Land-Use Consent for

Purerua Station Limited Partnership

1519 Purerua Road, Te Tii

Date: 21 October 2026

Please find attached:

- an application form for a land-use consent to construct a 180m^2 Shearers Quarters/Utility Shed at Purerua Station located within Lot 2 DP 382171; and
- an Assessment of Environmental Effects indicating the potential and actual effects of the proposal on the environment.

Within the Proposed District Plan – Appeals Version (PDP-AV), the site is zoned as Rural Production and is located within the Coastal Environment Overlay. The proposal has been assessed as a **Restricted Discretionary Activity** in terms of the PDP-AV given the Shearers Quarters is defined as a residential activity and will not be located within an existing approved building envelope. Consent is also sought for earthworks given the area of excavation will exceed 100m2 (although only minimal volume is required) and the foundations result in a cut depth of more than 1 metre.

Within the Operative District Plan (ODP), the site is zoned as General Coastal. The proposal results in an infringement of the Permitted rule for Visual Amenity given the floor area of the proposed shed. The proposal is assessed as a **Restricted Discretionary Activity** under the ODP.

Building Consent for the proposed building has been lodged under EBC–2027-251/0. A Form 4 was issued on 1st October 2026 identifying the requirement for resource consent. It is requested that once the Planner has completed their initial assessment of the proposal, the Form 4 inspection block is lifted to enable building consent inspections to be booked in.

Regards,

Alex Billot



Resource Planner

Reviewed by:

Rochelle Jacobs



Director/Senior Planner

NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED

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Attachments:

1. **Far North District Council Application Form**
2. **Record of Title –** *LINZ*
3. **Plan Set –** *Absolute Build*
4. **Correspondence –** *HNZPT*
5. **Correspodence -** *Kāhui Poutiaki O Ngāti Torehina Ki Matakā*
6. **EBC–2027–251/0 Form 4 -** *FNDC*
7. **Relevant Objectives and Policies –** *NPD Ltd*

Assessment of Environment Effects Report

1. DESCRIPTION OF THE PROPOSED ACTIVITY

1.1. The Applicants are seeking a land use consent to construct a 180m^2 Shearers Quarters with attached Utility Shed within their property at 1519 Purerua Road, Te Tii. The building will be located within Lot 2 DP 382171 which also contains an existing dwelling, shearing shed as well as other farming sheds. The proposed building will be located within the eastern portion of the site, in place of an existing dwelling which is to be removed from site. Access to the proposed building is existing via a metal accessway which also provides access to the Shearing Shed to the north of the proposed building location.



Figure 1: Site Plan showing location of proposed Shearers Quarters and other buildings within the site.

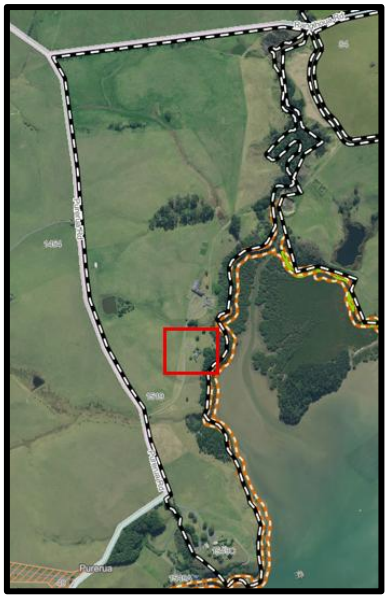


Figure 2: Aerial Image showing subject site and proposed location of Shearers Quarters in red box.

1.2. The proposed Shearers Quarters/Utility Shed is to have a floor area of 180m^2 and a maximum height of 5.25 metres. The exterior of the building will be Colorsteel Ironsand for the roof and walls. The building will contain a utility shed on the southernmost side, with the northernmost side containing the Shearers Quarters which will contain an open plan kitchen/dining/living area, two bunkrooms, one bathroom and a laundry area. A carport will be located on the eastern side of the Utility Shed as well as 2x 25,000L water tanks. The building will be serviced by an onsite wastewater system. This has recently been consented under EBC-2027-251. This new system comprises of a new Waterflow SEPD45C system with 40m2 of Soakage beds. The Plan Set is attached within **Appendix 3**, with some snips provided below for ease of reference.

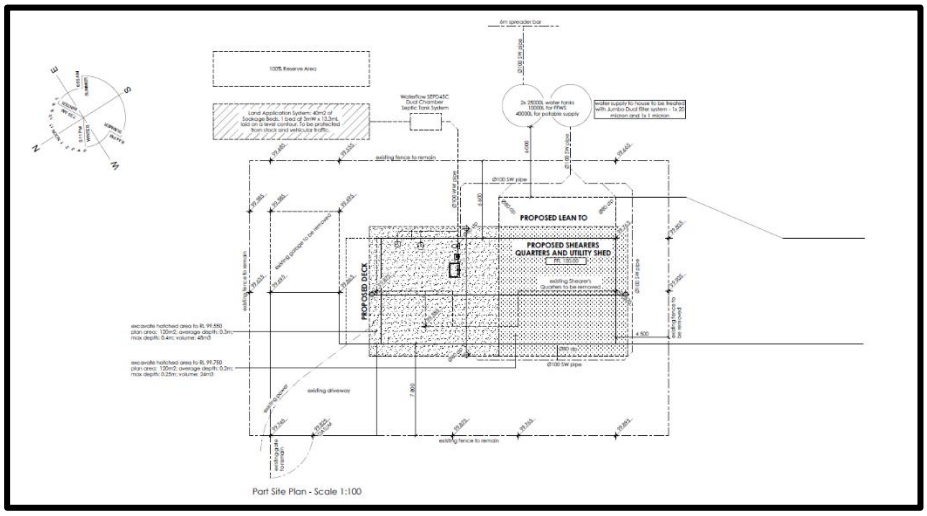


Figure 3: Part Site Plan.

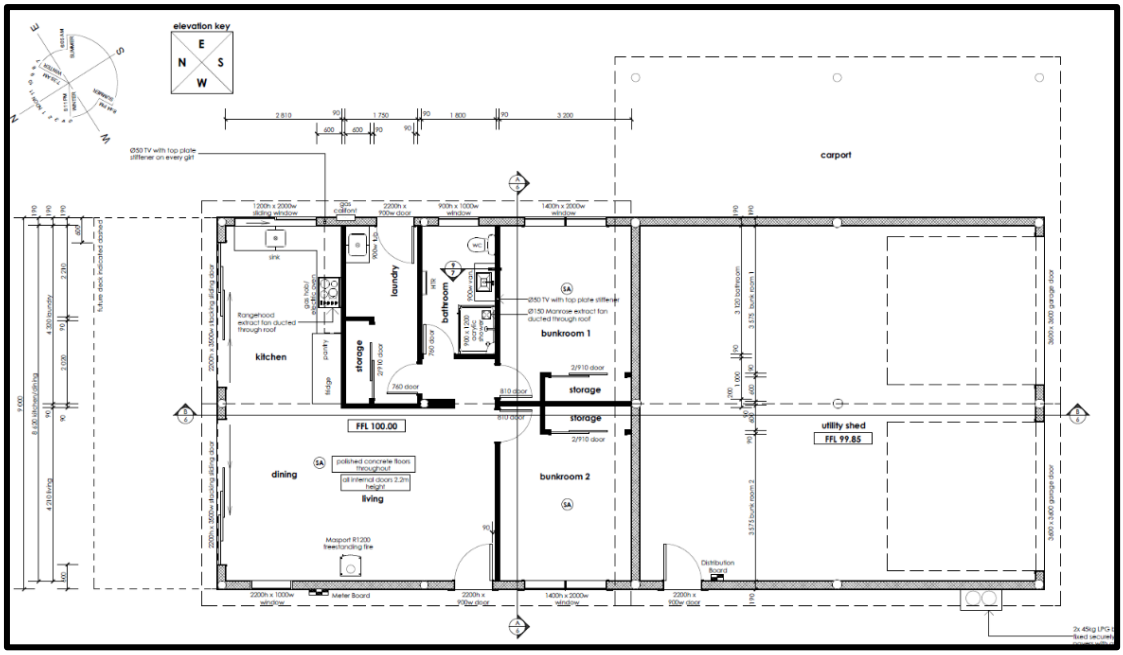


Figure 4: Proposed Floor Plan.

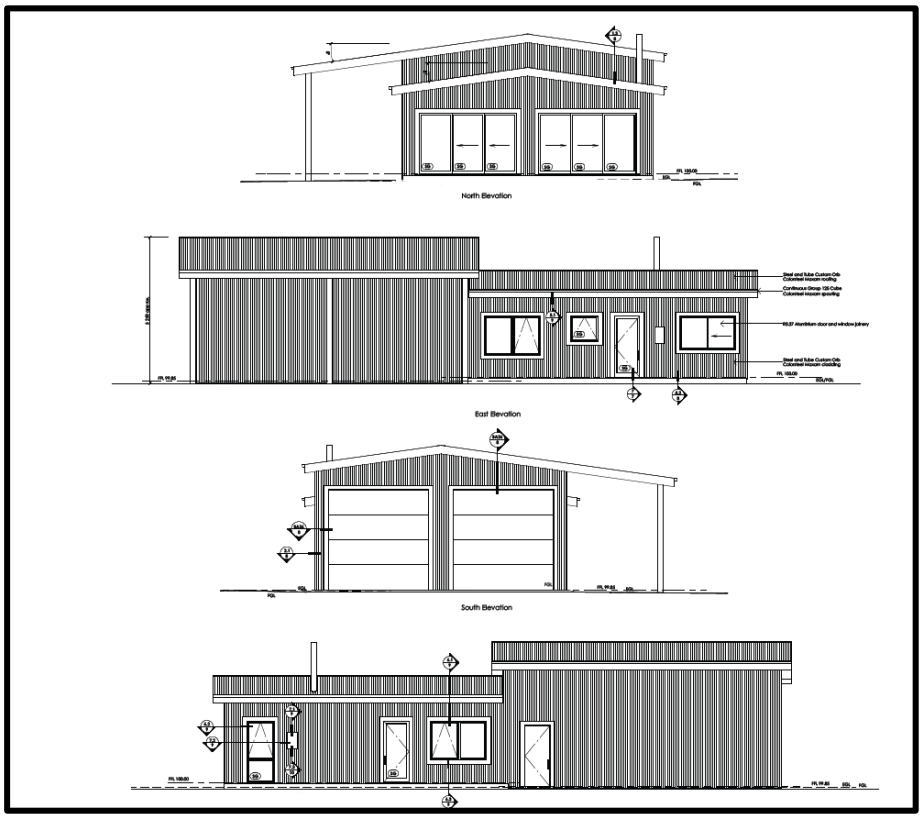


Figure 5: Elevations.

1.3. Within the PDP-AV, the proposal complies with the Rural Production Zone (RPZ) permitted rules. The proposal does result in infringements under the Coastal Environment (CE) overlay, given the building will be utilised for a residential activity. Minimal excavations will be required given the building site is flat and level, with only 100mm of topsoil expected to be removed. Given this will be over an area larger than 100m^2, consent is triggered within the CE. Cut heights will exceed 1m for the foundation depths and therefore trigger consent for earthworks given earthworks for foundations are not exempt. Consent is sought as a **Restricted Discretionary Activity** under the PDP-AV.

1.4. The RPZ of the PDP-AV has been appealed in its entirety and as such, assessment of the zone within the Operative District Plan (ODP) is required as part of this application. Under the ODP, the site is zoned as General Coastal (GCZ) and the proposal results in an infringement of the permitted rule for visual amenity, given the floor area of the building equates to 180m^2. The proposal complies with all other permitted zone and district wide rules under the ODP. The proposal is assessed as a **Restricted Discretionary Activity** under the ODP.

2. DESCRIPTION OF THE SITE AND SURROUNDS

2.1. The application site is located at 1519 Purerua Road, Te Tii. The site is legally described as Lot 2 DP 382171. As mentioned, the site currently contains an existing dwelling, farm sheds and a shearing shed. Access to the proposed building will be via an existing crossing place from Purerua Road which currently provides access to the Shearing Shed on the site and existing dwelling which is to be removed.



Figure 6: Image of existing dwelling to be removed and proposed building location.

2.2. The site forms part of a larger landholding on the Purerua Peninsula, as can be seen in Figure 7. The site is bounded by Purerua Road along the western boundary, Rangihoua Road along the northern boundary and CMA along the eastern and southern boundaries.

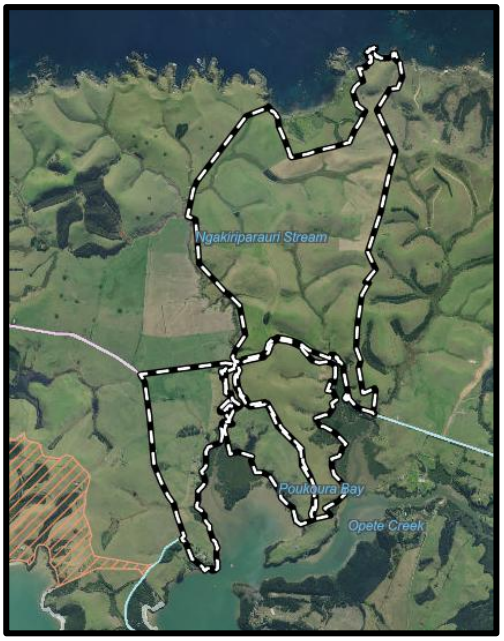


Figure 7: Aerial Image of larger landholding.

