

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?

Who else have you consulted with?

Far North Holdings Limited.

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

5. Applicant Details

Name/s:

Stephen & Sarah Foster

Email:

Phone number:

Work

Home

Postal address:

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

60 BONNET RD
KAITAIA 0410

Postcode 0410

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:

Work

Home

Postal address:

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

112 Commerce Street, Kaitaia

Postcode 0441

* 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:

Stephen & Sarah Foster

Property Address/
Location:

153 Quarry Rd
Kaitaia

Postcode 0410

8. Application Site Details

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

Name/s:	Stephen and Sarah Foster.		
Site Address/ Location:	153 Quarry Rd Kaitaia		
		Postcode	
Legal Description:	Lot 2 DP540233	Val Number:	
Certificate of title:	905051		

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 a 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 dwelling within the site which breaches the Airport Noise Buffer Area Rule.

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

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

13. Assessment of Environmental Effects:

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

Your AEE is attached to this application ☒ Yes

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)

Stephen & Sarah Foster

Email:

Phone number:

Work

Home

Postal address:

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

80 BONNETS RD
KAITIAIA

Postcode

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)

S Foster

Signature:

(signature of bill payer)

Date 03/10/25

MANDATORY

15. Important Information:

Note to applicant

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

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

Fast-track application

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

Privacy Information:

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

15. Important information continued...

Declaration

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

Name: (please write in full)

S. Rogers

Signature:

[Redacted Signature]

Date 03/10/25

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

Checklist (please tick if information is provided)

- ☒ Payment (cheques payable to Far North District Council)
- ☒ A current Certificate of Title (Search Copy not more than 6 months old)
- ☐ 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

Stephen & Sarah Foster

153 Quarry Road, Kaitaia

Date: 13.10.2025

Please find attached:

- An application form for a Land-use Resource Consent to construct a dwelling which is located within the Airport Buffer area;
- 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 Far North Operative District Plan and a **Permitted Activity** under the Proposed District Plan

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

Regards



Alex Billot

Resource Planner

Reviewed by



Sheryl Hansford

Director/Senior Planner

NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED

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Appendices

Appendix 1 – Application Form

Appendix 2 – Certificate of Title - LINZ

Appendix 3 – Consent Notice - LINZ

Appendix 4 – Plans - Boundary Hunter Limited

Appendix 5 – Acoustic Report - Marshall Day

Appendix 6 – Correspondence - Far North Holdings Limited



Assessment of Environment Effects Report

1. Description of the Proposed Activity

- 1.1. The proposal is to establish a new dwelling within the site which is zoned as Rural Production and is located within the Airport Noise Buffer area. The proposal complies with the relevant zone rules under Section 8.6.5.1 of the Operative District Plan (ODP), however the proposal breaches the District Wide Rule 15.2.5.1.2 Noise. It is noted that the proposal falls outside of the Airport Noise Buffer within the Proposed District Plan (PDP).
- 1.2. Marshall Day Acoustics have completed an Acoustic Report in support of the proposal, which is attached within **Appendix 5** of this application. It was concluded that the proposed design measures were satisfactory to ensure effects from airport noise were less than minor and no further sound insulation was required.
- 1.3. Written approval from Far North Holdings Limited (FNHL) has also been obtained which is contained within Appendix 6 of this application.

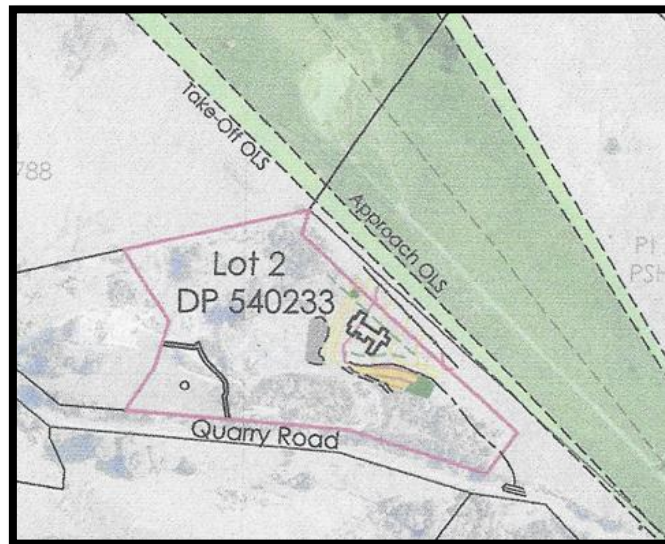


Figure 1: Site Plan. Source: Boundary Hunter Ltd

2. The site and surrounding environment

- 2.1. The subject site is located on the northern side of Quarry Road approximately 2 kms east from the intersection with State Highway 1. The site is an irregular shape with frontage to Quarry Road. The site is currently used for grazing purposes and has existing vehicle crossing points. The site is zoned Rural Production under both the Operative and Proposed District Plans. As mentioned above the site is also located within the Airport Noise Buffer area under the ODP.
- 2.2. Generally, the surrounding environment is in similar land use being rural lifestyle properties with the settlement of Awanui approximately 3kms to the north of the site and Kaitia located approximately 9kms to the south of the site. The Kaitia Airport is located to the east.





Figure 2: Location of the site in relation to the airport.

Site Photos

2.3. A site visit was completed in October 2025, with a compilation of the photos shown below.



Figure 4: Proposed building site looking northeast.



Figure 3: Proposed building site looking south.



Figure 5: Looking northwest from proposed building site.



Figure 6: Existing track from southwestern corner of the site.



Figure 7: Existing track from southeastern corner of the site.

3. Background

Title

- 3.1. The subject site is currently held within Record of Title 905051. The subject site is legally described as Lot 2 DP 540233 and has an area of 4.0171 hectares. The title is dated 17 March 2020. There is one consent notice registered on the Title under Document 11716248.3.

Consent Notice

- 3.2. Consent Notice document 11716248.3 was registered on 17 March 2020 as part of RC2190630. The consent notice contains five conditions that are applicable to the site. All of these conditions will be complied with and the applicable information lodged at building consent stage.

Site Features

- 3.3. The site is located within the Rural Production zone and is not located within the Coastal Environment under the Regional Policy Statement for Northland.
- 3.4. Given the sites rural location, there are no connections to reticulated services such as water supply, wastewater and stormwater.
- 3.5. The NRC Hazard Maps do not show that the site is susceptible to natural hazards.
- 3.6. The subject site is not shown to contain any areas of Protected Natural Areas (PNA).
- 3.7. The subject site is not located in an area where kiwi is present.
- 3.8. The sites are not known to contain any areas of outstanding landscapes or features or areas of high natural character.
- 3.9. The Land Use category for this site is LUC 6e14 and 4s5 which are not defined as highly versatile under the National Policy Statement for Highly Productive Land (NPS-HPL).

4. Permitted activities that are part of the proposal

- 4.1. Clause 3(A) of Schedule 4 of the Resource Management Act requires that information about related permitted activities be provided in the resource consent application.
- 4.2. In this case there are no related permitted activities relevant to this proposal.

5. Weighting of Plans

- 5.1. The proposal is subject to the Proposed District Plan process that was notified 27 July 2022.



- 5.2. 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.
- 5.3. 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.

6. Activity Status of the proposal

- 6.1. Under the Operative Plan, the subject site is located within the Rural Production Zone and within the Noise Buffer area.

Operative Plan - Rural Production zone

- 6.2. Under the Operative Plan, the site is zoned Rural Production. An assessment of the rules under Section 8.6.5.1, has been undertaken below.

ASSESSMENT OF THE PERMITTED RURAL PRODUCTION ZONE RULES:		
<u>PERFORMANCE STANDARDS</u>		
Plan Reference	Rule	Performance of Proposal
8.6.5.1.1	RESIDENTIAL INTENSITY	Permitted The proposal is for a residential dwelling which complies with this rule as there is only one dwelling on the site.
8.6.5.1.2	SUNLIGHT	Permitted The proposed dwelling is located a considerable distance from all boundaries such that the sunlight provisions will be adequately met.
8.6.5.1.3	STORMWATER MANAGEMENT	Permitted The impermeable surface coverage within the site is below 15% of the Gross site area.
8.6.5.1.4	SETBACK FROM BOUNDARIES	Permitted The dwelling is located over 10m from all site boundaries.



