate or worsen the effects from natural hazards. It is therefore considered that the proposal is consistent with Section 6 of the Act.

- 10.4. Section 7 identifies a number of “other matters” to be given particular regard by a Council in the consideration of any assessment for resource consent, including the maintenance and enhancement of amenity values. The proposal maintains amenity values in the area as the proposal is in keeping with the existing character of the surrounding environment.
- 10.5. Section 8 requires Council to take into account the principals of the Treaty of Waitangi. It is considered that the proposal raises no Treaty issues. The subject site is not known to be located within an area of significance to Māori. The proposal has taken into account the principals of the Treaty of Waitangi and is not considered to be contrary to these principals.
- 10.6. Overall, the application is considered to be consistent with the relevant provisions of Part 2 of the Act, as expressed through the objectives, policies and rules reviewed in earlier sections of this application. Given that consistency, we conclude that the proposal achieves the purposes of sustainable management set out by Sections 5-8 of the Act.

## 11. Conclusion

- 11.1. The proposal is to construct a shed on the site. The proposal results in setback infringement under the ODP and PDP and hence consent is sought under both plans. Consent is also sought under the PDP due to the proposed exterior colour of the shed not being specifically stated within the approved colour schemes, given the shed will be constructed from a Coloursteel Product.
- 11.2. As discussed throughout this report, the proposal is not considered to create a minor or more than minor effect on any other parties.
- 11.3. Due to the existing pattern of development in the area it is not considered that there are any adverse cumulative effects and that the proposal does not result in degradation of the character of the surrounding rural environment.
- 11.4. In terms of section 104(1)(b) of the Act, the actual and potential effects of the proposal will be less than minor.
- 11.5. It is also considered that the proposal will have less than minor adverse effects on the wider environment; no persons will be adversely affected by the proposal and there are no special circumstances.
- 11.6. As a Discretionary Activity, the proposal has been assessed against the specific matters and limitations imposed by the relevant Plans. In accordance with sections 104, 104B, 105 and 106 of the Act in relation to such activities, it is considered appropriate for consent to be granted on a non-notified basis.





## 12. LIMITATIONS

- 12.1. 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.
- 12.2. 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.
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- 12.4. 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.





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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** 49640  
**Land Registration District** North Auckland  
**Date Issued** 16 April 2003

**Prior References**  
NA111A/663

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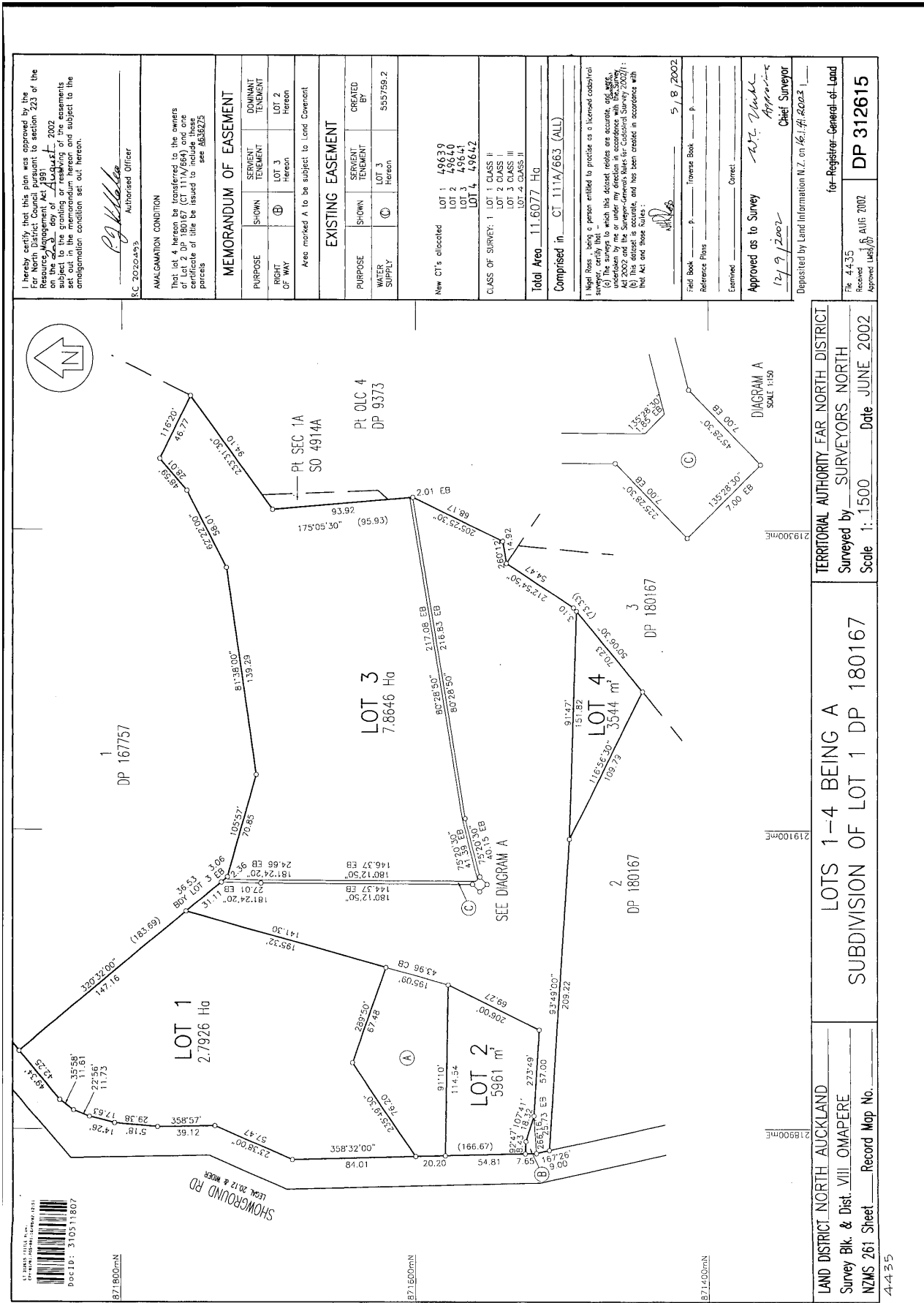
**Estate** Fee Simple  
**Area** 5961 square metres more or less  
**Legal Description** Lot 2 Deposited Plan 312615  
**Registered Owners**  
Craig Max Vaughan Jones and Jane Elizabeth Jones

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**Interests**

Appurtenant hereto are water supply rights specified in Easement Certificate 555759.2  
The easements specified in Easement Certificate 555759.2 are subject to Section 37 (1) (a) Counties Amendment Act 1961  
5558100.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 16.4.2003 at 9:00 am  
Appurtenant hereto is a right of way created by Easement Instrument 5558100.8 - 16.4.2003 at 9:00 am  
The easement created by Easement Instrument 5558100.8 is subject to Section 243 (a) Resource Management Act 1991  
Land Covenant in Transfer 5960430.1 - 7.4.2004 at 9:00 am  
10642453.3 Mortgage to ASB Bank Limited - 31.1.2017 at 8:03 am





# FAR NORTH DISTRICT COUNCIL



## THE RESOURCE MANAGEMENT ACT 1991

CONO 5558100.5 Consen

Cpy - 01/01.Pgs - 001.16/04/03.07:44



DocID: 310831141

### SECTION 221 : CONSENT NOTICE

REGARDING RC 2020493

The subdivision of

Lot 1 DP 180167

North Auckland Registry.

PURSUANT to Section 221 for the purposes of Section 224 of the Resource Management Act 1991, this Consent Notice is issued by the FAR NORTH DISTRICT COUNCIL to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and is to be registered on the appropriate titles of DP 312615.

### SCHEDULE

#### To be registered on Lot 3

The site is within an area that has high cultural, historical and archaeological values. No building or earthworks shall occur within area 'A' of historical record.

#### The following condition shall be imposed on Lots 1, 2 & 3:

If any activity proposed for this site, such as earthworks, fencing or landscaping, which may modify, damage or destroy any archaeological site(s), an authority from the New Zealand Historic Places Trust must be obtained for the work to proceed lawfully. An authority is required whether or not the land on which an archaeological site may be present is designated, any resource consent (including a subdivision or earthworks consent) or building consent has been granted, or the activity is permitted under the District Plan or Regional Plan.