2.3. The site is part of a working farm and as such, is predominantly pastoral land. There are no identified areas of PNA, outstanding landscape or high natural character (HNC) within the site under the Regional Policy Statement for Northland (RPSN).

2.4. The adjoining CMA is noted as being an area of PNA as well as HNC, however as mentioned these are not known to encroach into the subject site. There are also no known natural inland wetlands within the site, as per the NRC Maps. The site is shown to be located within an area where kiwi are noted as being present.

2.5. The site is not within an area which is serviced by Councils reticulated wastewater, water or stormwater networks and as such, these will be managed onsite for the building.

2.6. The soils within the development area are classified as LUC 4s2 and 6s5 which are not considered to be highly versatile under the RPSN. The National Policy Statement for Highly Productive Land (NPS-HPL) is therefore not considered applicable to the proposal.

2.7. The site is shown to have areas which are susceptible to coastal and river flood hazards under the NRC Hazard Maps, however the proposed building is located outside of these areas. The proposed building site is located on the cusp of the Tsunami ‘safe’ zone and ‘inundation’ zone.



Figure 9: NRC Flood Hazard Maps.



Figure 8: NRC Tsunami Safe (green) & Inundation (blue) zone maps.

2.8. There are some archaeological sites located within and in close proximity to the site. The nearest to the proposed development area is located near the Shearing Shed to the north. Heritage NZ Pouhere Taonga (HNZPT) have been contacted with their recommendation of an ADP obtained (see **Appendix 4**). Given that the proposed building will replace an existing building, with minimal ground disturbance required, it is considered appropriate for the proposal to proceed under the guidance of an ADP.



Figure 10: FNDC Archaeological Sites Map.

Title

2.9. The site is legally described as Lot 2 DP 382171, with a land area of 71.6ha. The site is held within Record of Title 328730 which is dated 10th April 2007 (see **Appendix 2**). There are no consent notices registered on the title. There are easements registered on the title which will remain unaffected.

3. REASONS FOR CONSENT

Proposed District Plan – Appeals Version (PDP-AV)

3.1. The Appeals Version of the PDP (PDP-AV) is now available and details provisions which are subject to appeal. Provisions that are not appealed will be treated as 'operative' replacing equivalent provisions of the operative plan. If there are live appeals against a proposed provision, the proposed provision and any equivalent provisions may need to be considered through the resource consent process.

3.2. The Rural Production zone has been appealed in its entirety and as such, assessment of the underlying zone within the ODP is required as part of this application. The Coastal Environment is also subject of appeal. There is not a corresponding Coastal Environment Overlay within the ODP but given the underlying ODP zoning is General Coastal, it is considered assessment of the ODP zoning will adequately address any relevant CE matters within the ODP.

3.3. There are some areas within the site noted as being susceptible to Coastal and River Flood Hazards, however the development is located outside of these areas and as such, no assessment of the Coastal and Natural Hazards Chapter will form part of this application. The site is not shown to contain any Outstanding Natural Landscapes, Features or areas of High Natural Character, which is consistent with the Regional Policy Statement for Northland (RPSN) Maps.

3.4. In terms of transportation, this is considered to remain unchanged given that the proposed building will replace an existing building which is to be removed from site (potentially has been removed at the time of lodgement of this application) and will only be used on a seasonal basis. Traffic movements will be temporary and will be in association with the farming activity.

As such, the proposal is considered Permitted in terms of the Transportation Chapter and no further assessment will form part of this application.

3.5. Given the stage that the PDP-AV is at, greater weighting is applied to the PDP-AV rather than the ODP. As the appeals are addressed, those remaining matters in the ODP will fall away.

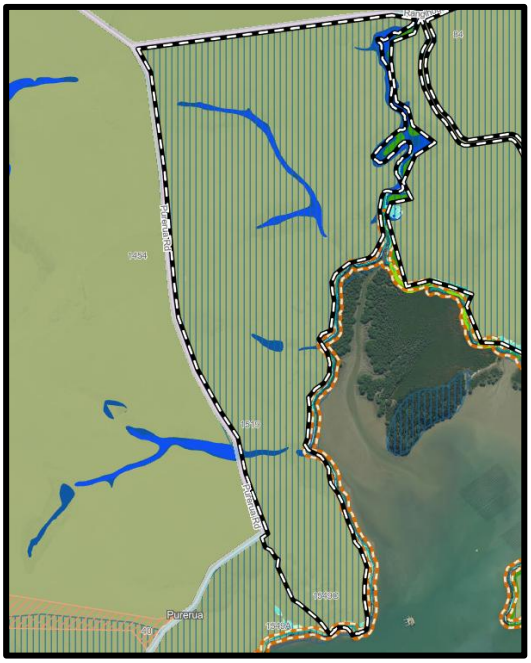


Figure 11: PDP-AV Zoning of the site.

3.6. An assessment of the relevant rules within the PDP-AV will be undertaken in **Table 1** below.

TABLE 1 - ASSESSMENT AGAINST THE RELEVANT PDP-AV RULES		
Plan Reference	**Rule**	**Performance of Proposal**
<u>Area Specific Matters</u> Rural Production Zone		
RPROZ-R1	New buildings or structures and relocated buildings or extensions or alterations to existing buildings or structures.	**Permitted.** **PER-1** New buildings or structures and relocated buildings or extensions or alterations to existing buildings or structures.

		Comment – Complies. The new building will be utilised as Shearers Quarters/Utility Shed. **PER-2** The new building or structure and relocated building or extension or alteration to an existing building or structure complies with standards: RPROZ-S1 Maximum height; *Proposal complies – permitted height is 12m and the maximum height is 5.25m.* RPROZ-S2 Height in relation to boundary; *Proposal complies given large setback distances from boundaries.* RPROZ-S3 Setback (excluding from MHWS or wetland, lake and river margins); *Proposal complies as the building is well in excess of 10m from all boundaries.* RPROZ-S4 Building or structure coverage; *Proposal complies. Building and structure coverage is calculated as 1875m2 or 1% of the total site area.* RPROZ-S5 Buildings or structures used to house, milk or feed stock (excluding buildings or structures used for an intensive indoor primary production activity); and RPROZ-S6 Sensitive activities setback from boundaries of the Mineral extraction zone. RPROZ-S7 Sensitive activities setback from intensive indoor and outdoor primary

		production activities; and RPROZ-S8 Sensitive activities setback from buildings or structures used to house, milk or feed stock (excluding buildings or structures used for an intensive indoor or outdoor primary production activity). RPROZ-S9 Sensitive activities setback from the boundaries of the Heavy Industrial Zone RPROZ-S10 Sensitive activities setback from the boundary of the Horticulture Precinct *RPROZ-S5-S10 not applicable.* **Per-3** *Not applicable.*
RPROZ-R2	Impermeable Surface Coverage	**Permitted.** **PER-1** The impermeable surface coverage of any site is no more than 10%. *Proposal complies. The impermeable surface coverage amounts to 2% of the total site area.*
RPROZ-R3	Residential Activity	**Not applicable** The purpose of the building is for Shearers Quarters which falls under the definition of seasonal accommodation. This rule refers to a 'residential unit' and the purpose of the building is not for the 'exclusive use by one household' given that it will be temporary accommodation during shearing season for multiple people from different households. It is therefore considered that the proposed activity does not result in a residential unit and that this rule is not applicable and an assessment of RPROZ-

		R21 Seasonal Worker Accommodation will be provided below.
RPROZ-R21	Seasonal Worker Accommodation	**Permitted.** **PER-1** The establishment of a new, or expansion of existing seasonal worker accommodation where: 1. The accommodation is associated with a farming or forestry activity and is located the same landholding used for that operation; 2. The accommodation comprises of a combination of communal kitchen and eating areas and sleeping and ablution facilities; and 3. The accommodation provides for no more than 10 workers. <u>Comment:</u> The proposal will result in the establishment of a new seasonal worker accommodation given the building will be used for the sole purpose of accommodating the short-term labour requirement of a farming activity. The accommodation is associated with a farming activity within the site as well as the wider landholding, complying with (1). The accommodation does comprise of a combined communal kitchen and eating areas as well as sleeping and ablution facilities, complying with (2). The accommodation will provide for no more than 10 workers, complying with (3). The proposed building is therefore Permitted in terms of this rule.

RPROZ-R4 – R20 and R22 – R41	**Not Applicable.**	
District Wide Matters - Overlays **Coastal Environment**		
CE-R1	New buildings or structures and relocated buildings and extensions or alterations to existing buildings or structures	**Restricted Discretionary** **PER-1** *Not applicable.* **PER-2** If a new building or structure and relocated building is not located within any of the zones referred to in PER-1 it: 1. is not used for a residential activity; *Consent required. Although the proposal does not result in a residential unit, it does result in a residential activity given it will provide seasonal living accommodation. As such, consent is triggered under this rule.* 2. is no greater than: a. 25m^2 within an outstanding natural character area; *Not applicable.* b. 50m^2 within a high natural character area; and c. 110m^2 in all other areas of the coastal environment; and *(a) and (b) are not applicable. Consent required under (c) given the shed will have a floor area of 180m2.* 3. complies with: a. CE-S1 Maximum height;

		Proposal complies as is less than 5.5m in height. b. CE-S2 Colour and materials; and *Proposal complies as will utilise exterior colour of LRV less than 30%.* c. CE-S4 Setbacks from MHWS. *Proposal complies.* *Consent is required under PER-1(1) and (2)(c) given the building will be used for a residential activity and exceeds 110m2 in area.* **PER-3** *Comment – Not Applicable.* **PER-4** *Comment – Not Applicable.* The proposal is unable to comply with CON-1 as there is no approved building platform. CON-2 is not applicable as the site is not within the Māori Purpose Zone. The proposal can comply with RDIS-1 given that the building will be located outside of an ONC and HNC area. The matters of discretion are stated as a. The matters in CE-P9; and b. Positive effects These will be assessed further in this application.
CE-R2	Earthworks or indigenous vegetation clearance.	**Restricted Discretionary**

	Activity Status: Permitted Where PER-1 and PER-2 are met.	**PER-1** Not applicable. **PER-2** The proposal will result in minimal excavations, with only 100mm of topsoil to be removed across the building site and excavations for foundations. Given that the area of the removal of topsoil will exceed 100m2, consent is triggered under CE-S3(2)(b). Council have also been assessing cuts made for foundations which are more than 1m in depth, as triggering consent within the CE under CE-S3(3). Given the foundation depth will exceed 1m, consent is triggered. No indigenous vegetation clearance is proposed.
CE-R3	Farming	**Not Applicable.**
CE-R4	Afforestation for commercial forestry	**Not Applicable.**
CE-R5	Extension to existing mineral extraction activity	**Not Applicable.**
CE-R6	New mineral extraction activity	**Not Applicable.**
CE-R7	Land fill, managed fill, clean fill.	**Not Applicable.**
CE-S4	Setbacks from MHWS	**Permitted.** The building will be located in excess of 30m from the MHWS.
<u>District Wide Matters</u> General - Earthworks		
EW-R1	Earthworks Activity Status: Permitted Where PER-1 is met.	**Permitted.** **PER-1** The earthworks complies with standards:

		EW-S1 Maximum earthworks thresholds; *The maximum threshold for the underlying zone is 5000m^3 over an area of 2500m^2. The earthworks volumes and area will be well within this.* EW-S2 Maximum depth; *Maximum depth shall not exceed 1.5m or 3m if retained by an engineered wall. The proposal will comply with this.* EW-S3 Accidental discovery protocol; *Proposal complies.* EW-S4 Site reinstatement; *Proposal complies.* EW-S5 Erosion and sediment control; *Proposal complies.* EW-S6 Setbacks; *Setback requirements are 1.5m from boundary if supported by retaining walls or 3m if not supported by retaining walls. Earthworks will be in excess of this and as such, the proposal complies.* EW-S7 Land stability; *Proposal complies.* EW-S8 Nature of filling material; and *Proposal complies.* EW-S9 Flood and coastal hazards *Proposal complies.*

EW-R2	Earthworks within the National Grid Yard and within 10m of Top Energy Transmission Lines (110kV and 66kV)	**Not Applicable.**
EW-R3	Earthworks within 10m of Critical Electricity Lines (excluding Top Energy 110Kv and 66kV Transmission Lines)	**Not Applicable.**
EW-R4	Earthworks Affecting a mapped Land Drainage Area of Benefit	**Not Applicable.**

PDP Activity Status

3.7. The proposed activity is therefore assessed as Permitted in terms of the rules associated within the Rural Production Zone and Earthworks Chapters.

3.8. Consent is triggered within the Coastal Environment overlay given the proposed building will be utilised for a residential activity and exceeds an area of 110m2. Consent is also triggered for earthworks within the CE given that the area of topsoil removal exceeds 100m2 and the cut depth for foundations exceeds 1m. The proposal has been assessed as a **Restricted Discretionary Activity** under the PDP-AV, with the relevant matters of discretion assessed further in this application.

Operative District Plan (ODP)

3.9. As detailed, given the PDP-AV zoning of RPZ for the application site is under appeal in its entirety, assessment of the relevant zoning within the ODP must form part of this application.

3.10. The application site is zoned General Coastal (GCZ) under the ODP. The eastern portion of the site is also shown to be covered by an Outstanding Landscape Overlay which is described as the Te Puna Inlet. More recent mapping under the RPSN has seen this overlay removed from the site. The PDP-AV adopted the more relevant mapping of the RPSN and as such, the

site is not identified as being within an Outstanding Landscape Overlay under the RPSN or the PDP-AV.