8.6.5.1.5	TRANSPORTATION	Permitted The proposal is for one residential dwelling.
8.6.5.1.6	KEEPING OF ANIMALS	Not applicable.
8.6.5.1.7	NOISE	Not applicable.
8.6.5.1.8	BUILDING HEIGHT	Permitted The proposed dwelling is below the permitted height of 12 metres.
8.6.5.1.9	HELICOPTER LANDING AREA	Not applicable.
8.6.5.1.10	BUILDING COVERAGE	Permitted The building coverage is less than the permitted 12.5% of the total site area.
8.6.5.1.11	SCALE OF ACTIVITIES	Not applicable
8.6.5.1.12	TEMPORARY EVENTS	Not applicable.

District Wide Matters

Plan Reference	Rule	Performance of Proposal
12.3.6.1.1	EXCAVATION AND/OR FILLING IN THE RURAL PRODUCTION ZONE	Permitted. Cut or fill height will not exceed an average of 1.5m in height or combined 3m. The proposal is therefore able to comply with this rule as the earthworks are well within 5,000m ³ .
15.1.6A	TRAFFIC	Permitted Activity The proposed dwelling is the only activity on the site which can comply with the permitted threshold.
15.1.6B	PARKING	Permitted Activity The site can provide parking and manoeuvring areas.
15.1.6C.1.1	PRIVATE ACCESSWAY IN ALL ZONES	Not applicable. No private accessways are proposed as part of this application.



15.1.6C.1.2	PRIVATE ACCESSWAYS IN URBAN ZONES	Not applicable.
15.1.6C.1.3	PASSING BAYS ON PRIVATE ACCESSWAYS IN ALL ZONES	Not applicable.
15.1.6C.1.4	ACCESS OVER FOOTPATHS	Not applicable.
15.1.6C.1.5	VEHICLE CROSSING STANDARDS IN RURAL AND COASTAL ZONES	Permitted Activity.
15.1.6C.1.6	VEHICLE CROSSING STANDARDS IN URBAN ZONES	Not applicable.
15.1.6C.1.7	GENERAL ACCESS STANDARDS	Permitted. (a) Vehicle manoeuvring is provided within the site. (b) Not applicable. (c) Complies. (d) Stormwater will continue to follow existing overland flow paths.
15.1.6C.1.8	FRONTAGE TO EXISTING ROADS	Not applicable.
15.1.6C.1.9 – II	Not applicable to this development.	
15.2.5.1.2	NOISE	Discretionary The proposal is for a noise sensitivity activity and is located within 1.2km radius of the centreline of the runway at Kaitaia Airport.

Operative District Plan Rule Breaches

6.3. The assessment above indicates the following breach under the Operative District Plan:

15.2.5.1.2 Noise

6.4. The proposal breaches Permitted Rule 15.2.5.1.2 Noise as the site is located within the Kaitaia Airport Buffer Area and the activity is a noise sensitive activity.

6.5. The proposal is a Discretionary Activity under *Rule 15.2.5.2*. The assessment criteria within Rule 15.2.6.2 will be assessed as part of this application.

Overall Activity Status

6.6. Overall, the proposal requires consent under the Operative District Plan as a **Discretionary Activity**.



Proposed District Plan

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

Chapter	Rule Reference	Compliance of Proposal
Hazardous Substances	The following rules have immediate legal effect: Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility located within a scheduled site and area of significance to Māori, significant natural area or a scheduled heritage resource Rules HS-R5, HS-R6, HS-R9	Not applicable. The proposal does not include a new significant hazardous facility nor is the property located within an area with a scheduled site and area of significance to Māori, significant natural area or a scheduled heritage resource.
Heritage Area Overlays	All rules have immediate legal effect (HA-R1 to HA-R14) All standards have immediate legal effect (HA-S1 to HA-S3)	Not applicable. The site is not located within a Heritage Area Overlay.
Historic Heritage	All rules have immediate legal effect (HH-R1 to HH-R10) Schedule 2 has immediate legal effect	Not applicable. The site does not contain any areas of historic heritage.
Notable Trees	All rules have immediate legal effect (NT-R1 to NT-R9) All standards have legal effect (NT-S1 to NT-S2) Schedule 1 has immediate legal effect	Not applicable. The site does not contain any notable trees.
Sites and Areas of Significance to Maori	All rules have immediate legal effect (SASM-R1 to SASM-R7) Schedule 3 has immediate legal effect	Not applicable. The site does not contain any sites or areas of significance to Māori.
Ecosystems and Indigenous Biodiversity	All rules have immediate legal effect (IB-R1 to IB-R5)	Not applicable. The site does not contain any known ecosystems or indigenous biodiversity to which these rules would apply.
Subdivision	The following rules have immediate legal effect: SUB-R6, SUB-R13, SUB-R14, SUB-R15, SUB-R17	Not applicable. The proposal is not for subdivision.
Activities on the Surface of Water	All rules have immediate legal effect (ASW-R1 to ASW-R4)	Not applicable. The proposal does not involve activities on the surface of water.
Earthworks	The following rules have immediate legal effect: EW-R12, EW-R13	Permitted. Earthworks as part of this proposal will proceed under the guidance of an ADP



	The following standards have immediate legal effect: EW-S3, EW-S5	and will be in accordance with the Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016, in accordance with Rules EW-12, EW-R13, EW-S3 and EW-S5.
Signs	The following rules have immediate legal effect: SIGN-R9, SIGN-R10 All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area	Not applicable. No signs are proposed as part of this application.
Orongo Bay Zone	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water	Not applicable. The site is not located in the Orongo Bay Zone.

- 6.8. The assessment above indicates that the proposal is **Permitted** insofar as the Proposed District Plan.

National Environmental Standards

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

- 6.9. A site visit, review of aeriels and discussions with the landowner 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.
- 6.10. No other National Environmental Standards are considered applicable to this development. The activity is considered permitted in terms of these above-mentioned documents.

7. Statutory Assessment

Section 104B of the Act

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

Section 104(1) of the Act

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

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

- (a) any actual and potential effects on the environment of allowing the activity; and*
- (ab) any measure proposed or agreed to by the applicant for the purpose of ensuring*



*positive effects on the environment that will or may result from allowing the activity;
and*

- (b) any relevant provisions of –
 - i. a national environmental standard:*
 - ii. other regulations:*
 - iii. a national policy statement:*
 - iv. a New Zealand Coastal Policy Statement:*
 - v. a regional policy statement or proposed regional policy statement:*
 - vi. a plan or proposed plan; and**
- (c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.”*

- 7.3. Actual and potential effects arising from a development as described in 104(1)(a) can be both positive and adverse (As described in section 3 of the act). Positive effects arising from this proposal are that the site is being developed for its intended use with a residential dwelling leaving a large area available for lifestyle use such as a Horticultural activity or grazing. Potential adverse effects arising from this proposal relate to noise mitigation due to the location of the site to the Kaitia Airport.
- 7.4. Section 104(1)(ab) requires that the consent authority consider ‘any measure proposed or agreed to by the applicant for the purposes of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity’. In this case the proposal is not of a scale or nature that would require specific offsetting or environmental compensation measures to ensure positive effects on the environment.
- 7.5. Section 104(1)(b) requires the consent authority to consider the relevant provisions of the above listed documents. An assessment of the relevant statutory documents that corresponds with the scale and significance of the effects that the activity may have on the environment has been provided below.

8. Environmental Effects Assessment

- 8.1. 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.

Noise

- 8.2. The following assessment has been undertaken with reference to the relevant Assessment Criteria contained within section 15.2.6.2 of the District Plan



(a) Whether the proposed land use is a noise sensitive activity which could limit airport operations.

(b) Whether acoustic insulation should be required as a condition of consent;

8.3. The proposal is to construct a residential dwelling on the site which is considered a noise sensitive activity. It is considered the proposal will not limit airport operations as the site was created with the intent that a residential dwelling will be developed at some stage within the allotment. The allotment is located on the peripheral of the airport noise buffer overlay which is depicted in Figure 3 (subject site is shaded yellow).