SIGNED:

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

DATED at **KAIKOHE** this *14th* day of *February* 2003.

RC 2020493  
SRM\CERT\3weber221



Approved by Registrar-General of Land under No. 2002/6055  
**Easement instrument to grant easement or *profit à prendre*, or create land covenant**  
Sections 90A and 90F, Land Transfer Act 1952

Land registration district

**NORTH AUCKLAND**



**EI 5558100.8 Easement**

Cpy - 01/01, Pgs - 003, 16/04/03, 07:44



DocID: 310831144

Grantor

Surname(s) must be underlined or in CAPITALS.

**Wayne Michael WEBER, Thyrl Ann WEBER and Rirchard George Ashwell PALMER**

Grantee

Surname(s) must be underlined or in CAPITALS.

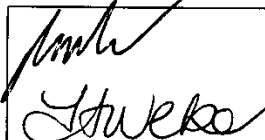

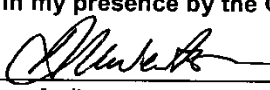
**Wayne Michael WEBER, Thyrl Ann WEBER and Rirchard George Ashwell PALMER**

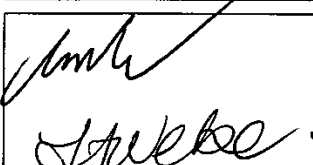

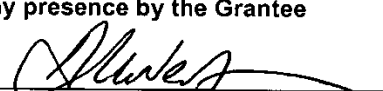
**Grant\* of easement or *profit à prendre* or creation or covenant**

**The Grantor**, being the registered proprietor of the servient tenement(s) set out in Schedule A, **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, **or creates** the covenant(s) **set out** in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

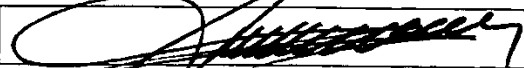
Dated this 7<sup>th</sup> day of March 2003

Attestation

 	Signed in my presence by the Grantor 
	Signature of witness Witness to complete in BLOCK letters (unless legibly printed) Witness name Occupation Address
Signature [common seal] of Grantor	ADRIENNE MARGARET <u>NEWTON</u> LEGAL EXECUTIVE KAIKOHE

 	Signed in my presence by the Grantee 
	Signature of witness Witness to complete in BLOCK letters (unless legibly printed) Witness name Occupation Address
Signature [common seal] of Grantee	ADRIENNE MARGARET <u>NEWTON</u> LEGAL EXECUTIVE KAIKOHE

Certified correct for the purposes of the Land Transfer Act 1952.

  
[Solicitor for] the Grantee

\*If the consent of any person is required for the grant, the specified consent form must be used.

REF: 7003 - AUCKLAND DISTRICT LAW SOCIETY

Ref Code: Weber, W & T



Dated

702

**March 2003**

Page 2 of 3 pages

(Continue in additional Annexure Schedule if required.)

Purpose (nature and extent) of easement, <i>profit</i> , or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
<b>Right of Way</b>	<b>"B"</b>	<b>49641</b>	<b>49640</b>

Continue in additional Annexure Schedule if required.

[the provisions set out in Annexure Schedule ~~2x~~ 3].

Continue in additional Annexure Schedule if required.

[Annexure Schedule 2].

**All signing parties and either their witnesses or solicitors must sign or initial in this box**

Parties and either their witnesses or solicitors must sign or initial in this box

*Law* *John* *Sh* *W* *[Signature]*



**Annexure Schedule**



Insert type of instrument  
"Mortgage", "Transfer", "Lease" etc

Easement Instrument

Dated

7<sup>th</sup> March 2003

Page

3

of

3

pages

(Continue in additional Annexure Schedule, if required.)

Clause 11(2) of the Rights and Powers in respect of repair, maintenance and cost, are added to as follows:

**PROVIDED HOWEVER** that where any costs under this covenant are directly attributable to any of those grantors or grantees or their invitees, the costs in that case shall be borne wholly by the party to whom the action is directly attributable.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or print in this box.

555759.2 EC

Approved by the Registrar General of Land, Wellington. No. 725812

NEW ZEALAND

## EASEMENT CERTIFICATE

(IMPORTANT—Registration of this certificate does not of itself create any of the easements specified herein.)

I, FRANCES ALICE BEDGGOOD of Waimate North, widow






being the registered proprietor of the land described in the Schedule hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at Auckland

on the                      day of

19 78 under No. 85053

are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

SCHEDULE  
DEPOSITED PLAN NO.NOTE:  
Please show each allotment that is a servient tenement separately.

Nature of Easement (e.g., Right of Way, etc.)	SERVIENT TENEMENT		Dominant Tenement Allotment No(s).	Title Reference
	Allotment No.	Colour, or Other Means of Identification, of Part Subject to Easement		
Right to convey water	Pt Lot 1 D.P. 85053	Marked 	Pt O.L.C. 4 and 48 D.P. 9379 Pt Sec 1A	
Right to convey water	Pt Lot 1 D.P. 85053	Marked 	Pt O.L.C. 4 and 48 D.P. 9379 Pt Sec 1A	
Right to convey water	Pt Lot 1 D.P. 85053	Marked 	Pt O.L.C. 4 and 48 D.P. 9379 Pt Sec 1A	
Right to convey water	Pt Old Land Claim 48	Marked 	Lot 1 D.P. 85053	
Right to convey water	Pt Lot 1 D.P. 85053 <i>PK OLC 4</i>	Marked 	Reretiti A Block <i>Lot 1</i>	



State whether any rights or powers set out here are in addition to or in substitution for those set out in the Seventh Schedule to the Land Transfer Act 1952

I. Rights and powers:

A. In respect of the easements relating to the areas marked A, B and C the following additional rights and powers shall apply:

1. The water tank in the area marked A and the main water pipes at the time of creation of the easements in the areas marked A, B and C shall be and remain the property of the grantee, that is to say, the owner of the dominant tenement.
2. The grantor will be entitled upon the following conditions to draw water from the said water tank and main water pipes in the areas marked A and B.
  - (a) The water so drawn shall be only such as shall be reasonably required for the grantor's own domestic, domestic garden, livestock water troughs and irrigation requirements
  - (b) In the event of there being an insufficiency of water for both the grantor's reasonable such requirements and the reasonable requirements of the grantee for the grantee's domestic, domestic garden, milking shed and livestock water troughs, the grantee shall have the prior right to have the grantee's reasonable such requirements satisfied.
  - (c) The grantor shall make a fair payment for pumping costs for water used by the grantor and payment for such costs will be made half yearly on the last days of June and December and failing agreement as to the amount of such payments the same shall be determined by arbitration in accordance with the provisions of the Arbitration Act 1908 and its amendments.

B. In respect of the easements relating to the area marked D the following additional rights and powers shall apply:

1. The grantee shall have the right to make a bore and instal a water pump and motor and any necessary electrical installations therefor and to carry out such maintenance thereof as may be required to provide water for the grantee's reasonable domestic, domestic garden, livestock troughs and irrigation for up to ten acres of orchard provided however that if the water drawn from the said bore shall be of such a quantity that it reduces the flow of water in the adjacent bore of the grantor the grantor shall have the prior claim to have the grantor's reasonable requirements as set forth in paragraph A. 2(b) above satisfied ahead of the grantee's rights hereunder.

C. In respect of the easement relating to the area marked E the following additional rights and powers shall apply:

1. The grantee shall have the right to instal a dam or bore and also such pumps with motor and electrical installations as may be required to provide a supply of water for the grantee's reasonable domestic and livestock requirements.

2. Terms, conditions, covenants, or restrictions in respect of any of the above easements:

Dated this 6<sup>th</sup> day of March 19 78

Signed by the above-named FRANCES ALICE BEDGGOOD  
in the presence of

} F.A. Bedggood.  
.....

Witness: [Signature]  
Occupation: Solicitor  
Address: Kaikohe



No.

Correct for the purposes of the Land Transfer Act.

# EASEMENT CERTIFICATE

by

FRANCES ALICE BEDGGOOD

situated in North Auckland

RIGHTS AND POWERS OF GRANTEES IMPLIED IN CERTAIN  
EASEMENTS BY SECTION 90D OF THE LAND TRANSFER ACT 1952

*[Signature]*  
Solicitor for the Registered Proprietor.