3.11. It is noted that within the PDP-AV, the Natural Feature and Landscape Chapter has been appealed in its entirety, however, these appeals do not relate to the mapping of the features themselves and rather to the specific rules within the chapter. Given that the mapping of ONL and HNC have not been appealed, it is considered that the PDP-AV and corresponding RPSN Mapping in relation to areas of ONL, ONF and HNC have higher weighting and overall take precedence compared to the mapping within the ODP. As such, it is considered that although the ODP has mapped a portion of the site as being affected by the OL overlay, given more recent mapping and the fact that this mapping has not been appealed within the PDP-AV, it is considered that the corresponding OL overlay within the ODP falls away as it is not relevant to the site and as such, no further assessment will be made.

3.12. An assessment against the relevant District Plan rules is set out in **Tables 2 & 3** below:

Table 2 - Assessment of General Coastal Zone Rules		
Plan Reference	**Rule**	**Performance of Proposal**
10.6.5.1.1	**Visual Amenity**	**Restricted Discretionary** (a) The proposal is for a Sheares Quarters which will be used for human habitation. This proposed floor area exceeds the permitted 50m^2 allowance. ***Consent required.*** (b) The proposed colour scheme is of a natural and recessive colour. The building exterior is a colour steel product. The colour steel product colours are not listed within the BS5252 colour range. This results in a technical non-compliance. ***Consent required.*** (c) The proposed activity is not an addition or alteration to an existing building. (d) The proposed activity is not a building renovation.

10.6.5.1.2	**Residential Intensity**	**Permitted.** The purpose of the building does not meet the definition of a residential unit as it is not for the purpose of an independent and separate household, as detailed earlier in this assessment, however it will contain a residential activity. This rule specifically refers to a 'unit' and as such, there is argument that this rule would not be applicable. However, given there is no other rule which would apply, consideration under this rule could be considered. Given this rule allows for one unit per 20 hectares, the proposal adequately complies given the large site area.
10.6.5.1.3	**Scale of Activities**	**Permitted.** The Shearers Quarters will be occupied on a temporary basis. Given the large site area, this rule permits a total of 71 people on the site. This will not be exceeded.
10.6.5.1.4	**Building Height**	**Permitted.** The height of the proposed shed is 5.25m which is within the permitted height of 8m.
10.6.5.1.5	**Sunlight**	**Permitted.** The shed is located in excess of 46 metres from all boundaries.
10.6.5.1.6	**Stormwater Management**	**Permitted** The impermeable surface coverage has been calculated as 2% of the total site area and therefore complies with the permitted 10%.
10.6.5.1.7	**Setback from Boundaries**	**Permitted** The shed is located in excess of 46 metres from all boundaries.
10.6.5.1.8	**Transportation**	**Permitted.** Traffic – the proposal will not alter the existing TIF of the site. Parking – provided for.

		Access – access to the site will remain unchanged.
10.6.5.1.9	**Keeping of Animals**	**Not applicable.**
10.6.5.1.10	**Noise**	**Permitted.**
10.6.5.1.11	**Helicopter Landing Area**	**Not applicable**

Table 2 - Assessment against District-Wide Natural & Physical Resources Rules		
Plan Reference	**Rule**	**Performance of Proposal**
12.1	**Landscape and Natural Features**	**Not applicable** As detailed earlier, it is considered that although the site is mapped as being affected by an OL overlay under the ODP, the more relevant RPSN and PDP-AV mapping has removed this overlay from the site. Given the mapping of the ONL, ONF and HNC features have not been specifically appealed within the PDP-AV, it is considered that the corresponding OL overlay within the ODP falls away as it is not relevant. As such, this section is considered not applicable.
12.2	**Indigenous Flora & Fauna**	**Not applicable.** No removal of indigenous flora or fauna is proposed.
12.3.	**Excavation and/or Filling**	**Not applicable.** PDP-AV takes precedence over the ODP Excavation rules.
12.4	**Natural Hazards**	**Not applicable** PDP-AV takes precedence over the ODP Natural Hazards rules.
12.5	**Heritage**	**Not Applicable.**
12.7	**Setback from Lakes, Rivers and the Coastal Marine Area**	**Permitted** The PDP-AV CE chapter is under appeal and as such, this rule has relevance. The proposed building is located in excess of 46m from the CMA and as such complies with this rule.

12.8	**Hazardous Substances**	**Not applicable**
12.9	**Renewable Energy**	**Not applicable.**

ODP Activity Status

3.13. The overall activity status under the ODP is **Restricted Discretionary** resulting from a breach to the permitted standard for Visual Amenity Rule 10.6.5.1.1. The matters of discretion will be assessed further in this application.

National Environmental Standards

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

3.14. The site is not identified as HAIL on the Council database of HAIL sites. A review of historic aerials indicates that there are no known HAIL activities that have previously occurred or are currently occurring within the development areas. For this reason, the proposed activity is not subject to NESCS (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health).

Other National Environmental Standards

3.15. There are no other National Environmental Standards that apply to this development.

4. STATUTORY ASSESSMENT UNDER THE RESOURCE MANAGEMENT ACT 1991 (RMA)

Section 104C of the RMA

4.1. Section 104C governs decisions on Restricted Discretionary Activities. A consent authority may grant or refuse an application, but only for those matters over which discretion is restricted in a Plan or Proposed plan, or any national environmental standard, wastewater or stormwater environmental performance standard, infrastructure design solutions, or other regulations.

Section 104(1) of the RMA

4.2. 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."

4.3. Actual and potential effects arising from the development as described in 104(1)(a) can be both positive and adverse (as described in Section 3 of the Act). The proposed Shearers Quarters/Utility Shed will replace an existing dwelling on the site utilised for the same purpose. The proposed building will provide a more usable space, with the attached utility shed providing room for storage of vehicles and other items. The proposed building has been purpose designed, such that the functionality will adequately accommodate the seasonal workers required during the shearing season. The proposed building is essential to the farming activity within the site and larger land holding. Given the mitigation measures of a low recessive colour scheme and the fact only minimal excavations are required, it is considered that the proposal will not result in adverse effects.

4.4. Section 104(1)(b) requires that the consent authority consider the relevant provisions of the above listed documents. There are no national standards or regulations that are directly relevant to the proposed activity. An assessment of the relevant NPS will be undertaken further in this applictaion. It is considered that the proposed activity can be adequately managed within the planning framework of the ODP and PDP-AV.

4.5. 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 that are relevant to the assessment of this application.

4.6. In accordance with Section 104(6), adequate information is provided to determine this application. This includes associated activities that are assessed to be permitted by the ODP and PDP-AV.

Environmental Effects Assessment

4.7. Actual and potential effects arising from a development as described in 104(1)(a) can be both positive and adverse (as described in section 3 of the RMA). Positive effects arising from this proposal include the consented establishment of a Shearers Quarters/Utility Shed which will enable the Applicants to house Shearers as needed to support the farming activity within the site. The proposed activity will support and enhance the productive activity within the site improving the overall productive capacity of the site.

4.8. Potential adverse effects on the environment that go beyond the threshold of effects permitted in the PDP-AV Coastal Environment and ODP General Coastal Zone which are restricted to the effects of the proposed residential activity being within the Coastal Environment and the visual and earthworks effects of the building.

Residential Activity and Visual Effects within the Coastal Environment

4.9. Within the PDP-AV, the proposal results in an infringement of the permitted rules within the Coastal Environment (CE) given the proposed building will be partially utilised as Shearers Quarters (seasonal worker accommodation) which is defined as a residential activity within the PDP-AV. The building will be larger than 110m2 and as such also triggers consent within the underlying ODP General Coastal zone (GCZ) for visual amenity.

4.10. As detailed earlier in this application, consent is triggered for earthworks within the CE given that the area of earthworks will exceed 100m2. The volume of earthworks is anticipated to be minimal with only 100mm of topsoil removed from the building site as well as excavations for foundations. Given the foundation depth will exceed 1m, consent is triggered as a technicality.

4.11. The proposed activity has been assessed as a Restricted Discretionary Activity within the PDP-AV and ODP, with the matters of discretion restricted to the PDP-AV Coastal Environment for new buildings containing a residential activity and earthworks and the ODP General Coastal zone visual amenity. These matters of discretion are listed below.

PDP-AV CE-R1 (RDIS-1) (New Buildings) and CE-R2 (Earthworks)

The matters of discretion are:

a. the matters in CE-P9;

Consider the following matters where relevant when assessing and managing the effects of land use and subdivision on the coastal environment:

- *the presence or absence of buildings, structures or infrastructure;*
- *the temporary or permanent nature of any adverse effects, including any cumulative effects;*
- *the location, scale and design of any proposed development;*
- *any means of integrating the building, structure or activity into the wider landscape;*
- *the ability of the environment to absorb change;*
- *the need for and location of earthworks or indigenous vegetation clearance and proposed mitigation measures;*
- *the operational or functional need of any infrastructure to be sited in the particular location;*
- *any viable alternative locations or methods for the activity or development where significant adverse effects may arise;*
- *any historical, spiritual or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6;*
- *the likelihood of the activity exacerbating natural hazards;*
- *the opportunity to enhance public access and recreation;*
- *potential effects of land use and subdivision on the coastal marine area and the overall quality of coastal waters;*
- *any positive contribution the development has on the characteristics and qualities, including restoration and enhancement;*
- *the effects on the characteristics, qualities and values of the coastal environment, including natural character and natural landscape values and the quality and extent of indigenous biodiversity;*

- *the extent to which the land use and subdivision complements activities in the coastal marine area; and*
- *whether the activity is on a previously approved building platform*

b. positive effects.

ODP GCZ

When considering an application under this provision the Council will restrict the exercise of its discretion to matters relating to:

(i) the location of the building;

(ii) the size, bulk, and height of the building in relation to ridgelines and natural features;

(iii) the colour and reflectivity of the building;

(iv) the extent to which planting can mitigate visual effects;

(v) any earthworks and/or vegetation clearance associated with the building;

(vi) the location and design of associated vehicle access, manoeuvring and parking areas;

(vii) the extent to which the building and any associated overhead utility lines will be visually obtrusive;

(viii)the cumulative visual effects of all the buildings on the site;

(ix) the degree to which the landscape will retain the qualities that give it its naturalness, visual and amenity values;

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

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

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

4.12. The relevant key items across both the PDP-AV and ODP criteria detailed above relate to: the location of the building and its presence; scale, design and exterior of the building; integration of the building into the landscape (including landscaping); the ability of the environment to absorb the change; earthworks; operational or functional need of the building and any other more suitable locations; private open space; effects on the coastal

environment, including cumulative effects and; any historical, spiritual or cultural association held by tangata whenua.

4.13. The location of the building is in place of an existing dwelling which will be removed from site (if not already has been prior to the lodgement of this application). This results in an existing flat location for the building to be constructed on, minimising excavation requirements and ultimately not altering the use of this portion of the site, given it has previously contained built development and onsite servicing. The scale and design of the building is modest whilst being suitable for the intended purpose. The height of the building is within the permitted threshold for the CE, being less than 5.5m in height (it is proposed to be 5.25m in height) and the exterior colour of the building is proposed to be Coloursteel Ironsand (LRV 8%) for the roof and walls. This colour is of low recessive value and will help integrate the building into the natural background, ensuring it is not prominent within the landscape. This colour scheme, the proposed height and the chosen location will ensure that the building is not a dominant feature within the landscape and visual effects are mitigated to a less than minor degree. The large setback distances from boundaries and the existing vegetation between the building location and the CMA, also mitigate visual effects and dominance on the CMA to a less than minor degree.



Figure 13: Existing dwelling which will be removed. Proposed building to be located in similar location.



Figure 12: Small glimpse of CMA from southern side of existing dwelling. Vegetation between building location and CMA is shown in the distance.

4.14. Earthworks are anticipated to be minimal, with only 100mm of topsoil to be removed across the building site and excavation for foundations. All earthworks will be covered post

development by the building itself, decks or access areas and onsite servicing, as per the plan set. Any other areas will be returned to grassed areas. No earthworks will remain exposed after development is completed such that there are no adverse visual effects anticipated in terms of earthworks nor any effects from sediment runoff.

4.15. Given that there has been built development in this location in the past, it is considered that the environment at this location has already been modified, such that the replacement of this dwelling with a recessive building will be easily absorbed into the existing environment as is. The building is considered to have an operational as well as functional need to be located as is given that it is in close proximity to the existing shearing shed as well as having existing formed access to the building site. Given the already modified location, the ease of access and proximity to other buildings on the site and the design of the building which has been made to be as compliant as possible with the permitted rules, it is considered that the building will be adequately integrated into the environment whilst serving the intended purpose which is required to ensure the functioning and operation of the farming activity within the site and larger landholding.

4.16. In terms of cumulative effects, there are no effects considered to be created which are more than minor. Onsite servicing will be provided, with ample separation distances provided for. Stormwater can be adequately managed given the large permeable area of the site. Effects on adjoining sites are not anticipated given the large setback distances and the fact the site does not adjoin any other privately owned allotments along nearby boundaries.

4.17. In regards to any historical, spiritual or cultural association held by tangata whenua and effects on the CMA, these are considered to be less than minor. Consultation has been had with local Hapū Kāhui Poutiaki O Ngāti Torehina Ki Matakā, with Herb Rahiri who is the Spokesperson and Chair, providing their support to the proposal (see **Appendix 5**). The proposal has been sent to Heritage NZ Pouhere Taonga (HNZPT) where it has been recommended the proposal shall proceed under the guidance of an ADP (see **Appendix 4**). All other effects will be managed within the site boundaries such that effects on the CMA are considered to be less than minor.