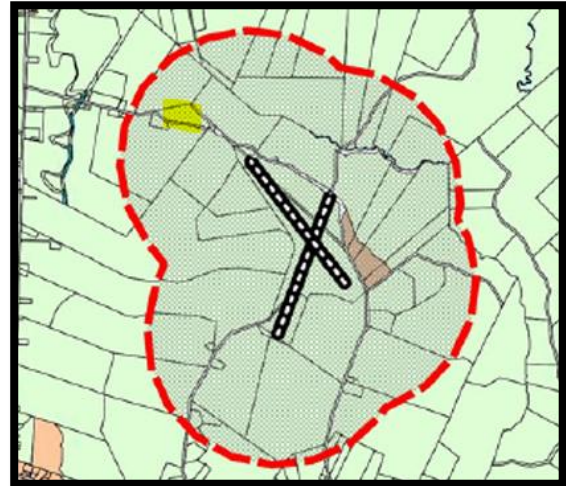


Figure 8: Airport Buffer Area Map.

8.4. The receiving environment includes moderately dense rural-residential lifestyle properties that are also located further within the airport noise buffer zone. In addition, the dwelling has been designed to include materials that will assist with noise mitigation, this includes windows with double glazing to mitigate noise sensitivity within the residential dwelling. The applicants have provided an Acoustic Report (attached as **Appendix 5**) which confirms the dwelling sits outside the 55dBL noise contour of the District Plan and that sound insulation does not need to be provided as a condition of consent.

8.5. Consultation with Far North Holdings was completed with no objections to the proposal. FNHL has also confirmed that the dwelling location sits outside the 55dBL and does not obstruct airport operations.

9. Policy Documents

9.1. 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 policy statement;
- ii. A regional policy statement or proposed regional policy statement;
- iii. A plan or proposed plan



- 9.2. 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 Policy Statements

- 9.3. There are currently eight National Policy Statements in place. These are as follows:
- National Policy Statement on Urban Development
 - National Policy Statement for Freshwater Management
 - National Policy Statement for Renewable Electricity Generation
 - National Policy on Electricity Transmission
 - National Policy Statement for Highly Productive Land
 - 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 2023
- 9.4. It is considered that there are no National Policy Statements applicable to this application including the Coastal Policy Statement as the development is not located within or in close proximity to the coastal environment.

Regional Policy Statement

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

Far North Operative District Plan

Relevant objectives and policies

- 9.7. The relevant objectives and policies of the Plan are those related to the Rural Environment, the Rural Production Zone, and the Airport chapter. The proposal is considered to create no more than minor adverse effects on these environments. The proposal is considered to be consistent with the character of the surrounding area and is considered to have negligible



effects on the amenity value of the area. The proposal is considered to be consistent with the objectives and policies of the Plan.

Assessment of Objectives and Policies within the Rural Environment

- 9.8. The following assessment is based upon the objectives and policies contained within Sections 8.3 and 8.4.

Objectives

- 8.3.1 To promote the sustainable management of natural and physical resources of the rural environment.*
- 8.3.2 To ensure that the life supporting capacity of soils is not compromised by inappropriate subdivision, use or development.*
- 8.3.3 To avoid, remedy or mitigate the adverse and cumulative effects of activities on the rural environment.*
- 8.3.4 To protect areas of significant indigenous vegetation and significant habitats of indigenous fauna.*
- 8.3.5 To protect outstanding natural features and landscapes.*
- 8.3.6 To avoid actual and potential conflicts between land use activities in the rural environment.*
- 8.3.7 To promote the maintenance and enhancement of amenity values of the rural environment to a level that is consistent with the productive intent of the zone.*
- 8.3.8 To facilitate the sustainable management of natural and physical resources in an integrated way to achieve superior outcomes to more traditional forms of subdivision, use and development through management plans and integrated development.*
- 8.3.9 To enable rural production activities to be undertaken in the rural environment.*
- 8.3.10 To enable the activities compatible with the amenity values of rural areas and rural production activities to establish in the rural environment.*

- 9.9. The proposal is not considered to affect the natural and physical resources of the rural environment. The site is rural lifestyle in nature and the proposal will result in a dwelling being constructed on site. The life supporting capacity of soils are not considered to be compromised by the proposal as the proposal is for a single residential dwelling, which was envisioned at time of subdivision. The dwelling has been located to the nor-east, allowing the remainder of the land to continue to be utilized for grazing. No cumulative effects are anticipated as the proposal is of small scale. No areas of indigenous vegetation or fauna will be affected by the proposal nor any areas of outstanding natural features or landscapes. No conflicts in land use are anticipated as the dwelling will include insulation and double glazed windows. The proposal will not affect the capability of rural production activities to be undertaken in the zone. The proposed dwelling is compatible with the amenity values of the area.

Policies

- 8.4.1 That activities which will contribute to the sustainable management of the natural and physical resources of the rural environment are enabled to locate in that environment.*
- 8.4.2 That activities be allowed to establish within the rural environment to the extent that any adverse effects of these activities are able to be avoided, remedied or mitigated and as a*



result the life supporting capacity of soils and ecosystems is safeguarded and rural productive activities are able to continue.

8.4.3 That any new infrastructure for development in rural areas be designed and operated in a way that safeguards the life supporting capacity of air, water, soil and ecosystems while protecting areas of significant indigenous vegetation and significant habitats of indigenous fauna, outstanding natural features and landscapes.

8.4.4 That development which will maintain or enhance the amenity value of the rural environment and outstanding natural features and outstanding landscapes be enabled to locate in the rural environment.

8.4.5 That plan provisions encourage the avoidance of adverse effects from incompatible land uses, particularly new developments adversely affecting existing land-uses (including by constraining the existing land-uses on account of sensitivity by the new use to adverse affects from the existing use – i.e. reverse sensitivity).

8.4.6 That areas of significant indigenous vegetation and significant habitats of indigenous fauna habitat be protected as an integral part of managing the use, development and protection of the natural and physical resources of the rural environment.

8.4.7 That Plan provisions encourage the efficient use and development of natural and physical resources, including consideration of demands upon infrastructure.

8.4.8 That, when considering subdivision, use and development in the rural environment, the Council will have particular regard to ensuring that its intensity, scale and type is controlled to ensure that adverse effects on habitats (including freshwater habitats), outstanding natural features and landscapes on the amenity value of the rural environment, and where appropriate on natural character of the coastal environment, are avoided, remedied or mitigated. Consideration will further be given to the functional need for the activity to be within rural environment and the potential cumulative effects of non-farming activities.

- 9.10. As mentioned, the proposal will not adversely affect the natural and physical resources of the site or zone. No effects on the life supporting capacity of soils are anticipated as detailed above. The proposal will maintain the amenity values of the area due to the proposal being of small scale and an anticipated outcome. No incompatible land uses are anticipated. No effects on areas of indigenous vegetation or fauna are anticipated. The intensity, scale and type are considered consistent with the zone and is considered to have a functional need to be located within the site.

Assessment of the objectives and policies within the Rural Production Zone

- 9.11. The following assessment is based upon the objectives and policies contained within Sections 8.6.3 and 8.6.4.

Objectives

8.6.3.1 To promote the sustainable management of natural and physical resources in the Rural Production Zone.

8.6.3.2 To enable the efficient use and development of the Rural Production Zone in a way that enables people and communities to provide for their social, economic, and cultural well being and for their health and safety.

8.6.3.3 To promote the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.

8.6.3.4 To promote the protection of significant natural values of the Rural Production Zone.



8.6.3.5 To protect and enhance the special amenity values of the frontage to Kerikeri Road between its intersection with SH10 and the urban edge of Kerikeri.

8.6.3.6 To avoid, remedy or mitigate the actual and potential conflicts between new land use activities and existing lawfully established activities (reverse sensitivity) within the Rural Production Zone and on land use activities in neighbouring zones.

8.6.3.7 To avoid remedy or mitigate the adverse effects of incompatible use or development on natural and physical resources.

8.6.3.8 To enable the efficient establishment and operation of activities and services that have a functional need to be located in rural environments.