Particulars entered in the Register-book.

Vol. , folio

the

at o'clock.

Assistant Land Registrar  
of the District of North Auckland

## "1. RIGHT OF WAY"

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee, his servants, tenants, agents, workmen, licensees, and invitees (in common with the grantor, his tenants, and any other person lawfully entitled so to do) from time to time and at all times by day and by night to go pass and repass, with or without horses and domestic animals of any kind and with or without carriages, vehicles, motor vehicles, machinery, and implements of any kind, over and along the land over which the right of way is granted or created.

## "2. RIGHT TO CONVEY WATER"

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee and his tenants (in common with the grantor, his tenants, and any other person lawfully entitled so to do) from time to time and at all times to take, convey, and lead water in a free and unimpeded flow (except when the flow is halted for any reasonable period necessary for essential repairs) and in any quantity, consistent with the rights of other persons having the same or similar rights, from the source of supply or point of entry, as the case may be, and following the stipulated course (where a course is stipulated) across the land over which the easement is granted or created, together with the additional rights incidental thereto set out in clause 5 of this Schedule.

## "3. RIGHT TO DRAIN WATER"

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee and his tenants (in common with the grantor, his tenants, and any other person lawfully entitled so to do) from time to time and at all times to drain and discharge water (whether rain, tempest, spring, soakage, or seepage water) in any quantities along the stipulated course (where a course is stipulated) across the land over which the easement is granted or created, together with the additional rights incidental thereto set out in clause 5 of this Schedule (or, where open drains are provided for, similar rights in regard to those drains, with the necessary modifications as are provided for in respect of pipe lines in the additional rights so set out).

## "4. RIGHT TO DRAIN SEWAGE"

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee and his tenants (in common with the grantor, his tenants, and any other person lawfully entitled so to do) from time to time and at all times to drain, discharge, or convey sewage and other waste material and fluid in any quantities along the stipulated course (where a course is stipulated) across the land over which the easement is granted or created, together with the additional rights incidental thereto set out in clause 5 of this Schedule.

## "5. ADDITIONAL RIGHTS ATTACHING TO EASEMENTS OF RIGHT TO CONVEY WATER AND OF RIGHT TO DRAIN WATER AND OF RIGHT TO DRAIN SEWAGE"

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee and his tenants (in common with the grantor, his tenants, and any other person lawfully entitled so to do) for the purposes of the easement concerned—

- To use any line of pipes already laid on the stipulated course or any pipe or pipes in replacement or in substitution for all or any of those pipes;
- Where no such line of pipes exists, to lay, place and maintain, or to have laid, placed, and maintained, a line of pipes of a sufficient internal diameter or over the surface (as the parties decide) of the land over which the easement is granted or created and along the line defined for the purpose where such a line has been so defined;
- In order to construct or maintain the efficiency of any such pipe line, the full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee, his tenants, servants, agents, and workmen, with any tools implements, machinery, vehicles, or equipment of whatsoever nature necessary for the purpose, to enter upon the land over which the easement is granted or created (or, where only the position of the pipe line is defined in the easement, upon such part of the land of the grantor and by such route as is reasonable in the circumstances) and to remain there for any reasonable time for the purpose of laying, inspecting, cleansing, repairing, maintaining, and renewing the pipe line or any part thereof and of opening up the soil of that land to such extent as may be necessary and reasonable in that regard, subject to the condition that as little disturbance as possible is caused to the surface of the land of the grantor, and that the surface is restored as nearly as possible to its original condition and any other damage done by reason of the aforesaid operations is repaired.

PALMER & MACAULEY  
~~CLIFFORD~~  
SOLICITOR  
KAIKOHE, N.Z.



2 12 PM '78  
7 5 9.2  
424/546  
43/546  
630  
REGISTRY  
NO. 1



Lot 2 DP 312615  
Lot area: 5,961m<sup>2</sup>

Waimate North Zone

District plan compliance:

Residential intensity: Complies

Scale or activity: Complies

Building height:  
Permitted: 10m max  
Proposed: 4.5m approx. Complies

Sunlight rule: Complies

Stormwater Management

(Impermeable surfaces):  
Existing metal driveway: 434.5m<sup>2</sup>  
Existing concrete path: 9.6m<sup>2</sup>  
Existing sleepout: 62.0m<sup>2</sup>  
Existing dwelling: 299.0m<sup>2</sup>  
Existing shed: 16.0m<sup>2</sup>  
Existing shed: 13.0m<sup>2</sup>  
Proposed shed: 60.1m<sup>2</sup>  
Total proposed: 893.1m<sup>2</sup>

Total permitted = 15% of gross site area = 894.2m<sup>2</sup>  
Total proposed = 884.2m<sup>2</sup> = 15% Complies

Setbacks to boundaries:  
Buildings are permitted activities in terms of this rule if they are:  
(a) located 75m or more from the road boundaries of SH1, Te Ahu Ahu, Showgrounds and/or Waikaramu Roads;

RC Required

(b) located 10m or more from any other site boundary, except that on any site with an area less than 4,000m<sup>2</sup>, this setback shall be 3m on any internal boundary.

RC Required

Building Coverage:

Existing sleepout: 62.0m<sup>2</sup>  
Existing dwelling: 332.0m<sup>2</sup>  
Existing shed: 16.0m<sup>2</sup>  
Existing shed: 13.0m<sup>2</sup>  
Proposed shed: 60.1m<sup>2</sup>  
Total proposed: 483.1m<sup>2</sup>

Total permitted = 12.5% of gross site area = 745.1m<sup>2</sup>  
Total Proposed = 483.1m<sup>2</sup> = 8.1% Complies