4.18. Overall, the design, scale and location of the proposed building will ensure that visual effects are less than minor. The proposal will result in positive effects by providing Shearers Quarters and attached Utility Shed which can accommodate shearers as required to enable

the continued function and efficiency of the farming activity within the site. The proposed location is considered to be the most suited given the already formed access and location to the shearing shed as well as being located in an area which is obscured from the surrounding environment. Effects from earthworks are considered to be less than minor given the minimal earthworks required and that there will be no exposed ground once development is complete. All effects from the proposal are considered to be less than minor on the environment and any other persons.

5. Statutory Assessment

Section 104(1)(b) – Relevant Provisions of Any Statutory Planning Document

5.1. In accordance with Section 104(1)(b) of the Act, the following statutory policy statements and plans are relevant to this application.

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

5.1.1. There are currently 10 operative National Policy Statements. These are as follows:

- New Zealand Coastal Policy Statement (NZCPS)
- National Policy Statement on Urban Development (NPS UD)
- National Policy Statement for Freshwater Management (NPS FM)
- National Policy Statement for Renewable Electricity Generation (NPS RE)
- National Policy Statement on Electricity Networks
- National Policy Statement for Highly Productive Land (NPS HPL)
- National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat (NPS-GG)
- National Policy Statement for Indigenous Biodiversity (NPS-IB)
- National Policy Statement for Infrastructure
- National Policy Statement for Natural Hazards

5.2. The applicable NPS is the NZCPS given the site is located within the Coastal Environment. The NPS-NH is also considered applicable given the building will be located on the cusp of the tsunami inundation zone. An assessment of the of the relevant NPS will be undertaken below.

National Policy Statement for Natural Hazards

5.3. The proposed building will be located on the cusp of the tsunami inundation zone as shown in Figure 14 below. In terms of the NPS-NH risk matrix which is used to assess the risk level associated with the subdivision, use or development of a site, it is considered the risk from tsunami is medium, given the location of the building is on the cusp of being within the 'safe' zone, indicating that any persons occupying the building could easily evacuate to a safe area if a tsunami event were to arise.

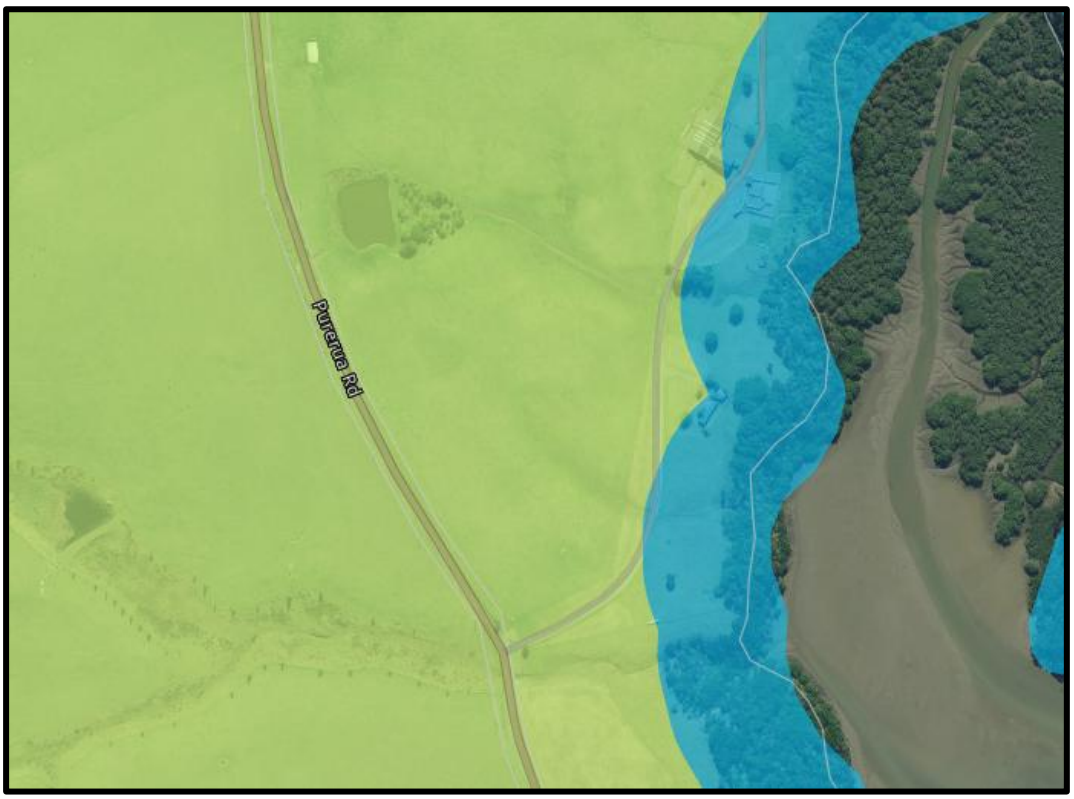


Figure 14: NRC Hazard Maps showing location of building on cusp of green and blue tsunami zones.

5.4. In terms of the objective and policies of the NPS-NH, the proposal is considered to meet Policies 1 & 2 given the assessment of the risk matrix. Policy 3 is not applicable. In terms of Policy 4, as detailed above, it is considered that the proposed activity will not create or increase significant natural hazard risk on other sites. Policy 5 has been met as well as Policy 6.

5.5. As such, it is considered that the proposal is consistent with the NPS-NH.

New Zealand Coastal Policy Statement

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

5.7. The site is within the coastal environment as mapped by the Regional Policy Statement for Northland. The Operative District Plan site zone is GCZ, which is within the ODP coastal environment. The PDP-AV zoning is Rural Production. Coastal values and features are to be managed via a coastal environment overlay. Matters relating to the preservation of natural character and associated landscape and ecological values subject to building (visual amenity) and earthworks rules that are directly relevant to RMA s6(a) matters of national importance.

5.8. Despite the relatively intact natural character of the site that sits above the coastal marine area, the site is utilised for farming use and the District Plan zone does enable earthworks and associated built development on the site. The proposed building location is located in place of an existing building and meets the permitted setback distances as well as permitted height and colours and the PDP-AV for the Coastal Environment. The proposed development is consistent with development along this part of the coastline which in this location is characterised by larger lots containing a mix of vegetated areas and open areas utilised for grazing as well as accommodating residential dwellings and ancillary buildings. The proposed building will support the functioning of the existing farming activity and has been assessed as having effects which are less than minor. The consolidation of development within existing coastal settlements is supported by the NZCPS.

5.9. Overall, the proposal is considered to be consistent with the objective and policies of the NZCPS.

Regional Policy Statement for Northland (RPSN) 2016

5.10. The purpose of the Regional Policy Statement for Northland (RPS) is to promote the sustainable management of Northland's natural and physical resources by providing an overview of the region's resource management issues.

5.11. The RPS sets out policies and methods to achieve integrated management of Northland's natural and physical resources. The proposed activity is located outside of any regionally mapped outstanding landscape and areas of high natural character under the RPSN.

5.12. Objective 3.4 seeks to protect areas of significant indigenous vegetation and fauna habitats, maintain the extent of ecosystem diversity and habitat and where practicable, enhance these environments. Within the coastal environment, this includes avoiding adverse effects on threatened or at-risk indigenous species and avoiding significant adverse effects on areas of indigenous vegetation, habitats that have recreational, commercial, traditional or cultural value (Policy 4.4.1(1)-(2)). It is considered that in the context of the existing site zoning and the extent to which existing vegetation will be retained, the proposed development will not be contrary to the objectives and policies of the RPSN.

5.13. The application site is within a previously developed part of the site and is zoned for low density development which includes provisions for seasonal worker accommodation. Existing indigenous vegetation and associated habitat values will be protected, whilst enabling a building to support the ongoing functioning of the farming activity within the site and larger landholding.

5.14. It is considered that in the context of the existing site zoning and the extent to which existing vegetation will be retained, the proposed development will not be contrary to the objectives and policies of the RPSN.

Proposed District Plan – Appeals Version

5.15. Under the PDP-AV, the site is located within the Rural Production zone and has been assessed as a Permitted Activity insofar as the current proposed RPZ rules. The key objectives and policies are providing land availability for primary production and protecting areas of HPL for future generations. Maintaining amenity and character values is also a key objective. The proposal is considered to be consistent with the RPZ objectives and policies given the proposed building will support the functioning of the farming activity within the site and given seasonal worker accommodation is provided for as a permitted activity. The character and amenity will also be maintained. The proposal is not considered to create incompatible

effects and is considered to have a functional need to be located within the environment given the building will support the farming activity within the site and larger land holding.

5.16. To manage resource management issues relating to the coastal environment, a mapped coastal overlay has been applied to District land to differentiate between land that is within, or outside of, the mapped coastal environment.

5.17. In terms of the proposal, the proposal triggers consent given the building will be utilised for a residential activity, exceeds 110m2 in area and the required earthworks have been assessed as exceeding the permitted 100m^2 as well as more than 1m depth required for foundations within the Coastal Environment Overlay. Development within the coastal environment overlay is controlled by ensuring that the natural character of the coastal environment is preserved and protected (CE-O1), which is achieved by the proposal via the chosen location and natural recessive colour scheme. The proposed building is considered compatible with surrounding land use (CE-O2(b)) and will be located in place of an existing building on the site (CE-O3 and Policy CE-P4). The site has not been identified as an area of ONC, ONL or ONF. In terms of Policy CE-P9, this was assessed earlier within this report, which found the proposal consistent with the relevant criteria.

5.18. Overall, given the proposal results in a Restricted Discretionary Activity under the PDP-AV, it is considered that activities similar to what is proposed are anticipated by the Plan and as such, the proposal is considered to be consistent with the relevant objectives and policies which are stated within **Appendix 7**.

Operative District Plan

5.19. The proposed activity results in a Restricted Discretionary Activity under the ODP, given the site is located within the General Coastal zone and the proposed building floor area exceeds the permitted threshold under the visual amenity rule. The relevant objectives and policies are those within the Coastal Environment and General Coastal zone. As detailed throughout this assessment, it is considered that the proposal will not have adverse effects on the coastal environment. Given the proposal results in a Restricted Discretionary Activity, it is considered that activities similar to what is proposed are anticipated by the Plan and as such, the proposal is considered to be consistent with the relevant objectives and policies which are stated within **Appendix 7**.

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

Public Notification Assessment

6.1. 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.

6.1.1. 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]

6.1.2. The application is for a Restricted Discretionary activity but not a boundary activity. No preclusions apply in this instance. Therefore, Step 3 must be assessed.

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.

6.1.3. 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.

6.1.4. There are no special circumstances that exist to justify public notification of the application because the proposal is to construct a Shearers Quarters with attached Utility Shed to support the functioning of the existing farming activity within the site, which is considered as neither exceptional nor unusual.

Public Notification Summary

6.1.5. 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

6.2. 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.

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).

6.2.1. There are no protected customary rights groups or customary marine title groups or statutory acknowledgement areas that are known to be 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).

6.2.2. There is no rule in the plan or National Environmental Standard that precludes notification. 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.

6.2.3. The proposal is not for a boundary activity.

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

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

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

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

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

6.2.5. A Council must not consider that a person is affected if they have given their written approval or it is unreasonable in the circumstances to seek that person's approval.

6.2.6. 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 4 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 Section 4 is also relied on, and the following comments made:

- The proposed building is consistent with the character of allotments in the locality. Therefore, the proposal is not objectionable with the surrounding environment.
- The proposed building will utilise a natural and recessive colour scheme.
- HNZPT and local hapū approval has been received.
- The development is not considered to be contrary to the objectives and policies under the Operative District Plan or Proposed District Plan.
- All other persons are sufficiently separated from the proposed development and works, such that there will be no effects on these people.

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

6.2.8. 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),

6.2.9. The proposal is to construct a Shearers Quarters with attached Utility Shed on the site. No reverse sensitivity effects or incompatible land use activities are anticipated. It is considered that no special circumstances exist in relation to the application.

Limited Notification Assessment Summary

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

Notification Assessment Conclusion

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

7. PART 2 ASSESSMENT

7.1. For completeness, the application is assessed 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.

7.2. 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. In addition, the proposal will avoid adverse effects on the environment and will preserve the rural and coastal character of the site and surrounding environment.

7.3. Section 6 of the Act includes matters of national importance. The site is located within the coastal environment. The development will remain consistent with the size and scale of other

buildings within the site and be integrated in terms of the adopted natural and recessive colours. Earthworks have been kept to a minimum and the chosen location will not fragment areas of indigenous vegetation, with the extent of the vegetation onsite remaining intact. The building location is not known to contain archaeological sites nor be subject to natural hazards.

7.4. Section 7 identifies several "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 is considered to be consistent with the amenity and character of the site and surrounding environment.

7.5. 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 proposal has taken into account the principals of the Treaty of Waitangi and is not considered to be contrary to these principals.

7.6. Overall, the application is 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 section 5 of the Act.

8. CONCLUSION

8.1. The Applicants seek resource consent to construct a Shearers Quarters with attached Utility Shed within the site. The proposed building will be in place of an existing dwelling which is (or has already been) removed from site. The proposed building will support the ongoing functioning of the farming activity within the site and larger landholding and is considered essentially to enable seasonal worker accommodation as needed.

8.2. The site is located within the Rural Production zone of the PDP-AV as well as the Coastal Environment Overlay. The site is within the General Coastal zone of the ODP. Resource consent is required as a Restricted Discretionary Activity under the PDP-AV for a new building containing a residential activity and associated earthworks within the Coastal Environment

and for visual amenity under the ODP. The proposal is Permitted in terms of the underlying PDP-AV RPZ.

8.3. The proposal is not considered to result in the degradation of the character of the surrounding rural and coastal environment and is consistent with other development in this rural and coastal landscape.