8.6.3.9 To enable rural production activities to be undertaken in the zone.

- 9.12. Sustainable management of natural and physical resources will be promoted. The proposed dwelling is not considered to affect the social, economic or cultural well being of the zone. The site does not have frontage to Kerikeri Road. No potential conflicts are anticipated nor incompatible land use. The dwelling is considered to be an anticipated outcome within the site and is not uncommon in the Rural Production zone in general. The proposal will not affect the ability of rural production activities to be undertaken in the zone.

Policies

8.6.4.1 That the Rural Production Zone enables farming and rural production activities, as well as a wide range of activities, subject to the need to ensure that any adverse effects on the environment, including any reverse sensitivity effects, resulting from these activities are avoided, remedied or mitigated and are not to the detriment of rural productivity.

8.6.4.2 That standards be imposed to ensure that the off site effects of activities in the Rural Production Zone are avoided, remedied or mitigated.

8.6.4.3 That land management practices that avoid, remedy or mitigate adverse effects on natural and physical resources be encouraged.

8.6.4.4 That the type, scale and intensity of development allowed shall have regard to the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.

8.6.4.5 That the efficient use and development of physical and natural resources be taken into account in the implementation of the Plan.

8.6.4.6 That the built form of development allowed on sites with frontage to Kerikeri Road between its intersection with SH10 and Cannon Drive be maintained as small in scale, set back from the road, relatively inconspicuous and in harmony with landscape plantings and shelter belts.

8.6.4.7 That although a wide range of activities that promote rural productivity are appropriate in the Rural Production Zone, an underlying goal is to avoid the actual and potential adverse effects of conflicting land use activities.

8.6.4.8 That activities whose adverse effects, including reverse sensitivity effects, cannot be avoided remedied or mitigated are given separation from other activities

8.6.4.9 That activities be discouraged from locating where they are sensitive to the effects of or may compromise the continued operation of lawfully established existing activities in the Rural Production zone and in neighbouring zones.

- 9.13. The site is rural in nature and due to the size of the site, does not contain any large scale rural productive activities. No reverse sensitivity effects are anticipated to arise as the site is large enough to support a dwelling with the remainder of the site being retained for productive use.



Adjoining allotments have been developed the same way. No off-site effects are anticipated as all effects will be managed within the site boundaries. No adverse effects on natural and physical resources are anticipated. The type, scale and intensity of the development will maintain the amenity values of the zone. The site does not have frontage to Kerikeri Road. No conflicting land use effects are anticipated nor reverse sensitivity effects.

Assessment of the objectives and policies for Airports

- 9.14. The following assessment is based upon the objectives and policies contained within Sections 15.2.2 and 15.2.3.

Objectives

15.2.2.1 To maintain the safe and efficient operation of airports in the District.

Policies

15.2.3.1 That restrictions be imposed on use and development which could limit the operation of the airports.

15.2.3.2 That provision be made for the continued use and any future requirements for expansion of the existing airports.

- 9.15. The dwelling is situated outside the 55db noise boundary of the Kaitaia Airport. Approval from FNHL has been provided. The dwelling will not restrict or limit airport operations. The property owners are fully aware of the airports location and have incorporated mitigation into their design.

Proposed District Plan

- 9.16. Under the Proposed District Plan, the site is zoned Rural Production 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

- 9.17. The proposal will not affect the availability of land for primary production activities, as the site is rural lifestyle in nature. The site is of a size which can support a dwelling as well as retaining the majority of land for productive use. The construction of a dwelling within the site is an anticipated outcome and is similar to adjacent sites in the area. The site contains soils with a land use classified of 6e14 and 4s5, which are not highly versatile. 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 on-site infrastructure will be provided for onsite. 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.

9.18. The proposal will not affect the ability of primary production activities on sites in the surrounding environment. The site is rural lifestyle in nature and is considered compatible with the surrounding environment. 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. 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 as the site was subdivided with the intent that the allotments would be developed with a dwelling with enough balance area for productive use, therefore no loss of productivity is anticipated. The site is not subject to any natural hazards. 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 and does not contain versatile soils. The scale and character are consistent with other buildings in the vicinity. The proposal is not for subdivision nor is the site located at zone interfaces. The site will utilise an existing crossing place. The site is not subject to historic heritage or cultural values, natural features and landscapes.

Summary

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

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

Public Notification Assessment

10.1. 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.

10.1.1. 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]

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

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

(7) Determine whether the application meets either of the criteria set out in subsection (8) and,—

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

(b) if the answer is no, go to step 4.

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

(a) the application is for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification:

(b) the consent authority decides, in accordance with section 95D, that the activity will have or is likely to have adverse effects on the environment that are more than minor.

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

Step 4: Public notification in special circumstances

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

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

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

- 10.1.4. There are no special circumstances that exist to justify public notification of the application because the proposal is to construct a dwelling within a site that was anticipated for this type of development. The dwelling is consistent with development in the area.

Public Notification Summary

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



Limited Notification Assessment

- 10.2. 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).

- 10.2.1. 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).

- 10.2.2. 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.

The proposal does not involve a boundary activity.

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.

10.2.3. 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.

10.2.4. 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 8 of this report, which found that the potential adverse effects on the environment will be no more than minor. In regard to effects on persons, the assessment in Sections 7, 8 & 9 are also relied on and the following comments made:

- As the site is located within 1.2km of the Kaitia Airport, Far North Holdings Limited were approached for comment. As the site is outside of the 55dbL limit they have advised that they have no concerns with the proposal.
- The proposal is giving effect to the intended use of the site;
- The proposal is consistent with other development in the area;
- The proposal is not considered to be contrary to the objectives and policies under the Operative & Proposed District Plans, Regional Policy Statement and Regional Plan.
- All other persons are sufficiently separated from the proposed development and works, such that there will be no effects on these people.

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

10.2.6. 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),

10.2.7. The proposal is to construct a dwelling onto the site which will be consistent with other sites in the vicinity. It is considered that no special circumstances exist in relation to the application.

Limited Notification Assessment Summary

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



Notification Assessment Conclusion

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

11. Part 2 Assessment

- 11.1. 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.
- 11.2. The proposal will meet Section 5 of the RMA as the proposal will sustain the potential of natural and physical resources whilst meeting the foreseeable needs of future generations as the proposal is considered to retain the rural lifestyle character of the site and surrounding environment.
- 11.3. 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 considered to affect the relationship of Māori and their culture and traditions. The site does not contain areas of historical significance. The proposal does not increase the risk of natural hazards and will not accelerate, exacerbate or worsen the effects from natural hazards. It is therefore considered that the proposal is consistent with Section 6 of the Act.
- 11.4. 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.
- 11.5. 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.
- 11.6. 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.

12. Conclusion

- 12.1. The proposal is to construct a dwelling onto the site, which is considered suitable in the context of the site and surrounding environment. The development will result in no more



than minor adverse effects on the rural environment, and no more than minor effects on any person or party.

- 12.2. The design of the dwelling has incorporated appropriate materials and insulation to assist with noise mitigation.
- 12.3. 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.
- 12.4. In terms of section 104(1)(b) of the Act, the actual and potential effects of the proposal will be less than minor.
- 12.5. 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.
- 12.6. As a Discretionary Activity, the proposal has been assessed against the relevant objectives, policies and assessment criteria contained within the Operative District Plan and Proposed District Plan. It is considered that the proposed activity would not be contrary to those provisions and that any potential adverse effects can be avoided or mitigated. It is considered appropriate for consent to be granted on a non-notified basis.