Earthworks

Total cut: 10m<sup>3</sup>  
Fill: 10m<sup>3</sup>  
Cut/Fill: 20m<sup>3</sup>

Total permitted = 300m<sup>3</sup> Complies

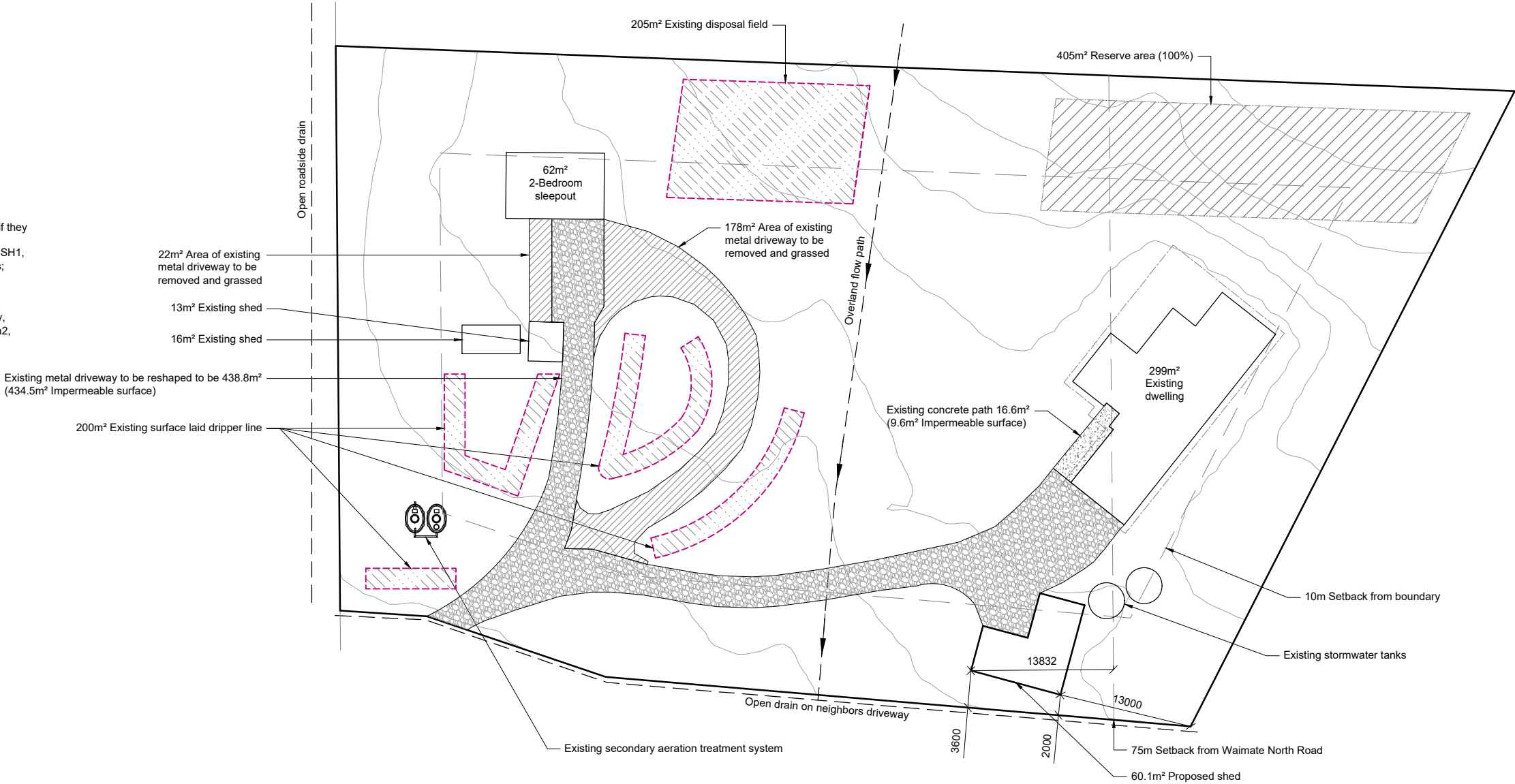
Legend



Wastewater disposal field



Reserve area



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

All work to be done in accordance with NZS 3604: 2011 and the NZ Building Code unless specifically designed.

This document and the copyright in this document remain the property of O'Brien Design Consulting Ltd.



**Project Title**  
Craig & Jane Jones  
138 Showground Road  
Waimate North  
Far North District  
Lot 2 DP 312615

**Sheet Title**  
Wastewater Site Plan

**Drawn** 4 April 2025

**Project No** 2074

Rev	Sheet
D	A01

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



## Alex Billot

---

**From:** Bill Edwards <BEdwards@heritage.org.nz>  
**Sent:** Thursday, 29 May 2025 1:53 pm  
**To:** Alex Billot  
**Cc:** James Robinson; Stuart Bracey  
**Subject:** RE: Request for comments - proposed shed at 138a Showground Road, Waimate North  
**Attachments:** Heritage New Zealand Northland ADP 2016.doc

Kia ora Alex,

I have discussed this with my colleague Dr James Robinson and we note from the archaeological assessment that the pa site Pahangahanga does not appear to be on the property at 138a Showground Road. Therefore, we do not have any objections to the project for building a 70m<sup>2</sup> shed. Please undertake the works under an ADP which I have attached.

Nga mihi

Bill

Bill Edwards Area Manager, Northland | Heritage New Zealand Pouhere Taonga | Northland Area Office, 21 Hobson Ave, PO Box 836 Kerikeri 0245, New Zealand | Ph: (64 09) 407 0470 | DDI: (64 09) 407 0471 | Visit [www.heritage.org.nz](http://www.heritage.org.nz) and learn more about New Zealand's heritage places

*Tairangahia a tua whakarere; Tatakihia nga reanga o amuri ake nei- Honouring the past; Inspiring the future*

This communication may be a privileged communication. If you are not the intended recipient, then you are not authorised to retain, copy or distribute it. Please notify the sender and delete the message in its entirety.

---

**From:** Alex Billot <Alex@northplanner.co.nz>  
**Sent:** Tuesday, 27 May 2025 1:52 pm  
**To:** Bill Edwards <BEdwards@heritage.org.nz>  
**Subject:** Request for comments - proposed shed at 138a Showground Road, Waimate North

Kia ora Bill,

I believe you have had verbal discussions with Rochelle regarding this proposal, however I was hoping we could obtain a formal response in writing to include with our resource consent application.

To provide an overview, the Applicants are proposing to construct a 70m<sup>2</sup> shed on their property at 138a Showground Road, Waimate North (Lot 2 DP312615). The site is within the Waimate North Special Zone under the Operative District Plan and within the Rural Production zone and Te Waimate Heritage Area within the Proposed District Plan. The site already contains an existing dwelling, sleepout and sheds, as per the site plan attached.

Consent is required under the ODP and PDP due to the setback infringements created by the location of the proposed shed. The shed will be within 75m from Showground Road, given that the lot itself is relatively small compared to lots in the surrounding area (5961m<sup>2</sup> in area). This creates an infringement under the ODP and PDP rules. The proposed shed will also be located a minimum 2 metres from the southern boundary, which is within

the permitted 10m setback under the ODP. The proposal has been assessed as a **Discretionary Activity** under the ODP and PDP.

There is a registered archaeological site listed as P05/244 (Pahangahanga Pa) which is shown to affect the subject site. An Archaeological Assessment was completed for the site in February 2018 by Bernie Larson of Clough & Associates Ltd. This archaeological assessment was prepared prior to the construction of the dwelling on the site to determine if the proposed works would impact any archaeological values. I have attached this Archaeological Assessment to this email. It is noted a thorough site investigation was undertaken as part of the assessment with field survey completed with probing carried out across the majority of the property as detailed within the Archaeological Assessment. It was concluded that no archaeological features or deposits were identified. It was noted that *'recorded archaeological site (P05/244) was shown to be located on the subject property, however there were no evidence of features on the property or the property to the north. Other evidence suggests the location of the site to be further south of the property.'* It was then concluded that the proposal was not considered to have any effect on any archaeological remains and the proposal was to proceed under the guidance of an ADP.

Given the location of the subject shed, it is considered that this area was most likely covered by the previous Archaeological Assessment.

If you could please provide comment on the proposal, that would be greatly appreciated.

Let me know if you require any further information.

Kind regards,



**Alex Billot**

Resource Planner

Offices in Kaitaia & Kerikeri

☎ 09 408 1866

Northland Planning & Development 2020 Limited

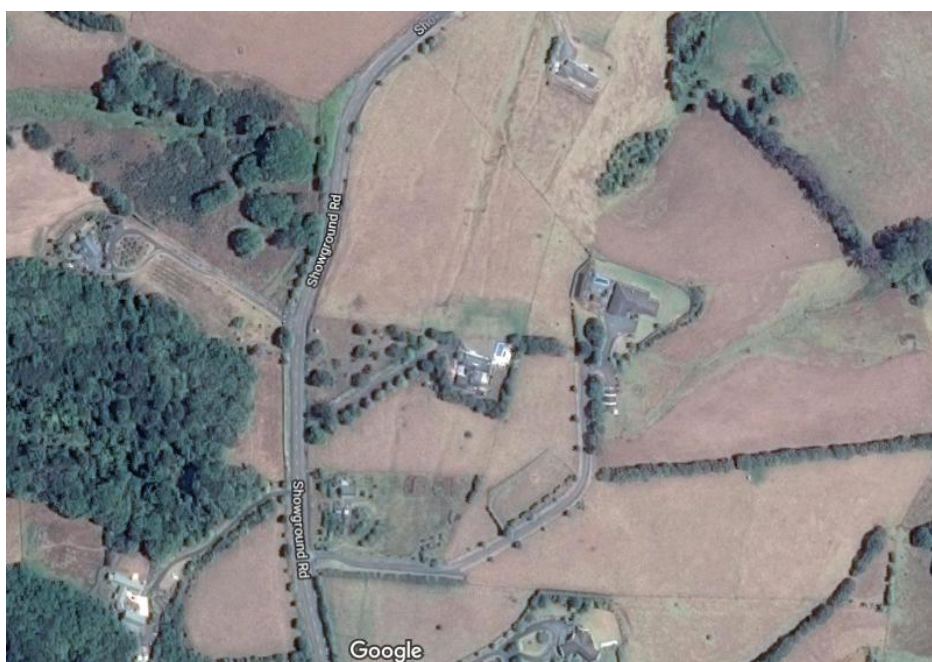
*My office hours are Monday, Thursday &  
Friday 9am – 2pm.*