8.4. No significant adverse effects are anticipated to arise from the activity included in the application and no consideration of alternatives has been undertaken. All effects of the activity are being managed within the locality. Overall, it is considered that the proposal will result in no more than minor effects on the environment.

8.5. In terms of section 104(1)(a) of the Act, the actual and potential effects of the proposal will be less than minor. The relevant provisions within Part 2 of the Act have been addressed as part of this application. The overall conclusion from the assessment of the statutory considerations is that the proposal is considered to be consistent with the sustainable management purpose of the Resource Management Act 1991.

8.6. 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.

8.7. In terms of section 104(1)(b) of the Act, the proposal is found to be generally consistent with the objectives, policies and assessment criteria of the relevant statutory documents as set out in this report.

8.8. It is considered appropriate to grant the application on a non-notified basis.

9. LIMITATIONS

9.1. 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.

9.2. 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.

9.3. 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.

9.4. 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.

Te Kaunihera o Te Hiku o te Ika
Far North District Council

Office Use Only
Application Number:

Application for resource consent or fast-track resource consent

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Form 9). Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — both available on the Council's web page.

1. Pre-Lodgement Meeting

Have you met with a council Resource Covnsent representative to discuss this application prior to lodgement?

◯ **Yes** ☑ **No**

2. Type of consent being applied for

(more than one circle can be ticked):

☑ **Land Use**
◯ **Fast Track Land Use***
◯ **Subdivision**
◯ **Consent under National Environmental Standard**
(e.g. Assessing and Managing Contaminants in Soil)
◯ **Discharge**
◯ **Change of Consent Notice (s.221(3))**
◯ **Extension of time (s.125)**
◯ **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? Kāhui Poutiaki O Ngāti Torehina Ki Matakā

Who else have you consulted with? HNZPT

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: Purerua Station Limited Partnership c/o Ash and Michelle Paterson

Email: [redacted]

Phone number:

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

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

If yes, please provide details.

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: [redacted]

Phone number:

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

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

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: Purerua Station Limited Partnership c/o Ash and Michelle Paterson

Property address/ location: ~~1519C Purerua Road~~ 1519 Purerua Road
Te Tii
0294
Postcode

8. Application site details

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

Name/s: Purerua Station Limited Partnership c/o Ash and Michelle Paterson

Site address/ location:
1519 Purerua Road
Te Tii
0294
Postcode

Legal description: Lot 2 DP 382171 **Val Number:**

Certificate of title: 328730

Please remember to attach a copy of your Certificate of Title to the application, along with relevant consent notices and/or easements and encumbrances (search copy must be less than 6 months old)

Site visit requirements:

Is there a locked gate or security system restricting access by Council staff? ☑ **Yes** ○ **No**

Is there a dog on the property? ☑ **Yes** ○ **No**

Please provide details of any other entry restrictions that Council staff should be aware of, e.g. health and safety, caretaker's details. This is important to avoid a wasted trip and having to re-arrange a second visit.

Please contact Applicant prior to site visit as this is a working farm.

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 Shearers Quarters with attached Utility Shed. The proposal requires consent within the PDP-AV Coastal Environment given the building will contain a residential activity and associated earthworks as a RDA. Consent is also sought under the ODP General Coastal zone for an infringement of the permitted visual amenity rule as a RDA.

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** EBC-2027-251/0

○ **Regional Council Consent (ref # if known)** Ref # here (if known)

○ **National Environmental Standard Consent** Consent here (if known)

○ **Other (please specify)** Specify 'other' here

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

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

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

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

◯ **Subdividing land**

☑ **Changing the use of a piece of land**

◯ **Disturbing, removing or sampling soil**

◯ **Removing or replacing a fuel storage system**

13. Assessment of environmental effects:

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

Your AEE is attached to this application ☑ **Yes**

14. Draft conditions:

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

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

15. Billing Details:

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

Name/s: (please write in full) Purerua Station Limited Partnership c/o Ash and Michelle Paterson

Email: [redacted]

Phone number:

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

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

15. Billing details continued...

Declaration concerning Payment of Fees

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

Name: (please write in full) Michelle Paterson

Signature: [redacted] Date 20/10/26

(signature of bill payer) MANDATORY

16. Important Information:

Note to applicant

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

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

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

Fast-track application

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

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

Privacy Information:

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

17. Declaration

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

Name (please write in full) Michelle Paterson

Signature [redacted] Date 20/10/26

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

See overleaf for a checklist of your information...

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

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

R.W. Muir
Registrar-General
of Land

Identifier	**328730**
Land Registration District	**North Auckland**
Date Issued	10 April 2007

Prior References
NA28C/836

Estate	Fee Simple
Area	71.6000 hectares more or less
Legal Description	Lot 2 Deposited Plan 382171
Registered Owners	

Purerua Station Limited Partnership

Interests

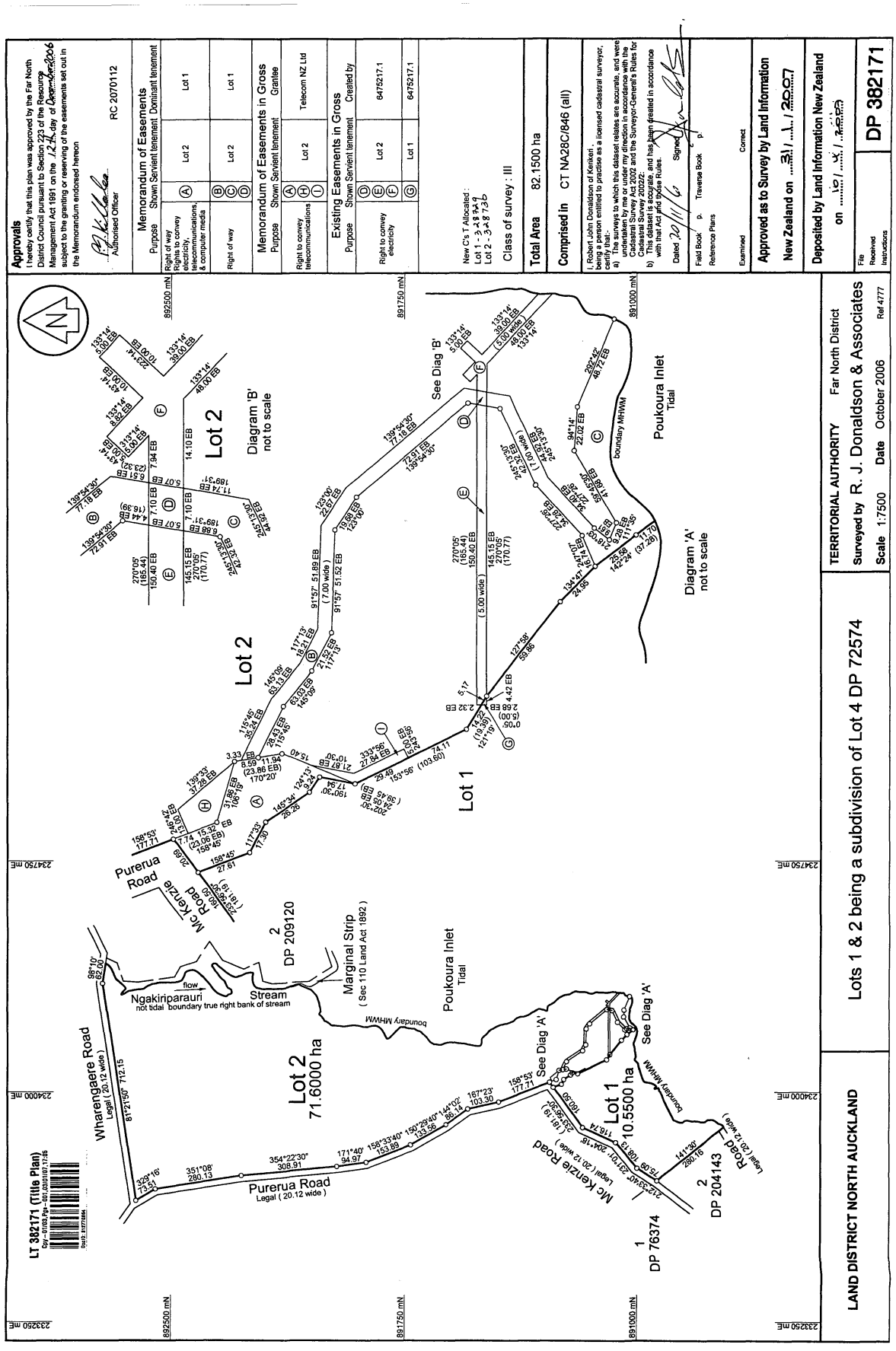
Subject to a right of way, rights to convey electricity, telecommunications and computer media over part marked A, and a right of way over parts marked B, C and D on DP 382171 created by Easement Instrument 7312923.3 - 10.4.2007 at 9:00 am

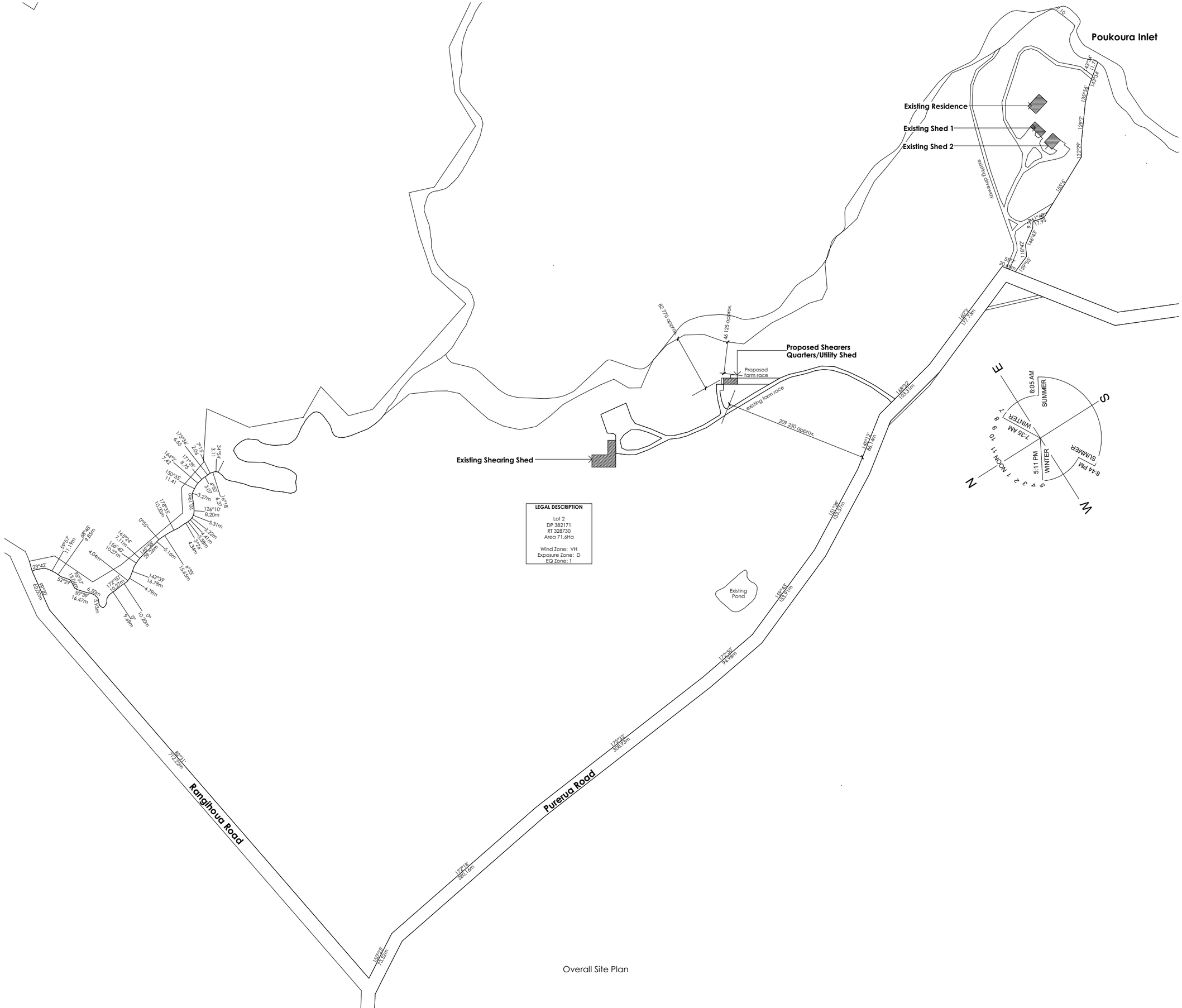
The easements created by Easement Instrument 7312923.3 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to convey telecommunications and computer media (in gross) over parts marked A, H and I on DP 382171 in favour of Telecom New Zealand Limited created by Easement Instrument 7312923.4 - 10.4.2007 at 9:00 am

The easements created by Easement Instrument 7312923.4 are subject to Section 243 (a) Resource Management Act 1991