13. LIMITATIONS

- 13.1. 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.
- 13.2. 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.
- 13.3. Where other parties may wish to rely on it, whether for the same or different proposals, this permission may be extended, subject to our satisfactory review of their interpretation of the report.
- 13.4. 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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R.W. Muir
Registrar-General
of Land

Identifier **905051**
Land Registration District **North Auckland**
Date Issued 17 March 2020

Prior References
NA834/253

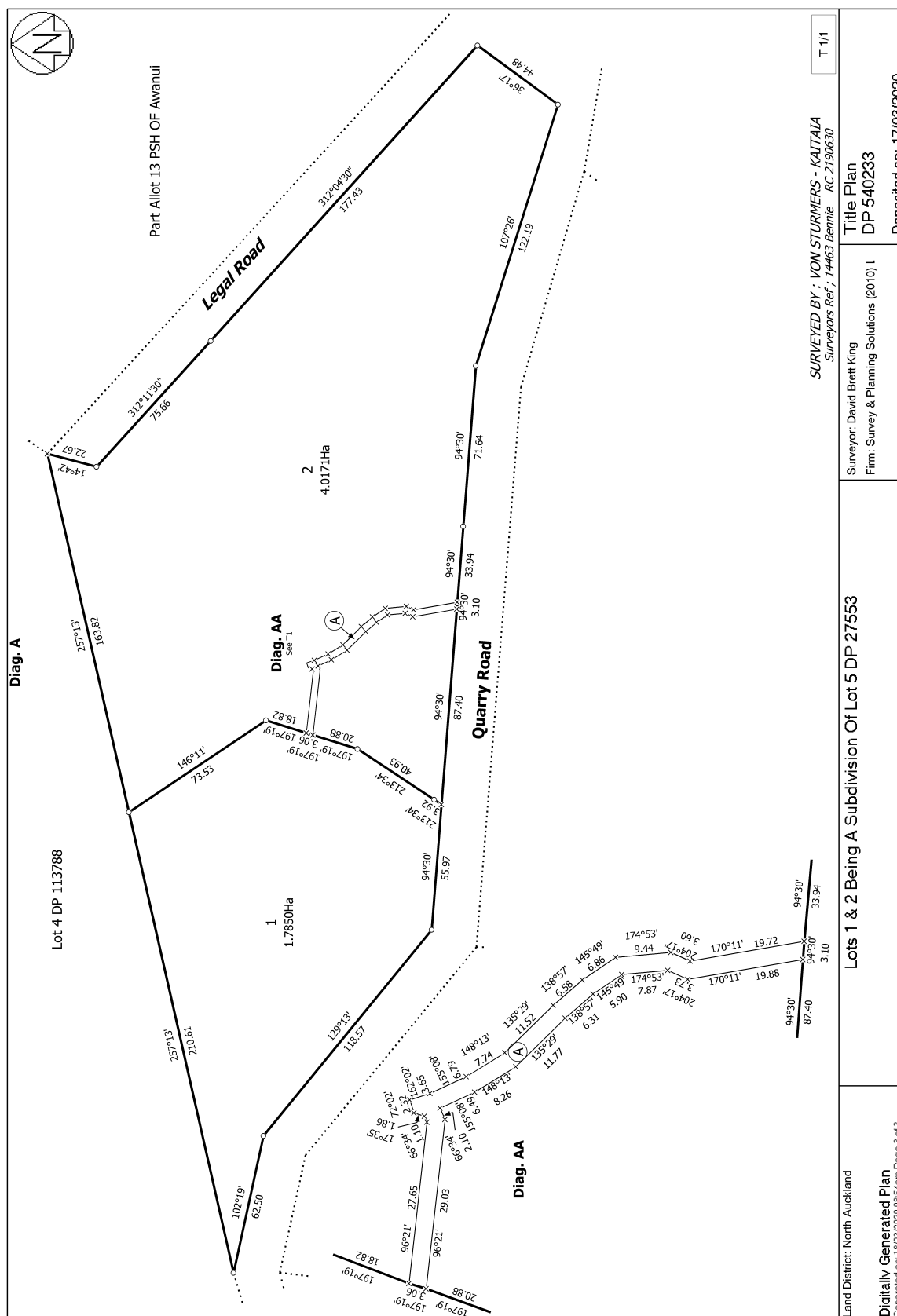
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Area 4.0171 hectares more or less
Legal Description Lot 2 Deposited Plan 540233
Registered Owners
Stephen Trevor Foster and Sarah Alice Foster

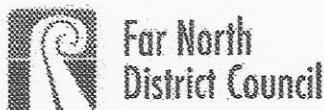
Interests

Subject to a right to convey electricity over part marked A on DP 540233 created by Easement Instrument 11716248.2 - 17.3.2020 at 1:02 pm

The easements created by Easement Instrument 11716248.2 are subject to Section 243 (a) Resource Management Act 1991 11716248.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 17.3.2020 at 1:02 pm

Fencing Covenant in Transfer 11732886.2 - 1.5.2020 at 11:13 am





Private Bag 752, Manurewa
Postal Code 0646, New Zealand
FreePhone: 0800 329 029
Phone: (09) 401 5200
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Email: enquiries@fndc.govt.nz
Website: www.fndc.govt.nz

Te Kaitiaki o Tei Takarua Ki Te Raki

Te Kaitiaki o Tei Takarua Ki Te Raki
Te Kaitiaki o Tei Takarua Ki Te Raki

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC 2190630

Being the Subdivision of Lot 5 DP 27553 Blk I Takahue SD
North Auckland Registry

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

SCHEDULE

Lot 2 DP 540233

- (i) The owner shall in conjunction with the construction of any building >100m² requiring building consent and associated impermeable surface, provide a stormwater management and mitigation report in conjunction with the building consent application. The mitigation system shall be designed as such that the total stormwater discharged from the development, is no greater than the pre development flow from the site for rainfall events up to a 10% AEP plus allowance for climate change. The report shall be prepared by a suitably qualified and experienced practitioner.
- (ii) All habitable buildings or Importance level 2 and greater structures (as defined in AS/NZS 1170) will require engineering assessment for foundations and ground suitability. Design shall be by a Chartered Professional Engineer with recognised competence in relevant geotechnical, structural matters and include an indication of construction monitoring requirements for the foundation construction. The foundation design details shall be submitted in conjunction with the Building Consent application.



Far North
District Council

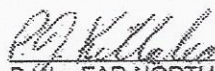
Postal bag 752, Russell Ave
Collins (445), New Zealand
Telephone 0800 920 029
Phone (09) 401 5200
Fax (09) 401 2137
Email info@fncc.govt.nz
Website www.fncc.govt.nz

Te Kaitiaki o Te Takekura Ki Te Raki

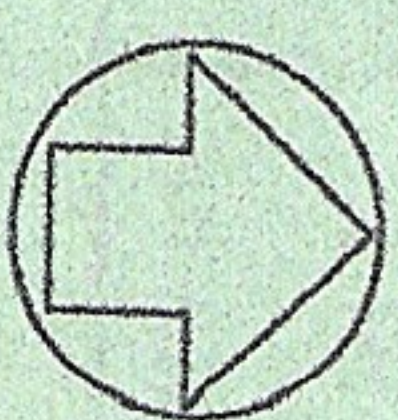
Te Kaitiaki o Te Takekura Ki Te Raki

- (iii) In conjunction with the construction of any building which includes a wastewater treatment & effluent disposal system the applicant shall submit for Council approval a onsite wastewater Report prepared by a Chartered Professional Engineer or a Council approved Report Writer. The report shall reference the Onsite Wastewater Site Suitability Report, produced by O'Brien Design Consulting, ref 2190, dated 27 March 2019 of RC 2190630, identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area plus a reserve disposal area.
- (iv) In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for fire fighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509.
- (v) Electricity and telecommunication supply is not a condition of this consent and has not been reticulated to the boundary. It is the responsibility of the allotment owner to make provisions of a power and telecommunication supply.