# **RESIDENTIAL DEVELOPMENT 138A SHOWGROUNDS ROAD, WAIMATE NORTH, NORTHLAND: ARCHAEOLOGICAL ASSESSMENT**

Prepared for  
Jane and Craig Jones  
February 2018

By  
Bernie Larsen



26a Clayburn Road,  
Glen Eden Auckland 0602  
Email: [larsen.bernie@gmail.com](mailto:larsen.bernie@gmail.com)  
Mob: 021 213 2623







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NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

 <p><b>Site Record Form</b></p>	<p><b>NZAA SITE NUMBER:</b> P05/244</p> <p><b>SITE TYPE:</b> Pa</p> <p><b>SITE NAME(s):</b> Pahangahanga</p> <p><b>DATE RECORDED:</b></p>
<p><b>SITE COORDINATES (NZTM)</b> Easting: 1679290      Northing: 6090164      Source: On Screen</p>	
<p><b>IMPERIAL SITE NUMBER:</b> N15/66      <b>METRIC SITE NUMBER:</b> P05/244</p>	
	
<p><b>Finding aids to the location of the site</b></p>	
<p><b>Brief description</b> RIDGE PA</p>	
<p><b>Recorded features</b></p>	
<p><b>Other sites associated with this site</b></p>	

Printed by: rodclough

12/02/2018

1 of 4

..... 16



## **INTRODUCTION**

### **Project Background**

The owners of 138a Showground Road, Waimate North, Northland (legal description Lot 2 DP 312615 covering 0.561 Ha.) propose to construct a residential dwelling. The proposed main structure is located in the eastern end of the property and is a single story dwelling 299 sq. m in size. The excavation to level the house platform is estimated at 200 cu. m. Associated works include a trench from the existing structure to the new dwelling for power and telecommunications, and the installation of a disposal field to the east of the existing structure.

An archaeological assessment was commissioned by Jane and Craig Jones to establish whether the proposed work is likely to impact on archaeological values. This report has been prepared as part of the required assessment of effects accompanying a resource consent application under the Resource Management Act 1991 (RMA) and to identify any requirements under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA).

This report does not include an assessment of Maori cultural values. Such assessments should be made by the tangata whenua. Maori cultural concerns encompass a wider range of values than those associated with archaeological sites.

### **Methodology**

The New Zealand Archaeological Association's (NZAA) site record database (ArchSite), Far North District Plan operative September 2009 and the Heritage New Zealand Pouhere Taonga (Heritage NZ) New Zealand Heritage List/Rārangi Kōrero were searched to determine whether any archaeological sites had been recorded on or in the immediate vicinity of the property and for information on sites recorded in the vicinity. Early survey plans were checked for information relating to past use of the property.

A visual inspection of the property was conducted on 31 January 2018. The ground surface was examined for any evidence of occupation (in the form of shell midden, depressions, mounds, or other unusual formations within the landscape, or indications of 19th century European remains). Subsurface testing with a probe was carried out across the property at an interval of approximately 10m and an interval of 2 m in area of proposed works. Subsurface testing with a spade was used in the area of the proposed dwelling and other areas of the property to determine whether buried archaeological deposits could be identified. Exposed and disturbed soils were examined where encountered for evidence of earlier settlement or construction, and an understanding of the local stratigraphy. General photographs of the property were taken.

## **BACKGROUND**

### **Topography, Vegetation and Land use Geology and Geomorphology**

Waimate North is characterised by gently undulating terrain and more pronounced ridge systems in some areas with the wider landscape containing a series of prominent volcanic cones, utilised in the past as pa. The majority of the area is in pasture and farmland with some more severe terrain in mature exotic and native forest. The area was a favoured location of settlement in pre-European times, with its fertile volcanic soils and waterways providing easy access to the coast and inland lakes, and was the focus of several recorded conflicts.

The subject property is situated on the lower slopes of a gently sloping, wide ridge that is the northern most extension of a series of hills. The western side of the property has a sleep out, driveway and substantial planting of evergreen trees and gardens. The north eastern section has two large raised gardens. Two wide shallow depressions run north to south across the property and continue to the neighbouring properties to the south and north.

The geology of the area is of the Kerikeri Volcanic group of late Miocene basalt with lava, volcanic plugs and minor tuff. The geology is also reflected in the volcanic cones and fertile volcanic soils utilised by both Maori and later Europeans in the area. The soils are orthic oxidic that are clayey soils formed by weathering of volcanic ash or basalts over long time periods. They are characterised as friable, fine structure and low plasticity.

### **Information from Early Aerials /Historical Modification**

A historic aerial photograph shows the area around Showground Road prior to recent development and subdivision when the area was mostly pasture farmland (Figure 1). The linear depressions can be faintly seen indicating they were present prior to 1969.



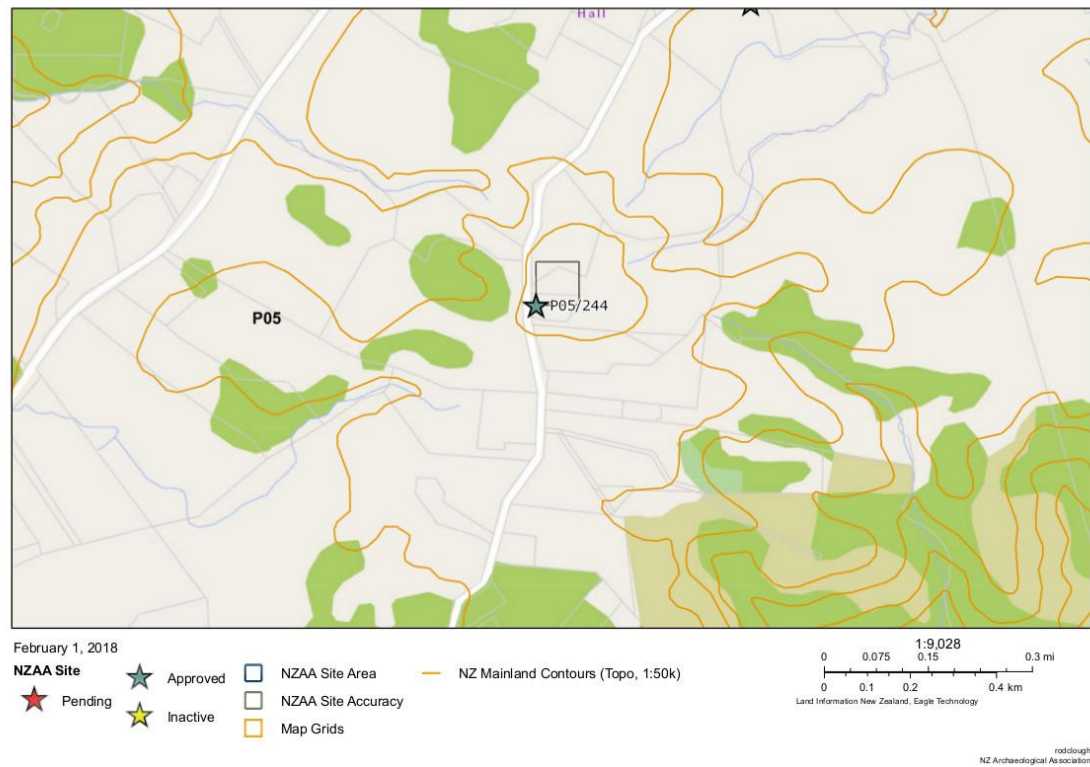


**Figure 1. Historic aerial dated to 1969 with approximate location of property (source: retrolens.nz survey number SN3025)**

## **Archaeological Background**

A single archaeological site (P05/244) is recorded in the south western corner of the subject property (Figure 2). The site is a ridge pa site that has few described characteristics as the site record was recorded from the road side. The Site Record Form (SRF) states that the recorded pa is on the hill summit overlooking the showgrounds but is now completely obscured by the house. It is unclear what house is referred to on the SRF that is obscuring the site. It is potentially the house located on 148 Showground Road to the north of the subject property which is situated on the crest of the ridge the subject property is situated on.

The location of a pa named Pahangahanga is recorded on the NZ Topo Map and is located to the south east of the subject property (Figure 3). This name is also recorded on the archsite SRF as the name of the hill where P05/244 is located. Consequently the house obscuring the pa as referred to in the SRF could be the houses at 128 and 124 to the south.