12416224.1 STATUTORY LAND CHARGE PURSUANT TO SECTION 87 LOCAL GOVERNMENT (RATING) ACT 2002 - 29.3.2022 at 7:00 am


Approvals
I hereby certify that this plan was approved by the Far North District Council pursuant to Section 223 of the Resource Management Act 1991 on the 12th day of December 2006 subject to the granting or reserving of the easements set out in the Memorandum endorsed hereon
Authorised Officer
RC 2070112
Memorandum of Easements
Purpose | Shown | Servient tenement | Dominant tenement
Right of way | A | Lot 2 | Lot 1
Right to convey electricity, telecommunications, & computer media | B C D | Lot 2 | Lot 1
Right of way | B C D | Lot 2 | Lot 1
Memorandum of Easements in Gross
Purpose | Shown | Servient tenement | Grantee
Right to convey telecommunications | A H I | Lot 2 | Telecom NZ Ltd
Existing Easements in Gross
Purpose | Shown | Servient tenement | Created by
Right to convey electricity | D E F | Lot 2 | 8475217.1
 | G | Lot 1 | 8475217.1
New C's T Allocated :
Lot 1 - 328730
Lot 2 - 328731
Class of survey : III
Total Area 82.1500 ha
Comprised In CT NA28C/846 (all)
I, Robert John Donaldson of Kerikeri, being a person entitled to practise as a licensed cadastral surveyor, certify that:-
a) The surveys to which this dataset relates are accurate, and were carried out by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 20022:
b) This dataset is accurate, and has been created in accordance with that Act and those Rules.
Dated 20/11/06
Signed
Field Book p. Traverse Book p.
Reference Plans
Examined
Correct
Approved as to Survey by Land Information New Zealand on 31/1/2007
Deposited by Land Information New Zealand on 16/1/2007
File
Received
Instructions
DP 382171
LT 382171 (Title Plan)
LAND DISTRICT NORTH AUCKLAND
Lots 1 & 2 being a subdivision of Lot 4 DP 72574
TERRITORIAL AUTHORITY Far North District
Surveyed by R. J. Donaldson & Associates
Scale 1:7500 Date October 2006 Ref 4777
Lot 1
10.5500 ha
Lot 2
71.6000 ha
Lot 2
Diagram 'B'
not to scale
Diagram 'A'
not to scale
Wharengaere Road
Legal (20.12 wide)
Purerua Road
Legal (20.12 wide)
Mc Kenzie Road
Legal (20.12 wide)
Road
Legal (20.12 wide)
Ngakiriparauri
not tidal boundary true right bank of stream
Stream
Marginal Strip
(Sec 110 Land Act 1892)
Poukoura Inlet
Tidal
boundary MHWM
1 DP 76374
2 DP 204143
2 DP 209120
See Diag 'A'
See Diag 'B'
892500 mN
891750 mN
891000 mN
234000 mE
234750 mE
233250 mE



Overall Site Plan

GENERAL NOTES

1. Plans to be read in conjunction with Raftfloor Plan design by Wilton Joubert, Job #149258, Drawing sheets S0.1, S0.2, S0.3, S1.1and S2.1
2. Plans to be read in conjunction with Pryda Pole Shed design, Job #29175, Drawing sheets 1 - 12
3. All drawings shall be read in conjunction with the architectural specification
4. No changes to the specification and/or drawings. There shall be no changes made to the specification or deviation to the drawings unless agreed upon in writing by the designer and/or engineer and/or the relevant territorial authority
5. If any discrepancies are found between the drawings and specification please contact the designer immediately before proceeding with any work
6. All levels and dimensions shall be confirmed by contractor on site before proceeding with work
7. Plumbing and Drainage to AS/NZS3500.5:2021
8. All work to comply with NZS3604:2011, NZBC and any other AS/NZS standards applicable
9. Refer to Building Consent pack for manufacturers product literature
10. Refer to all written dimensions, do not scale off drawings
11. All timber shall be SG8 unless specified otherwise
12. If you don't know ask

IMPERMEABLE SURFACE COVERAGE

Site Area: 71.60Ha (716000m2)

Existing Residence:	385m2
Existing Shed 1:	200m2
Existing Shed 2:	250m2
Existing Driveway:	5100m2
Existing Farm Race:	4665m2
Existing Shearing Shed:	860m2
Existing Shearers Shed/Garage to be removed:	150m2
Proposed Shearers Quarters/Utility:	241m2
Proposed Farm Race:	500m2
Total:	**12201m2 (<2%)**

BUILDING COVERAGE

Existing Residence:	385m2
Existing Shed 1:	200m2
Existing Shed 2:	250m2
Existing Shearing Shed:	860m2
Existing Shearers Shed/Garage to be removed:	150m2
Proposed Shearers Quarters/Utility:	180m2
Total:	**1875m2 (<1%)**

RISK MATRIX ASSESSMENT					
Risk	Low	Med	High	VH	Score
A. Wind Zone	0	0	1	2	2
B. Number of Storeys	0	1	2	4	0
C. Roof/Wall Intersection Design	0	1	3	5	5
D. Eaves Width	0	1	2	5	2
E. Envelope Complexity	0	1	3	6	6
F. Deck Design	0	2	4	6	0
				TOTAL	15

Cladding Type
Vertical Corrugated Metal direct fixed to framing

DURABILITY

Corrosion Zone: D

Sheltered and Exposed Areas (excluding nails and screws):
All fixings and fastenings shall be Type 304 Stainless Steel

Closed and Roof Space Areas (excluding nails and screws):
Nail plates shall be Continuously coated galvanized steel, galvanizing weights to NZS3604:2011 Table 4.2
Wire dogs and bolts shall be Hot-dipped galvanized steel, galvanizing weights to NZS3604:2011 Table 4.2

Closed Areas (excluding nails and screws):
All other structural fixings shall be mild steel (uncoated, non-galvanized), steel fixings in timber treated with copper based preservatives shall be as per NZS3604:2011 4.4.4.

Nails and Screws in Closed Areas including roof spaces - Mild Steel, steel fixings in timber treated with copper based preservatives shall be as per NZS3604:2011 4.4.4.

Nails and Screws in Exposed Areas - Type 304 Stainless Steel

absolute build
p 09 407 4227 m 027 227 7543
natalie@absolutebuild.co.nz
www.absolutebuild.co.nz

THESE DRAWINGS REMAIN THE INTELLECTUAL PROPERTY OF ABSOLUTE BUILD LIMITED

Job
Proposed Shearer's Quarters/Utility Building at 1549C Purerua Road, Kerikeri

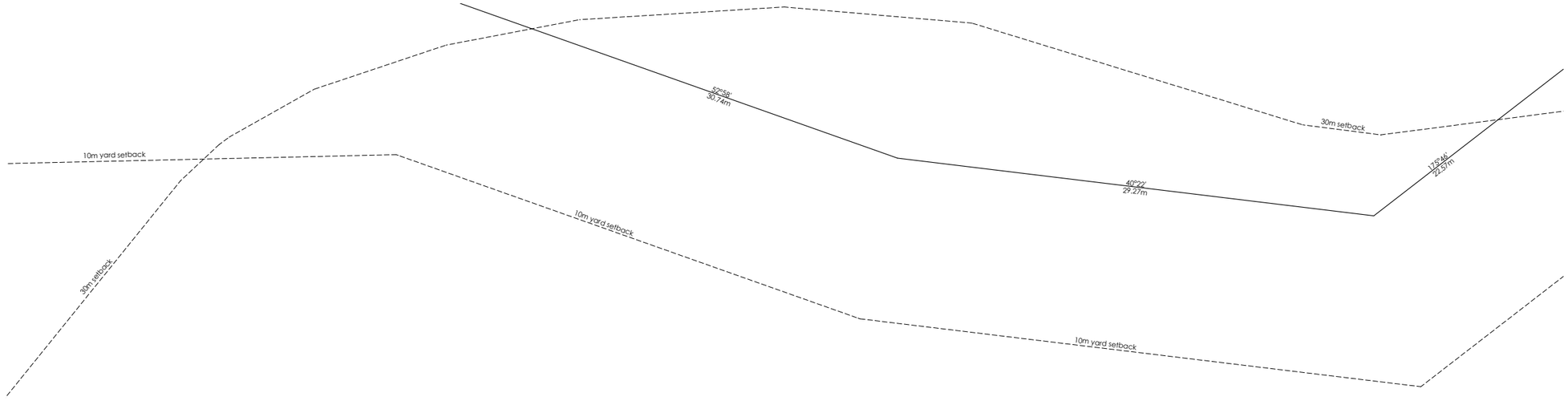
Client
Purerua Station Limited Partnership

Drawing
Overall Site Plan

Rev. No.	Description	Date
	Building Consent Issue	16.09.26

Designed		Job No. 2026380
Drawn N Todd		Drawing Number 1
Date August 2026		
Scale 1:2500	Revision	of 10 pages

ORIGINAL DRAWING SIZE IS A1



DRAINAGE NOTES

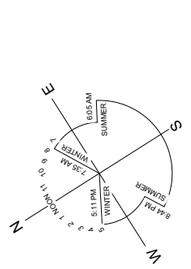
1. Waste outlets shown are indicative only, all fixtures to be confirmed by plumber with owner
2. All existing drainage shown is from council records and on site investigation. Drainlayer and Plumber shall confirm locations of all pipework on site
3. Ensure that all work undertaken on site by contractors complies with OSH requirements
4. Plumbing and drain laying information for Building Consent only.
5. Registered plumber/drainlayer to check and verify layout on site before commencing work.
6. Downpipes shown are as per NZBC, also check with spouting manufacturer as to number required
7. Stormwater to comply with plumbing and drainage regulations

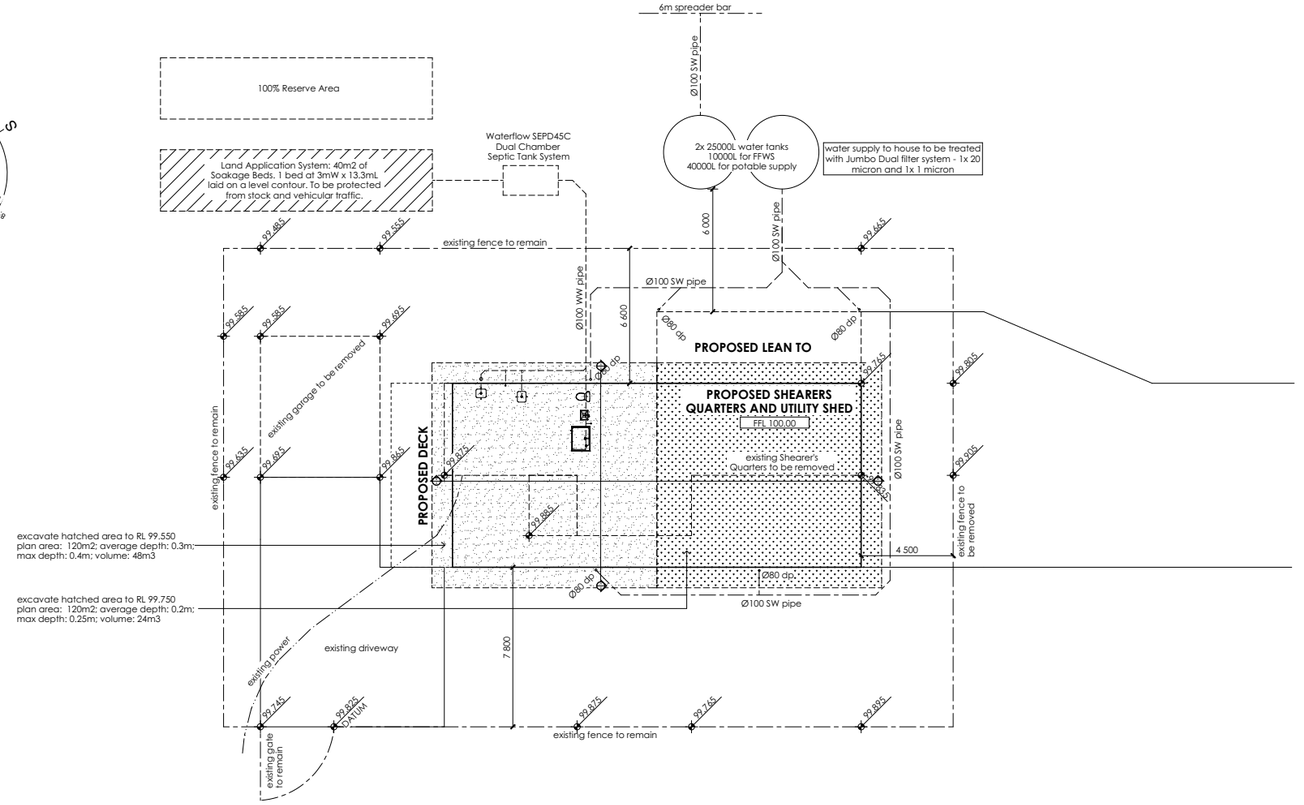
MINIMUM GRADES OF SANITARY SEWER DRAINS AS PER AS/NZS3500

Nominal Size DN	Minimum Grade %
65mmØ	2.5
80mmØ	1.65
100mmØ	1.60

MINIMUM GRADES OF STORM WATER DRAINS AS PER AS/NZS3500

Nominal Size DN	Minimum Grade
100mmØ	1:120





Part Site Plan - Scale 1:100

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Job
Proposed Shearer's Quarters/Utility Building at 1549C Pururua Road, Kerikeri