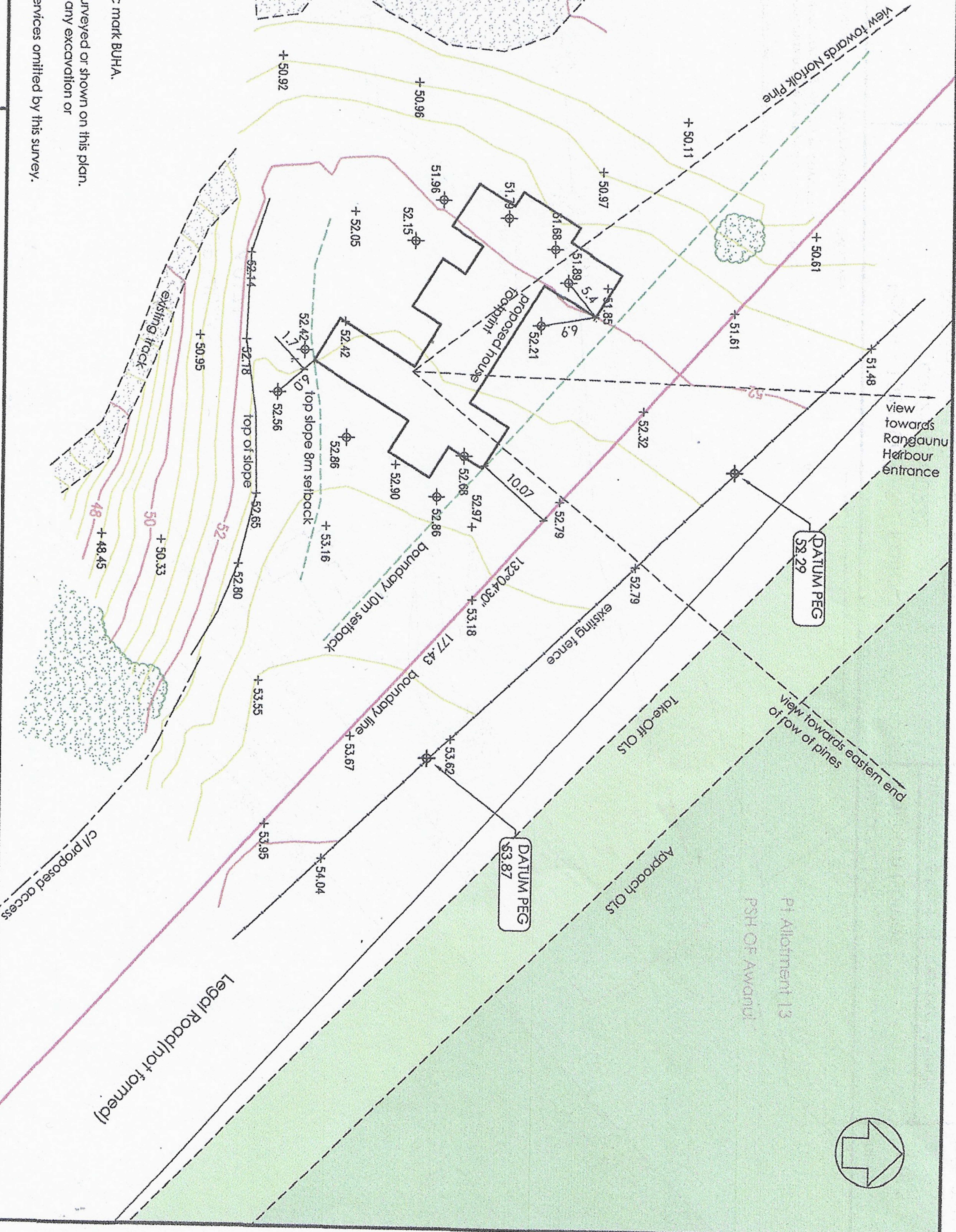
SIGNED:

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

DATED at KERIKERI this 30th day of January 2020

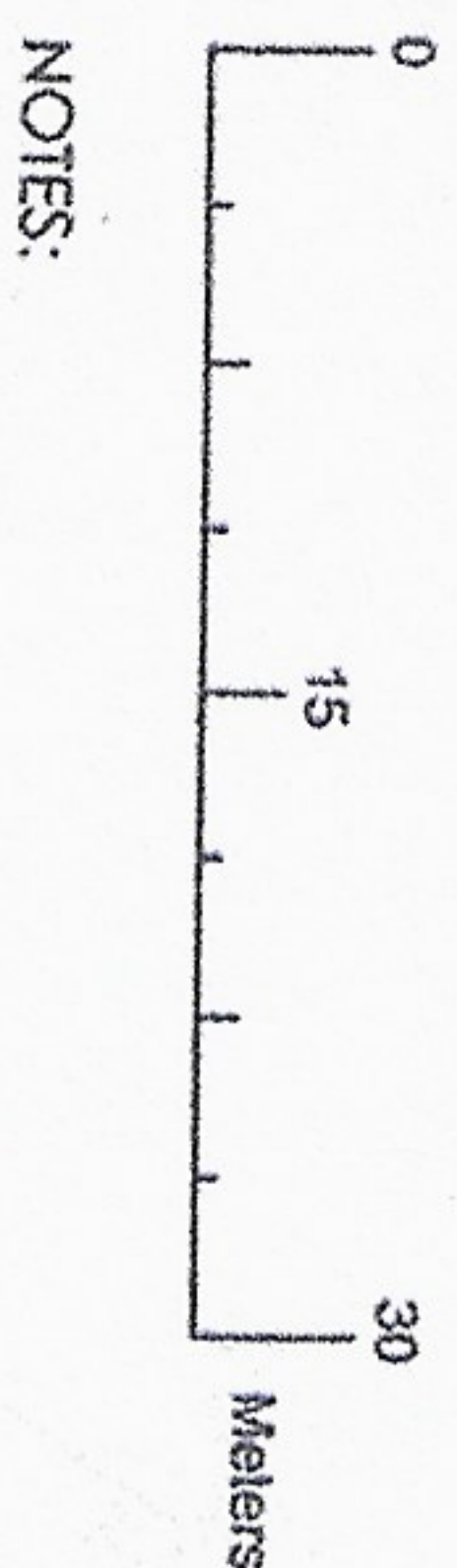


Pt Allotment 13
PSH OF Awarua



Lot 2
DP 540233
4.0171

KEY:
Φ = Fibreglass Rod



- NOTES:
- Contours are at 0.5m intervals.
 - Levels are in terms of NZVD 2016 Datum Geodetic mark BUHA.
 - See Sheet 3 for details of OLS.
 - All underground and above services may not be surveyed or shown on this plan. Please consult Service Providers before carrying out any excavation or construction.
 - Boundary Hunter Ltd accepts no responsibility for services omitted by this survey.

Surveyed & Drawn by:



Email: bruce@boundaryhunter.co.nz

Foster - 153 Quarry Rd, Kaiaia
Lot 2 DP 540233
Existing Site & Contour Survey

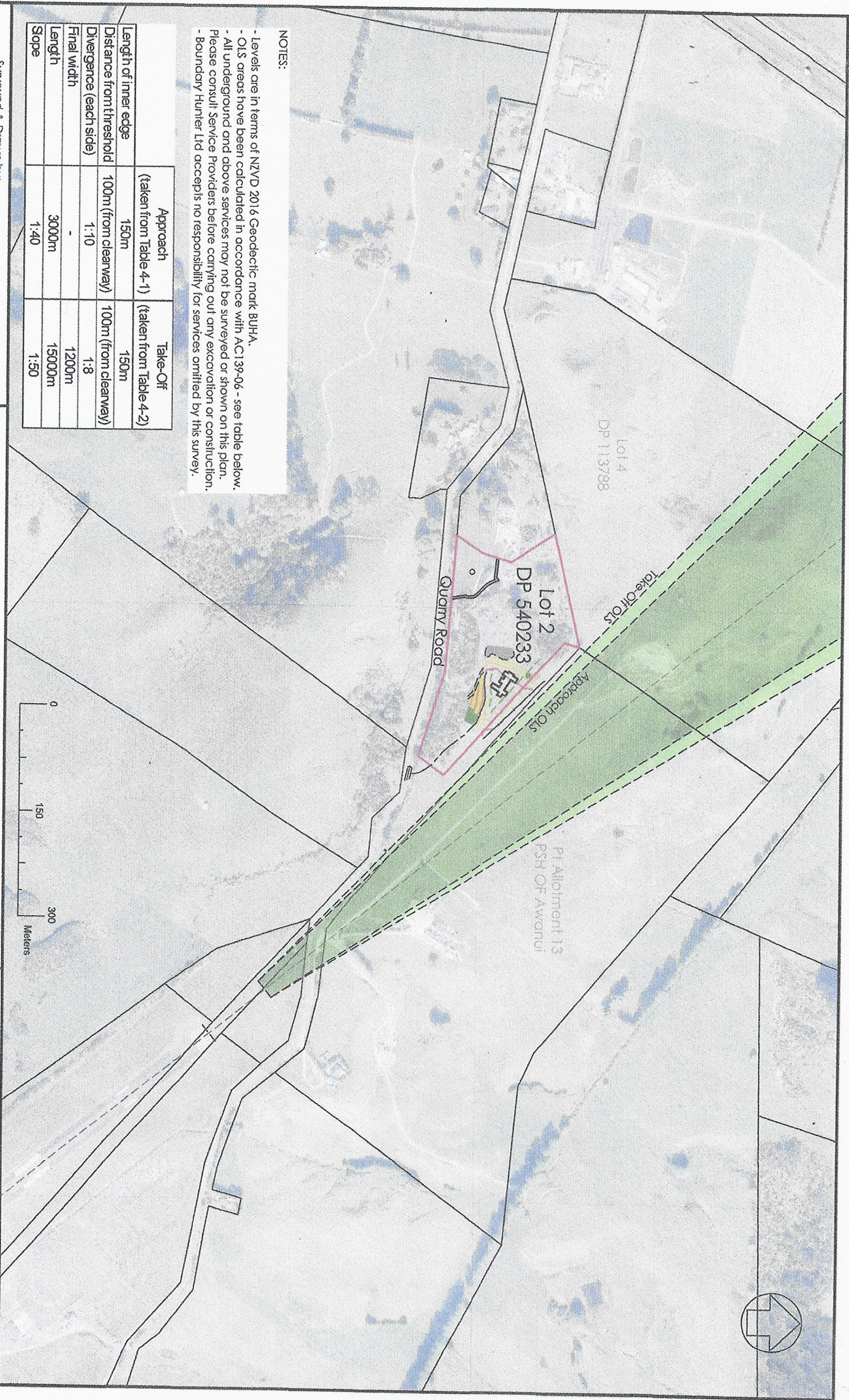
Prepared for:
Platinum Homes

Surveyed: B Kidd
Checked: B Smith

Date: 26/02/25
Scale: 1:500 @ A3
Ref: 12007

Sheet:
2 of 3

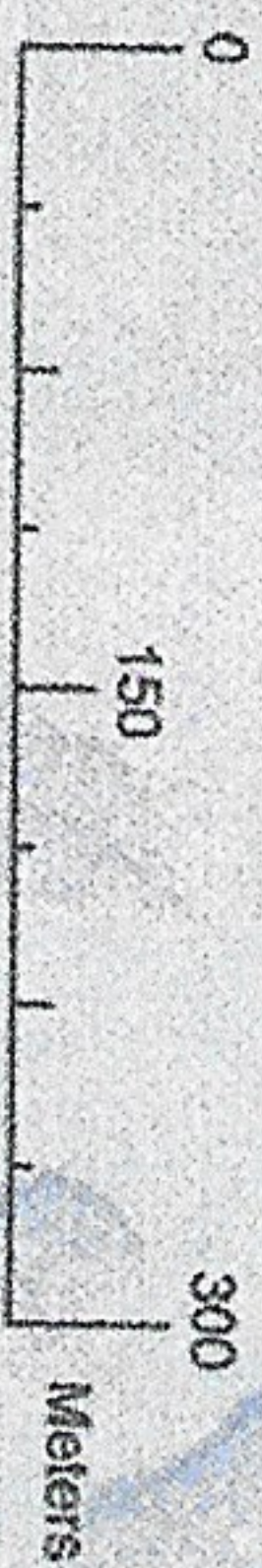
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NOTES:

- Levels are in terms of NZVD 2016 Geodetic mark BHJA.
- OLS areas have been calculated in accordance with AC139-06 - see table below.
- All underground and above services may not be surveyed or shown on this plan.
- Please consult Service Providers before carrying out any excavation or construction.
- Boundary Hunter Ltd accepts no responsibility for services omitted by this survey.

	Approach (taken from Table 4-1)	Take-Off (taken from Table 4-2)
Length of inner edge	150m	150m
Distance from threshold	100m (from clearway)	100m (from clearway)
Divergence (each side)	1:10	1:8
Final width	-	1200m
Length	3000m	15000m
Slope	1:40	1:50



Surveyed & Drawn by:
Email: bruce@boundaryhunter.co.nz

Foster - 153 Quarry Rd, Kaitiaki
Lot 2 DP 540233
Existing Site & Contour Survey

Prepared for:
Platinum Homes

Surveyed: B Kidd

Checked: TP

Date: 26/02/25

Scale: 1:5000 @ A3

Ref: 12007

Sheet:
3 of 3



MARSHALL DAY
Acoustics 

QUARRY ROAD, KAITAIA
AIRCRAFT SOUND INSULATION ASSESSMENT

Rp 001 20250430 | 30 June 2025

Project: **QUARRY ROAD KAITAIA
AIRCRAFT SOUND INSULATION ASSESSMENT**

Prepared for: **Adam Partridge
c/- Platinum Homes
17 The Lakes
Kerikeri**

Attention: **Sarah Foster**

Report No.: **Rp 001 20250430**

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Document Control

Status:	Rev:	Comments	Date:	Author:	Reviewer:
Approved	-	-	30 June 2025	Svetlana Kotenko	Peter Ibbotson
Approved	-	Minor amendment	18 Sept 2025	Svetlana Kotenko	Peter Ibbotson

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APPENDIX A GLOSSARY OF TERMINOLOGY

APPENDIX B DRAWINGS (NOT TO SCALE, FOR REFERENCE ONLY)

1.0 INTRODUCTION

Marshall Day Acoustics Ltd (MDA) has been requested by Platinum homes to assess aircraft noise intrusion into a proposed dwelling on a site at 153 Quarry Road, Awanui, near Kaitaia Airport.

The site is within the Airport Noise Buffer and is subject to the requirements of the Far North District Council Operative District Plan

This report details the assessment of aircraft noise at the site includes discussion on the acoustic treatment required to mitigate noise associated with airport operations.

Acoustic terminology used throughout this report is detailed in Appendix A.

2.0 SITE AND DEVELOPMENT DESCRIPTION

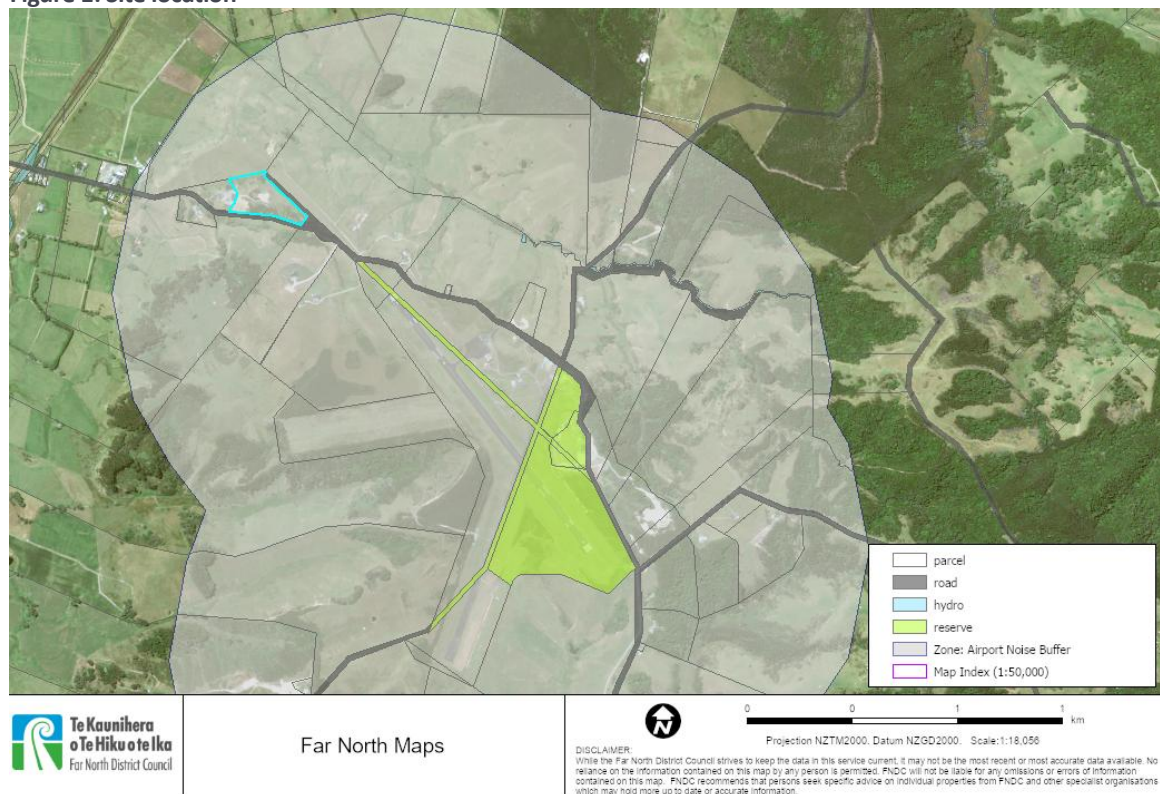
2.1 Site location

The proposed dwelling is to be constructed at 153 Quarry Road, Kaitaia (Lot 2, DP 540233), as shown in Figure 1.