**Figure 2. Recorded archaeological sites in the vicinity of the subject property**





Figure 3. NZ Topo Map with the subject property in red and the Pahangahanga Pa to the south (arrow)

## FIELD ASSESSMENT

### Field Survey Results

The field survey was carried out in raining weather on 31 January 2018. A large portion of the property is obscured by existing improvements and the area of the proposed new dwelling was in mown grass approximately 30 cm high.

Probing was carried out across the whole property at an interval of approximately 10 m. The areas of proposed works; the new dwelling, the disposal field and the new driveway were probed at an interval of approximately 2 m. Four test pits were excavated; three within the proposed house platform and one in the centre of the property (Figure 4).

Test pit (TP) 1 3 and 4 all showed broadly similar stratigraphy (Figure 5). Beneath the grass cover was mid brown coarse, well-structured very friable top soil to a depth of between 20 and 23 cm. The subsoil was similar in colour and structure but with a higher clay content and compaction.

TP2 showed an additional stratum beneath the topsoil of a loosely compacted red brown crumbly clay silt with white mottling 30 cm thick with the clay based subsoil beneath (Figure 6). This test pit was in one of the linear depressions running north south through the property suggesting the different strata is due to water running through the depressions modifying the soil profile.

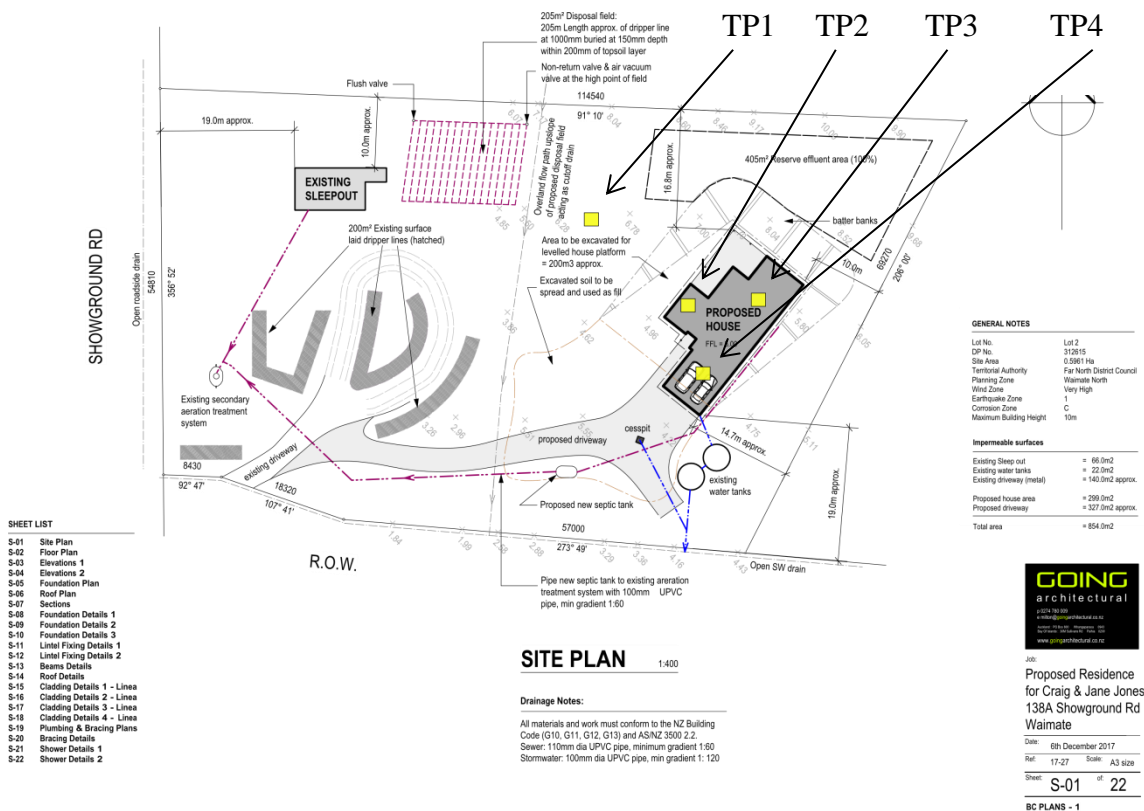


Figure 4. Plan showing location of test pits in yellow





**Figure 5. Stratigraphy of test pit 3 (scale interval 20 cm)**





**Figure 6. Test pit 2 stratigraphy (scale interval 20 cm)**

The field to the north of the subject property was also surveyed to attempt to locate features associated with the recorded archaeological site P05/244. The field had a single water tank located at the top of the slope and the grass was overgrown limiting ground visibility (Figure 7, Figure 8). No obvious archaeological features were observed on any areas to the north of the subject property. The linear depressions running north south up the hill slope could be observed in the long grass of the upper fields through difference in grass coverage (Figure 9). These are assumed to be drainage channels as they run down slope rather than across slope as is case with defensive ditches.





**Figure 7. Field to the north of subject property looking west**



**Figure 8. Field to the north of subject property looking east**





**Figure 9. Looking north from the centre of the subject property showing one of the linear depressions.**



## **DISCUSSION AND CONCLUSIONS**

### **Summary of Results**

An archaeological site (P05/244) is recorded on the south western corner of the subject property. However, this was recorded from the road and has few accurate details about the location. Additional information sources suggest the site is located to the south.

The field survey investigation found no evidence of archaeological features or material on the subject property and no clear evidence of features in the neighbouring field to the north.

### **Maori Cultural Values**

This is an assessment of effects on archaeological values and does not include an assessment of effects on Maori cultural values. Such assessments should only be made by the tangata whenua. Maori cultural concerns may encompass a wider range of values than those associated with archaeological sites.

The historical association of the general area with the tangata whenua is evident from the recorded sites, traditional histories and known Maori place names.

### **Survey Limitations**

It should be noted that archaeological survey techniques (based on visual inspection and minor sub-surface testing) cannot necessarily identify all sub-surface archaeological features, or detect wahi tapu and other sites of traditional significance to Maori, especially where these have no physical remains.

### **Archaeological Value and Significance**

An archaeological site (P05/244) is recorded on the subject property but evidence suggests this is not the actual location of the site.

### **Effects of the Proposal**

The area of proposed works and the wider property was tested and no archaeological features or deposits were identified. The development will therefore have no effects on known archaeological sites.

However, in any area where archaeological sites have been recorded in the general vicinity it is possible that unrecorded subsurface remains may be exposed during development. While it is considered unlikely in this situation due to the subsurface testing that was carried out as part of this assessment, the possibility can be provided for by putting procedures in place ensuring that work ceases and the Council and Heritage NZ are contacted should this occur.

Archaeological features and remains can take the form of burnt and fire cracked stones, charcoal, rubbish heaps including shell, bone and/or 19th century glass and crockery, ditches, banks, pits, old building foundations, artefacts of Maori and early European origin or human burials.

## Resource Management Act 1991 Requirements

Section 6 of the RMA recognises as matters of national importance: ‘the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga’ (S6(e)); and ‘the protection of historic heritage from inappropriate subdivision, use, and development’ (S6(f)).

All persons exercising functions and powers under the RMA are required under Section 6 to recognise and provide for these matters of national importance when ‘managing the use, development and protection of natural and physical resources’. There is a duty to avoid, remedy, or mitigate any adverse effects on the environment arising from an activity (S17), including historic heritage.

Historic heritage is defined (S2) as ‘those natural and physical resources that contribute to an understanding and appreciation of New Zealand’s history and cultures, deriving from any of the following qualities: (i) archaeological; (ii) architectural; (iii) cultural; (iv) historic; (v) scientific; (vi) technological’. Historic heritage includes: ‘(i) historic sites, structures, places, and areas; (ii) archaeological sites; (iii) sites of significance to Maori, including wahi tapu; (iv) surroundings associated with the natural and physical resources’.

Regional, district and local plans contain sections that help to identify, protect and manage archaeological and other heritage sites. The plans are prepared under the rules of the RMA. The Far North District Plan operative September 2009 is relevant to the proposed activity.

There are no scheduled historic heritage sites located on the property. This assessment has established that the proposed activity will have no effect on any known archaeological remains, and has little potential to affect unrecorded subsurface remains. If resource consent is granted, it is recommended that a general condition relating to the accidental discovery of archaeological remains is included, requiring that if any archaeological remains are exposed during development, work should cease in the immediate vicinity and the Council and Heritage NZ should be informed. It is also recommended that an advice note regarding the provisions of the HNZPTA is included.