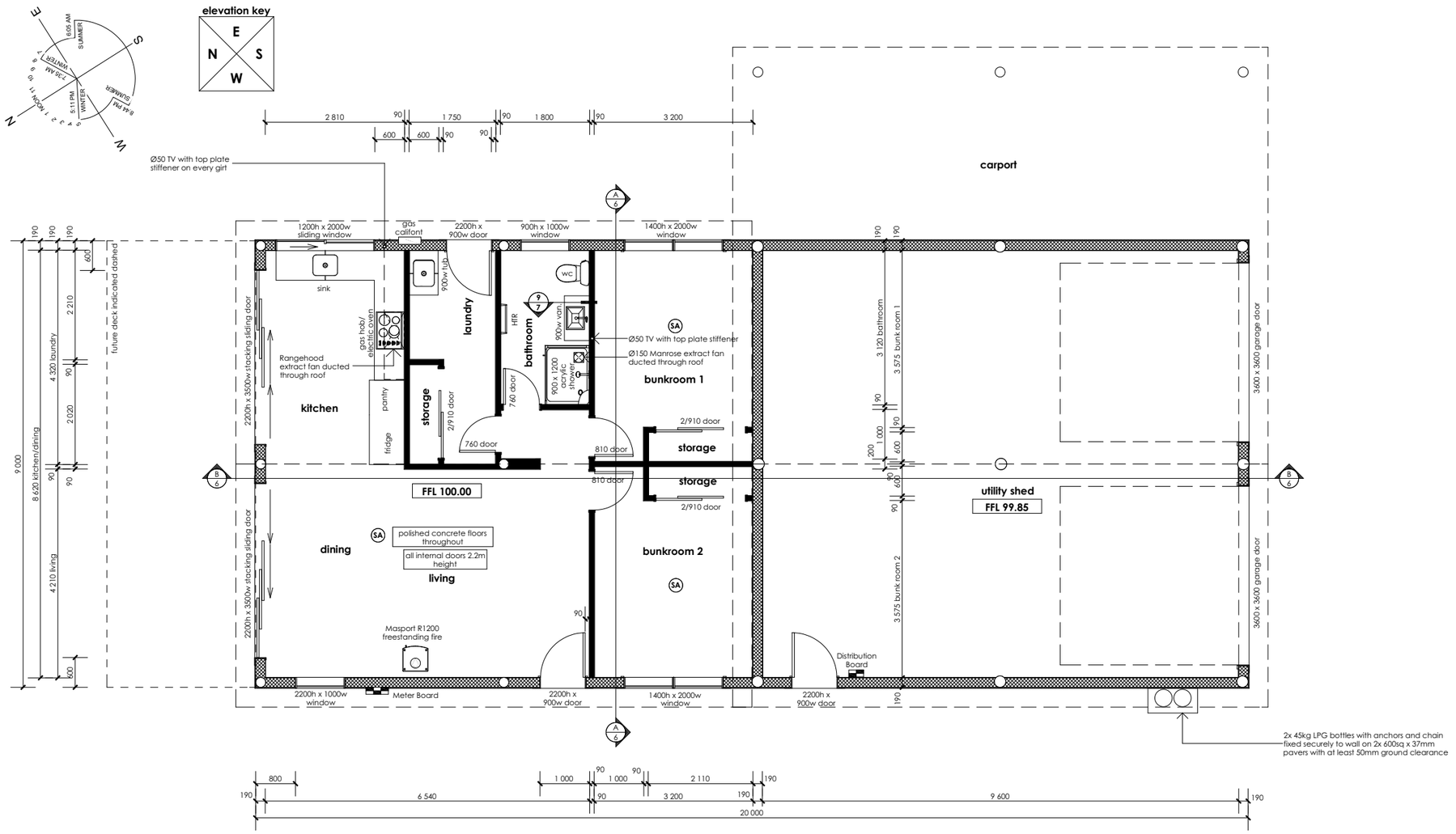
Client
Purerua Station Limited Partnership

Drawing
Part Site and Drainage Plan

Rev. No.	Description	Date
	Building Consent Issue	16.09.26

Designed	Job No. 2026380
Drawn N Todd	Drawing Number 2
Date August 2026	
Scale 1:150 / Revision	of 10 pages

ORIGINAL DRAWING SIZE IS A1



FLOOR PLAN AREA

FLOOR PLAN NOTES

1. All windows and doors shall be site measured prior to fabrication. The designer will not be held responsible for any joinery that does not fit.
2. All wall and ceiling linings except for wet areas shall be BBI 12mm Radiata Appearance Plywood.
3. All wall and ceiling linings in wet areas shall be BBI H3.1 LOSP treated 12mm Radiata Appearance Plywood.
4. Underside of all lintel framing (except garage doors) shall be 2215mm
5. FFL (Finished Floor Level) to FGL (Finished Ground Level) shall not exceed 190mm to comply with D1/AS1.
6. All internal doors 2.2m high, width as shown on plan

FLOOR PLAN KEY

Exterior timber framing
- refer to Pryda Pole Shed design, Job #29175, Drawing sheets 1 - 12

Non-loadbearing wall
- All bottom plates 90 x 45 SG8 H1.2, bottom plates shall be fixed down with proprietary anchors within 150mm of each end of the plate, spaced at a maximum of 900c/c
- 1/140 x 45 + 1/90 x 45 SG8 H1.2 top plate
- 90 x 45 SG8 nogs at 800c/c
<3.0m high - 90 x 45 SG8 H1.2 studs at 600c/c
<3.3m high - 90 x 45 SG8 H1.2 studs at 400c/c
<3.6m high - 90 x 45 SG8 H1.2 studs at 300c/c

HTR — Heated Towel Rail

(SA) — New Cavius 2107 CAV10WF 10 Year Photoelectric battery operated smoke alarm to be installed in accordance with NZS 4514:2021 – Interconnected Smoke Alarms for Houses. All smoke Alarms shall be installed so that they are interconnected.

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Job: Proposed Shearer's Quarters/Utility Building at 1549C Purerua Road, Kerikeri

Client: Purerua Station Limited Partnership

Drawing: Floor Plan

Rev. No.	Description	Date
	Building Consent Issue	16.09.26

Designed | Job No. 2026380

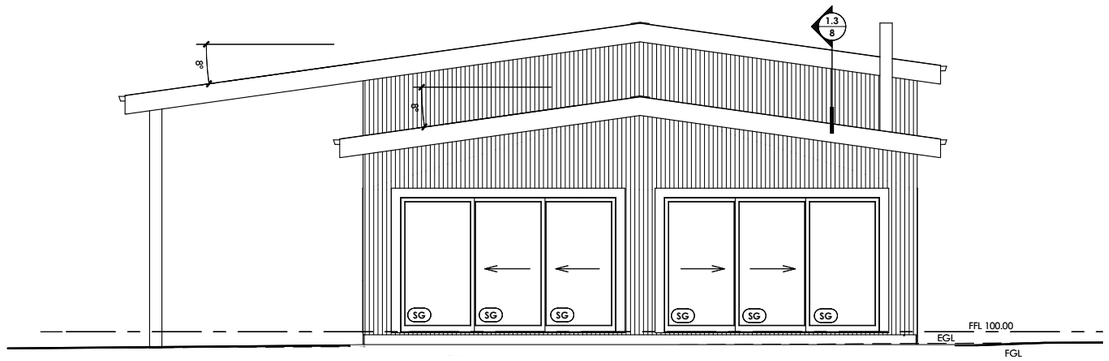
Drawn: N Todd | Drawing Number 3

Date: August 2026

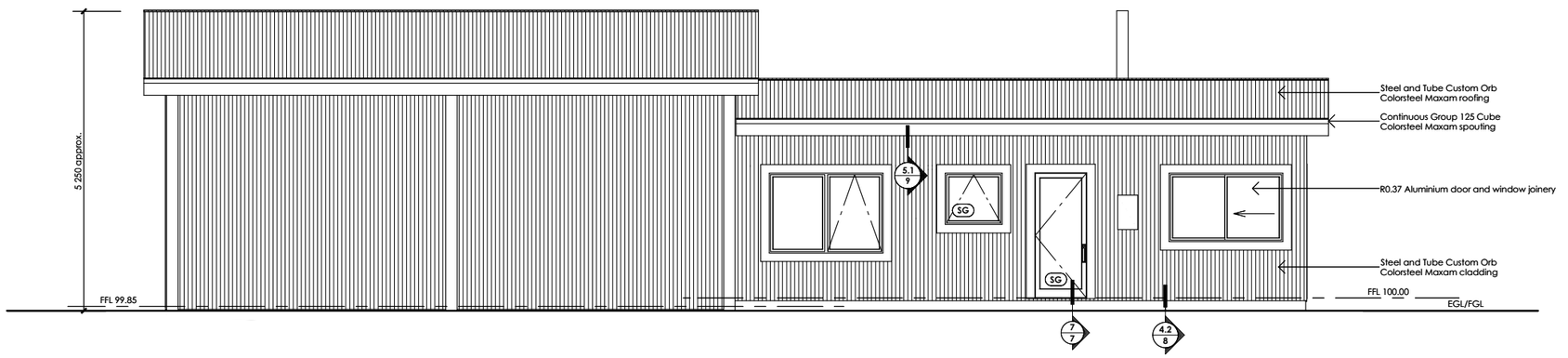
Scale: 1:50 | Revision

of 10 pages

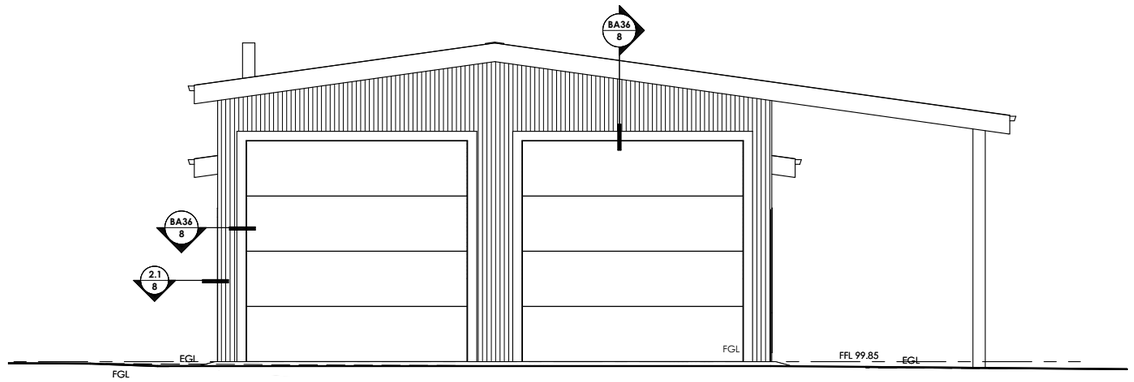
ORIGINAL DRAWING SIZE IS A1



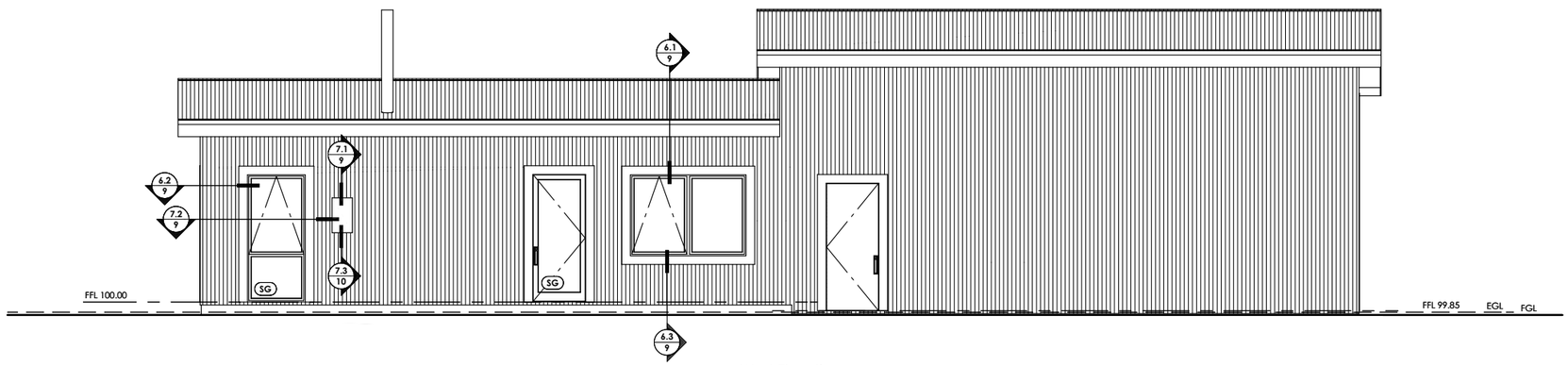
North Elevation



East Elevation



South Elevation



West Elevation

ELEVATION NOTES

1. All windows and doors shall have continuous gorilla foam sealant on backing rod
2. All openings in claddings to be sealed and flashed in accordance with council requirements

ELEVATION KEY

SG Safety glass as per NZS 4223.3:2016

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Job
Proposed Shearer's Quarters/Utility Building at 1549C Purerua Road, Kerikeri