The site is zoned *Rural Production*.

The site is approximately 0.6 km north-west of runway 12 and sits just within the airport noise buffer.

Figure 1: Site location



2.2 Proposed Dwelling Design

It is proposed to construct a six-bedroom. Our assessment has been based on:

- Platinum Homes plans for the project (Platinum Homes ref #NLD509 dated 04 June 2025)
- NCC / Far North Holdings *Overall Project Title* [site plan dated 25/03/2025]

Table 1 details the architectural drawings reviewed as part of this assessment.

Table 1: Architectural Drawings reviewed

Drawing Title	Author	Issue Date
Site Plan	Platinum Homes	03 June 2025
Floor plan	Platinum Homes	03 June 2025
Elevations	Platinum Homes	03 June 2025

3.0 AIRCRAFT NOISE ASSESSMENT

3.1 District Plan Requirements

The site is within the Airport Noise Buffer and is subject to rule 15.2.5.1.2 of the District Plan. This rule is as follows:

15.2.5.1.2 NOISE

Subject to other rules in the Plan defining permitted activities, any new land use is permitted provided it is not a noise sensitive activity within 1.2km radius of the centreline of the runways at each of the Kaitaia, Kerikeri and Kaikohe Airports. For the purpose of this rule each end of the runway is defined as the point where the runway clear strip ends and the approach slope starts. Land within the 1.2km radius is identified on the Kaitaia, Kerikeri and Kaikohe Airport Buffer Area Maps located in Appendix 4.

15.2.5.2 DISCRETIONARY ACTIVITIES

An activity is a discretionary activity if:

- it does not comply with Rules 15.2.5.1.1 or 15.2.5.1.2; but*
- it complies with the relevant standards for permitted, controlled, restricted discretionary or discretionary activities in the particular zone in which it is located set out in Part 2 of the Plan – Environment Provisions; and*
- it complies with all other relevant standards for permitted, controlled, restricted discretionary or discretionary activities in Part 3 of the Plan - District Wide Provisions. The Council may impose conditions of consent on a discretionary activity application or it may refuse consent to the application. If an activity does not comply with the standards for a discretionary activity, it will be a noncomplying activity*

Rule 15.2.6.2 provides the assessment criteria against which this development should be assessed:

15.2.6.2 NOISE

- Whether the proposed land use is a noise sensitive activity which could limit airport operations.*
- Whether acoustic insulation should be required as a condition of consent*

5.0 INDOOR DESIGN SOUND LEVEL

We have not been provided with an internal noise criterion for this project. The requirement is for *“noise from the airport is mitigated to the satisfaction of the Council”*.

Previous consents in proximity of Far North District Council Airports have included the following internal noise criterion:

- 40 dB L_{dn} in bedrooms
- 45 dB L_{dn} in living rooms.

Achieving a noise level of **40 dB L_{dn} in all spaces** is broadly consistent with sound insulation requirements for residential development near airports, ports, road and rail around New Zealand. This is considered to be an acceptable minimum for noise sensitive activity near noise generating infrastructure.

6.0 CALCULATED INTERNAL NOISE LEVELS

Modern dwellings constructed from standard materials to meet the New Zealand Building Code typically achieve a noise reduction from outside to inside of 15-18 decibels with windows ajar for ventilation. As such, houses exposed to external noise levels of 50 to 55 dB L_{dn} can typically achieve an internal noise environment of 40 dB L_{dn} without additional acoustic treatment.

For this project, the external future noise level is likely to be in the order of 52 to 54 dB L_{dn} . With windows ajar for ventilation, internal noise levels would be expected to be slightly below 40 dB L_{dn} inside.

The proposed dwelling construction is largely brickwork (with some fibre cement) on a raft slab. Roofing construction is metal tile. This construction will provide a good level of sound insulation when windows are closed.

We understand that the applicant proposes to provide air-conditioning / heat pump units to the dwelling. If these systems are well designed and provide cooling to all rooms then this may avoid the need for windows to be open to maintain acceptable temperatures within the dwelling¹.

With windows closed and based on the proposed façade construction, internal aircraft noise levels are expected to be well below 30 dB L_{dn} in the dwelling without further sound insulation.

7.0 FAÇADE SOUND INSULATION ELEMENTS

The following sets out the sound insulation measures as proposed in the drawings.

We do not consider that further improvement will be necessary to achieve a suitable internal noise level:

7.1 Glazing

We understand double glazing is proposed for the units. Typical thermal double glazing units that achieve good standards of thermal insulation (e.g. 4mm / 14mm / 4mm double glazing units) typically achieve fair levels of acoustic performance. The performance can typically be improved by using asymmetric pane glazing thickness (e.g. 6.38mm / 14mm / 4mm glass). However for this project, our calculations show that any typical double glazing systems could be used while achieving noise levels of less than 40 dB L_{dn} within the dwelling.

¹ Note that it is typical for sound insulation requirements in loud areas to require both ventilation and air-conditioning systems, on the basis that air-conditioning can maintain a cool environment in summer, and ventilation can avoid condensation in winter without windows being open.

7.2 Roof and ceiling

The proposed roof/ceiling construction is:

- Gerard Shake Textured or Shake Satin metal tile (we understand this is 0.4 mm thickness)
- R7.3 Ceiling batts
- 1 x 13 mm thick standard density ceiling lining

This system is calculated to achieve STC 43 and will be readily sufficient.

7.3 Building facade

The proposed wall construction is as follows:

- 70 mm Kiln-Fired brick or James Hardie Oblique cladding
- R2.2 Wall insulation
- 1 x 10mm GIB wall lining

This system is calculated to achieve STC 40 and will be readily sufficient.

8.0 SUMMARY

Dwelling is to be constructed at 153 Quarry Road near Kaitaia airport.

The dwelling would sit outside the 55 dB L_{dn} noise contour in the Proposed District Plan.

It is expected that noise levels within the dwelling (as designed) will be below 40 dB L_{dn} . Noise levels of around 40 dB L_{dn} are expected based on the external noise level if windows are ajar for ventilation. The provision of air-conditioning (mechanical cooling) and mechanical ventilation systems are not critical to reduce airport noise below 40 dB L_{dn} , however if provided they will enable doors and windows to be closed and will result in noise levels of below 30 dB L_{dn} .

In conclusion, Marshall Day Acoustics considers that the proposed dwelling at 153 Quarry Road will, as designed) be adequately located and sound insulated against aircraft noise from Kaitaia Airport based on noise contours in Proposed District Plan. Further sound insulation above what is proposed in the current drawings does not need to be provided as a condition of consent.

APPENDIX A GLOSSARY OF TERMINOLOGY

A-weighting	The process by which noise levels are corrected to account for the non-linear frequency response of the human ear.
dB	Decibel, the unit of sound level.
L_{dn}	The day-night sound level calculated from the measured L _{Aeq} over a 24 hour period with a 10 decibel penalty applied to the night-time period (2200-0700 hours)
Sound insulation	The ability of a material or construction to reduce sound travelling through it.
STC	Sound Transmission Class. A single number system for quantifying the transmission loss through a building element. The measured transmission loss, in third octave bands from 125 Hz to 4 kHz, is compared to a standard reference curve to determine the single number value. Can only be measured in laboratory conditions
R_w	Weighted Sound Reduction Index, a single number rating of the sound insulation performance of a specific building element. R _w is measured in a laboratory. R _w is commonly used by manufacturers to describe the sound insulation performance of building elements such as plasterboard and concrete.

APPENDIX B DRAWINGS (NOT TO SCALE, FOR REFERENCE ONLY)