## Heritage New Zealand Pouhere Taonga Act 2014 Requirements

In addition to any requirements under the RMA, the HNZPTA protects all archaeological sites whether recorded or not, and they may not be damaged or destroyed unless an Authority to modify an archaeological site has been issued by Heritage NZ (Section 42).

An archaeological site is defined by the HNZPTA Section 6 as follows:

‘**archaeological site** means, subject to section 42(3), –

(a) any place in New Zealand, including any building or structure (or part of a building or structure) that –

(i) was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where the wreck occurred before 1900; and

(ii) provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand; and



(b) includes a site for which a declaration is made under section 43(1)<sup>1,2</sup>

Authorities to modify archaeological sites can be applied for either in respect to archaeological sites within a specified area of land (Section 44(a)), or to modify a specific archaeological site where the effects will be no more than minor (Section 44(b)), or for the purpose of conducting a scientific investigation (Section 44(c)). Applications that relate to sites of Maori interest require consultation with (and in the case of scientific investigations the consent of) the appropriate iwi or hapu and are subject to the recommendations of the Maori Heritage Council of Heritage NZ. In addition, an application may be made to carry out an exploratory investigation of any site or locality under Section 56, to confirm the presence, extent and nature of a site or suspected site.

An archaeological authority will not be required for the development as no known sites will be affected, and it is unlikely that any undetected sites are present. However, should any sites be exposed during development the provisions of the HNZPTA must be complied with.

## Conclusions

A recorded archaeological site (P05/244) is located on the subject property but no evidence of features were found on the property or the adjacent property to the north. Other evidence suggests the location of the site to be further to the south of the property.

This assessment found that the proposed residential development will have no effects on any known archaeological values. However, if any subsurface archaeological remains are exposed during development, works must cease and the provisions of the HNZPTA must be complied with.

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<sup>1</sup> Under Section 42(3) an Authority is not required to permit work on a pre-1900 building unless the building is to be demolished.

<sup>2</sup> Under Section 43(1) a place post-dating 1900 (including the site of a wreck that occurred after 1900) that could provide ‘significant evidence relating to the historical and cultural heritage of New Zealand’ can be declared by Heritage NZ to be an archaeological site.

## RECOMMENDATIONS

- There should be no constraints on the proposed residential development on archaeological grounds, since no archaeological sites are known to be present and it is considered unlikely that any will be exposed during development.
- If subsurface archaeological evidence should be unearthed during construction (e.g. intact shell midden, hangi, storage pits relating to Maori occupation, or cobbled floors, brick or stone foundation, and rubbish pits relating to 19th century European occupation), work should cease in the immediate vicinity of the remains and Heritage NZ and the Council should be notified.
- If modification of an archaeological site does become necessary, an Authority must be applied for under Section 44(a) of the HNZPTA and granted prior to any further work being carried out that will affect the site. (*Note that this is a legal requirement*).
- In the event of koiwi tangata (human remains) being uncovered, work should cease immediately in the vicinity of the remains and the tangata whenua, Heritage NZ, NZ Police and Council should be contacted so that appropriate arrangements can be made. [*Or* Accidental Discovery Protocols consistent with the HNZPTA and Protected Objects Act 1975 be developed for the project in consultation with Heritage NZ, the Council and tangata whenua. These would set out procedures to be followed if any archaeological remains, taonga or koiwi tangata (human remains) are discovered, and would require that works are halted in the vicinity of the remains while appropriate action is taken from legal and cultural perspectives
- Since archaeological survey cannot always detect sites of traditional significance to Maori, such as wahi tapu, the tangata whenua should be consulted regarding the possible existence of such sites on the property.



## **BIBLIOGRAPHY**

Heritage NZ. 2006. Writing Archaeological Assessments. Archaeological Guidelines Series No. 2. New Zealand Historic Places Trust Pouhere Taonga (now Heritage NZ).



Heritage NZ. 2014. Investigation and Recording of Buildings and Standing Structures. Archaeological Guidelines Series No. 1.

New Zealand Archaeological Association ArchSite Database, accessed at <http://www.archsite.org.nz>.

New Zealand Heritage List, accessed at <http://www.historic.org.nz>

## APPENDIX A: SITE RECORD FORMS

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

 <p><b>Site Record Form</b></p>	<p><b>NZAA SITE NUMBER:</b> P05/244</p> <p><b>SITE TYPE:</b> Pa</p> <p><b>SITE NAME(s):</b> Pahangahanga</p> <p><b>DATE RECORDED:</b></p>
<p><b>SITE COORDINATES (NZTM)</b> Easting: 1679290      Northing: 6090164      <b>Source:</b> On Screen</p>	
<p><b>IMPERIAL SITE NUMBER:</b> N15/66      <b>METRIC SITE NUMBER:</b> P05/244</p>	
	
<p><b>Finding aids to the location of the site</b></p>	
<p><b>Brief description</b> RIDGE PA</p>	
<p><b>Recorded features</b></p>	
<p><b>Other sites associated with this site</b></p>	

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12/02/2018

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NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

<b>SITE RECORD HISTORY</b>	<b>NZAA SITE NUMBER:</b> P05/244
<p><b>Site description</b></p> <p>Updated 12/02/2018 (Field visit), submitted by rodclough , visited 31/01/2018 by Bernie Larsen Grid reference (E1679290 / N6090164)</p> <p>No features could be located within the boundaries of 138a Showground Road during an survey for an archaeological assessment. The upper slopes to the north of the property were also surveyed but no clear archaeological features could be seen. The NZ Topo Map shows the pa recorded to the south.</p> <p>Refer to: Larsen, B. 2018. Residential development 138a Showgrounds Road, Waimate North, Northland: Archaeological Assessment. Report prepared for Jane and Craig Jones.</p> <p>Updated 12/02/2018 (Field visit), submitted by rodclough , visited 31/01/2018 by Bernie Larsen Grid reference (E1679290 / N6090164)</p> <p>No features could be located within the boundaries of 138a Showground Road during an survey for an archaeological assessment. The upper slopes to the north of the property were also surveyed but no clear archaeological features could be seen. The NZ Topo Map shows the pa recorded to the south.</p> <p><b>Condition of the site</b></p> <p>Updated 12/02/2018 (Field visit), submitted by rodclough , visited 31/01/2018 by Bernie Larsen</p> <p>Possibly destroyed/ heavily modified or in a different location</p> <p>Updated 12/02/2018 (Field visit), submitted by rodclough , visited 31/01/2018 by Bernie Larsen</p> <p>Possibly destroyed/ heavily modified or in a different location</p> <p><b>Statement of condition</b></p> <p><b>Current land use:</b></p> <p><b>Threats:</b></p>	

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NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

SITE RECORD INVENTORY	NZAA SITE NUMBER: P05/244
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Supporting documentation held in ArchSite

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION <b>SITE RECORD FORM (NZMS1)</b> NZMS 1 map number <i>N15</i> NZMS 1 map name <i>Paikeke</i> NZMS 1 map edition <i>3rd</i>		NZAA NZMS 1 SITE NUMBER <i>N15/66</i> DATE VISITED <i>Jan. 1980</i> SITE TYPE <i>Pa</i> SITE NAME: MAORI <i>Pahungahunga</i> OTHER
Grid Reference	Easting <i>382</i>	Northing <i>441</i>
1. Aids to relocation of site (attach a sketch map) <i>New grid ref.</i>		
2. State of site and possible future damage <i>House now on hilltop. Completely obscured.</i>		
3. Description of site (Supply full details, history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here)		
4. Owner Address		Tenant/Manager Address
5. Nature of information (hearsay, brief or extended visit, etc.) <i>Viewed from the road.</i> Photographs (reference numbers, and where they are held) Aerial photographs (reference numbers, and clarity of site)		
6. Reported by Address <i>C. Slane 188 Whetwangi Rd Greenlane Auckland.</i>		Filekeeper <i>B. Rogers ARMSB</i> Date <i>9.1.81</i>
7. Key words		
8. New Zealand Register of Archaeological Sites (for office use) NZHPT Site Field Code		
<input type="checkbox"/> Type of site <input type="checkbox"/> Local environment today <input type="checkbox"/> Land classification	<input type="checkbox"/> Present condition and future danger of destruction <input type="checkbox"/> Security code <input type="checkbox"/> Local body	

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NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

AD BC AECAAA AL

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION <b>SITE RECORD FORM</b>		I5/66 SITE NUMBER
Map number I5 Map name Kaikohe Map edition 1942 Grid Reference 382 441		SITE NAME: MAORI Pahungahunga OTHER
		SITE TYPE Ridge pa.
<p>1. Aids to relocation of site On high hill overlooking Waimate North Showgrounds. <span style="float: right;">E138200 N844100</span></p>		
<p>2. State of site; possibility of damage or destruction No sign of old earthworks on this hill.</p>		
<p>3. Description of site (NOTE: This section is to be completed ONLY if no separate Site Description Form is to be prepared.)</p> <p>Large rounded grassy hill on right of road before descent to showgrounds. Some old tracks over hill. Toia H. says this hill was known as Pahungahunga.</p>		
<p>4. Owner Bergood, Address Waimate North.</p>		<p>Tenant/Manager Address</p>
Attitude		Attitude
<p>5. Methods and equipment used</p> <p>Photographs taken: Yes/No (Describe on Photograph Record Form) Date recorded</p>		
<p>6. Aerial photograph or mosaic No.</p>		<p>Site shows: Clearly/badly/not at all</p>
<p>7. Reported by Lewis Address</p>		<p>Filekeeper [Signature]</p>
<p>Date 7/7/71</p>		<p>Date 10/4/78</p>

Printed by: rodclough

12/02/2018

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Date

Project Name - Archaeological Assessment etc

19

## Alex Billot

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**From:** Alex Billot  
**Sent:** Tuesday, 27 May 2025 2:23 pm  
**To:** joane.civil.nz@gmail.com; ziandra.ashby@corrections.govt.nz; ricky.asby@niss.org.nz; terau.arena@northable.org.nz; terau.arena@icloud.com; whati@ngatirehia.co.nz; riogreening@hotmail.com; arnoldm86@windowslive.com  
**Subject:** Proposed Land Use Resource Consent Application - 138a Showground Road, Waimate North  
**Attachments:** 138a Showgrounds Road Archaeological Assessment.pdf; 250404 - 2074 - D - Jones-1.pdf

Tēnā koutou,

We are in the process of preparing a land use resource consent application where the Applicants are proposing to construct a 70m<sup>2</sup> shed on their property at 138a Showground Road, Waimate North (Lot 2 DP312615). The site is within the Waimate North Special Zone under the Operative District Plan and within the Rural Production zone and Te Waimate Heritage Area within the Proposed District Plan. The site already contains an existing dwelling, sleepout and sheds, as per the site plan attached.



Consent is required under the ODP and PDP due to the setback infringements created by the location of the proposed shed. The shed will be within 75m from Showground Road, given that the lot itself is relatively small compared to lots in the surrounding area (5961m<sup>2</sup> in area). This creates an infringement under the ODP and PDP rules. The proposed shed will also be located a minimum 2 metres from the southern boundary, which is within the permitted 10m setback under the ODP. The proposal has been assessed as a **Discretionary Activity** under the ODP and PDP. The shed will not be visible from Showground Road given the topography of the site and existing boundary planting.

There is a registered archaeological site listed as P05/244 (Pahangahanga Pa) which is shown to affect the subject site. An Archaeological Assessment was completed for the site in February 2018 by Bernie Larson of Clough & Associates Ltd. This archaeological assessment was prepared prior to the construction of the dwelling on the site to determine if the proposed works would impact any archaeological values. I have attached this Archaeological Assessment to this email. It is noted a thorough site investigation was undertaken as part of the assessment with field survey completed with probing carried out across the majority of the property as detailed within the Archaeological Assessment. It was concluded that no archaeological features or deposits were identified. It was noted that *'recorded archaeological site (P05/244) was shown to be located on the subject property, however*



*there were no evidence of features on the property or the property to the north. Other evidence suggests the location of the site to be further south of the property.'* It was then concluded that the proposal was not considered to have any effect on any archaeological remains and the proposal was to proceed under the guidance of an ADP.

Given the location of the subject shed, it is considered that this area was most likely covered by the previous Archaeological Assessment.

If you could please provide comment on the proposal, that would be greatly appreciated.

Please let me know if you require any further information.

Kind regards,



**Alex Billot**  
Resource Planner

Offices in Kaitia & Kerikeri  
☎ 09 408 1866  
Northland Planning & Development 2020 Limited

*My office hours are Monday, Thursday &  
Friday 9am – 2pm.*

## Alex Billot

---

**From:** Arohanui Allen <arohanui.allen@gmail.com>  
**Sent:** Wednesday, 4 June 2025 8:05 pm  
**To:** Alex Billot  
**Subject:** Re: Proposed Land Use Resource Consent Application - 138a Showground Road, Waimate North

Tēnā koe Alex,

Thank you for the opportunity to provide feedback on the proposal regarding the Proposed Land Use Resource Consent Application - 138a Showground Road, Waimate North.

Historically, Pāhangahanga was a pā site occupied by our tūpuna and is closely associated with the nearby pā at Ōkuratope. Upon reviewing the documents and visiting the site we have no objections to the proposed consent application. However, as a precautionary measure, we request that a condition be included requiring the implementation of accidental discovery protocols, particularly if any earthworks are to take place. In such instances, we would appreciate being contacted directly. This will help ensure the protection of any cultural or archaeological materials that may be uncovered during the course of development.

E mihi ana

Arohanui Allen  
022 0166 179

On Tue, Jun 3, 2025 at 12:11 PM Alex Billot <[Alex@northplanner.co.nz](mailto:Alex@northplanner.co.nz)> wrote:

Kia ora Arohanui,

Thank you for your response.

We are aiming to have the application lodged later this week. If you are able to provide comment prior, that would be greatly appreciated.

Kind regards,



**Alex Billot**

Resource Planner

Offices in Kaitaia & Kerikeri

☎ 09 408 1866

Northland Planning & Development 2020 Limited

*My office hours are Monday, Thursday &  
Friday 9am – 2pm.*

---

**From:** Arohanui Allen <[arohanui.allen@gmail.com](mailto:arohanui.allen@gmail.com)>

**Sent:** Monday, 2 June 2025 9:48 am

**To:** Alex Billot <[Alex@northplanner.co.nz](mailto:Alex@northplanner.co.nz)>

**Subject:** Re: Proposed Land Use Resource Consent Application - 138a Showground Road, Waimate North

Kia ora Alex

Thank you for this information. Is there a deadline for comment?

E mihi ana

Arohanui Allen

022 0166 179



On Tue, 27 May 2025 at 8:01 PM, Alex Billot <[Alex@northplanner.co.nz](mailto:Alex@northplanner.co.nz)> wrote:

Kia ora,

We are in the process of preparing a land use resource consent application where the Applicants are proposing to construct a 70m<sup>2</sup> shed on their property at [138a Showground Road, Waimate North \(Lot 2 DP312615\)](#). The site is within the Waimate North Special Zone under the Operative District Plan and within the Rural Production zone and Te Waimate Heritage Area within the Proposed District Plan. The site already contains an existing dwelling, sleepout and sheds, as per the site plan attached.



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probing carried out across the majority of the property as detailed within the Archaeological Assessment. It was concluded that no archaeological features or deposits were identified. It was noted that *'recorded archaeological site (P05/244) was shown to be located on the subject property, however there were no evidence of features on the property or the property to the north. Other evidence suggests the location of the site to be further south of the property.'* It was then concluded that the proposal was not considered to have any effect on any archaeological remains and the proposal was to proceed under the guidance of an ADP.

Given the location of the subject shed, it is considered that this area was most likely covered by the previous Archaeological Assessment.

If you could please provide comment on the proposal, that would be greatly appreciated.

Please let me know if you require any further information.

Kind regards,



**Alex Billot**

Resource Planner

Offices in Kaitia & Kerikeri

☎ 09 408 1866

*My office hours are Monday, Thursday & Friday 9am – 2pm.*

Northland Planning & Development 2020  
Limited