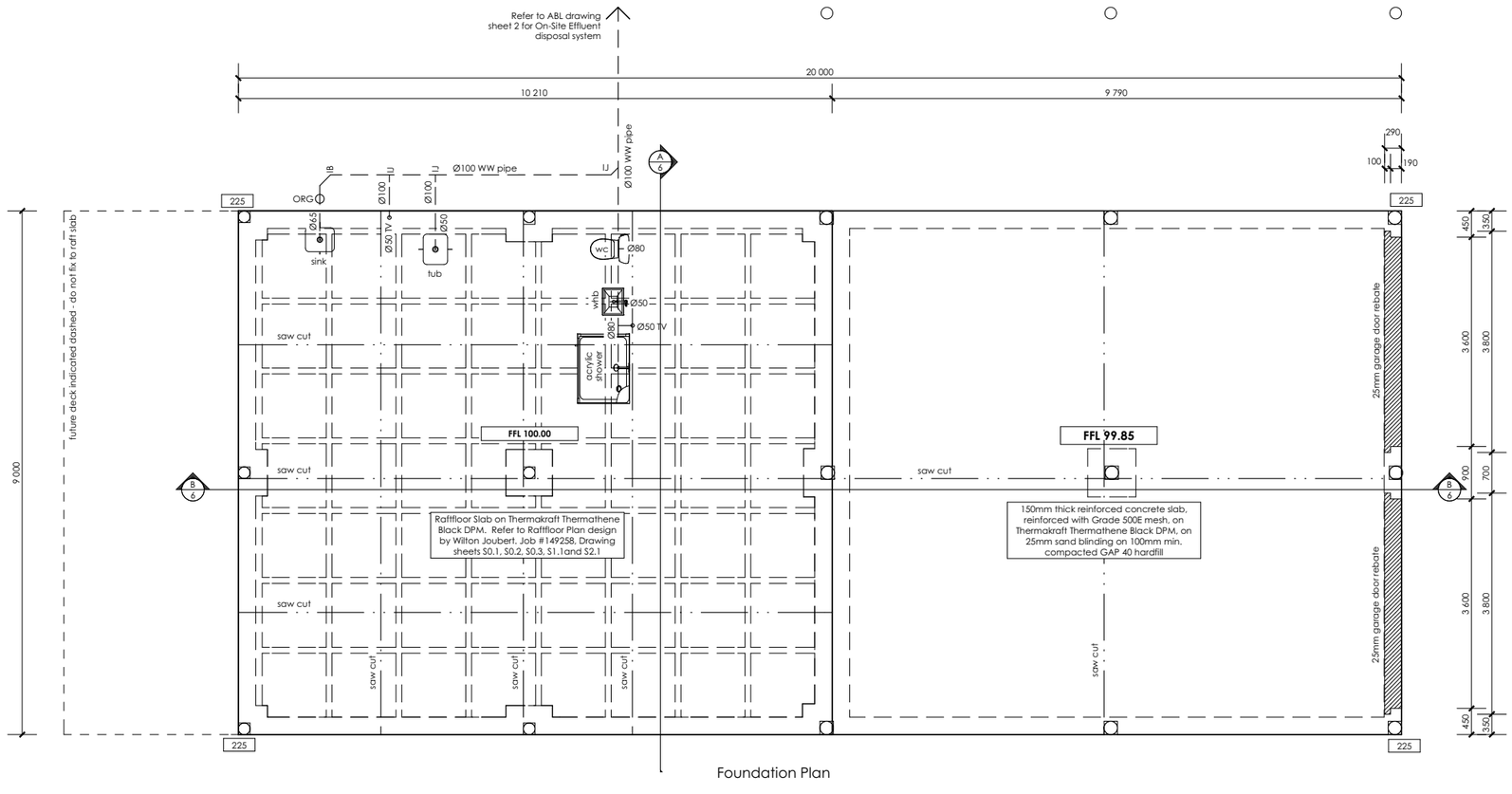
Client
Purerua Station Limited Partnership

Drawing
Elevations

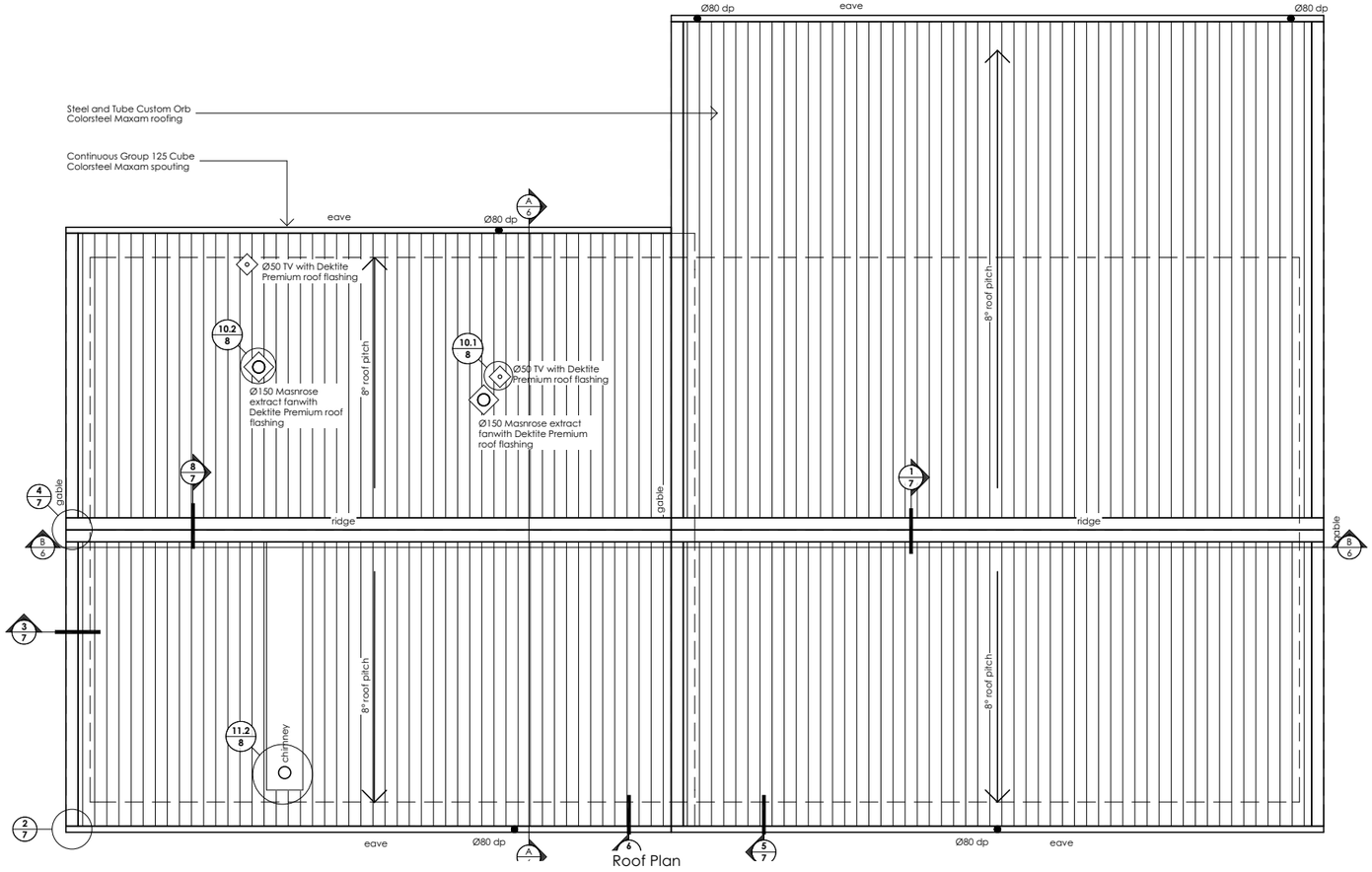
Rev. No.	Description	Date
	Building Consent Issue	16.09.26

Designed	Job No. 2026380
Drawn N Todd	Drawing Number 4
Date August 2026	
Scale 1:50 / Revision	of 10 pages

ORIGINAL DRAWING SIZE IS A1



Foundation Plan



Roof Plan

FOUNDATION PLAN NOTES

1. Plans to be read in conjunction with Raftfloor Plan design by Wilton Joubert, Job #149258, Drawing sheets S0.1, S0.2, S0.3, S1.1and S2.1
2. Plans to be read in conjunction with Pryda Pole Shed design, Job #29175, Drawing sheets 1 - 12
3. All footings into original ground.
4. All concrete shall be 25MPa minimum at 28 days or as specified by engineer.
5. Where any unstable or soft ground encountered during excavations, the contractor shall contact the engineer and designer.
6. The contractor shall ensure that all the necessary pipe work and slab penetrations are in place before concrete is poured.
7. Thermakraft Thermathene Black DPM under entire slab sealed with Themakraft White General Purpose tape at the laps joints to form a complete vapour barrier. Thermakraft Thermathene Black shall be turned up all poles and terminated above floor level, tape securely around pole with Thermakraft Aluband prior to pouring concrete

FOUNDATION KEY

saw cut — Saw cuts as per Raftfloor Plan design by Wilton Joubert, Job #149258, Drawing sheets S0.1, S0.2, S0.3, S1.1and S2.1

600 — Height from ground level to finished floor level

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Job
Proposed Shearer's Quarters/Utility Building at 1549C Purerua Road, Kerikeri

Client
Purerua Station Limited Partnership

Drawing
Foundation Plan and Roof Plan

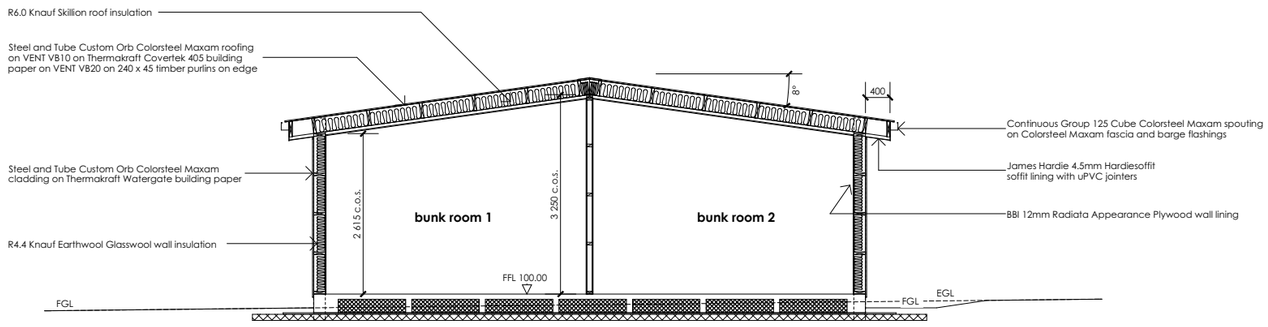
Rev. No.	Description	Date
	Building Consent Issue	16.09.26

Designed
Job No. 2026380
Drawn N Todd
Drawing Number 5
Date August 2026
Scale 1:50
Revision
of 10 pages

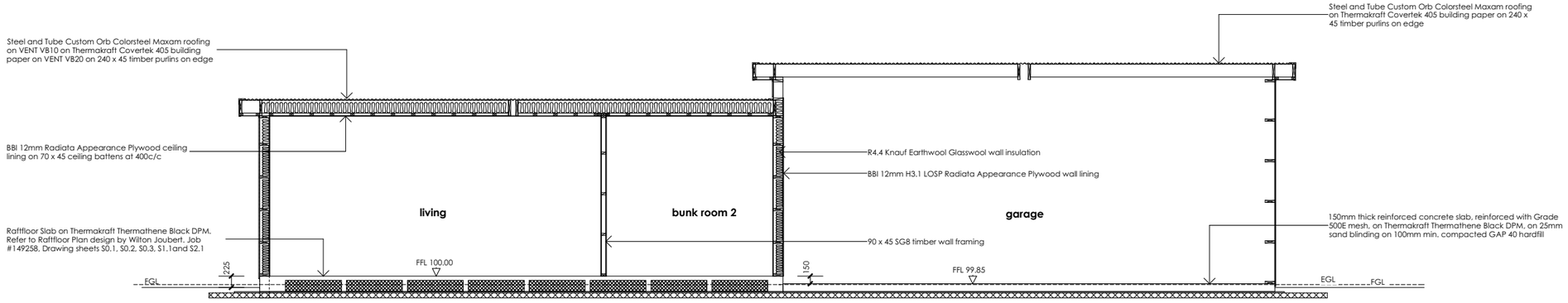
ORIGINAL DRAWING SIZE IS A1

SECTION NOTES

1. All windows and doors shall have continuous gorilla foam sealant on backing rod
2. All openings in claddings to be sealed and flashed in accordance with council requirements



Section A-A



Section B-B

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Job

Proposed Shearer's Quarters/Utility Building at 1549C Purerua Road, Kerikeri

Client

Purerua Station Limited Partnership

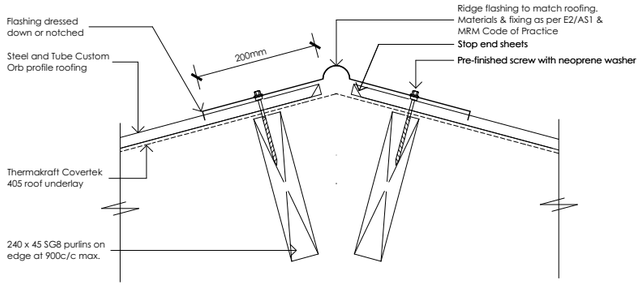
Drawing

Sections A-A and B-B

Rev. No.	Description	Date
	Building Consent Issue	16.09.26

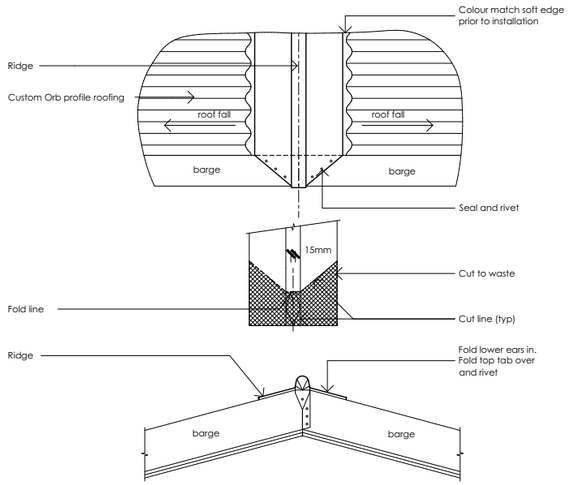
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Drawn N Todd	Drawing Number 6
Date August 2026	
Scale 1:50 / Revision	of 10 pages

ORIGINAL DRAWING SIZE IS A1



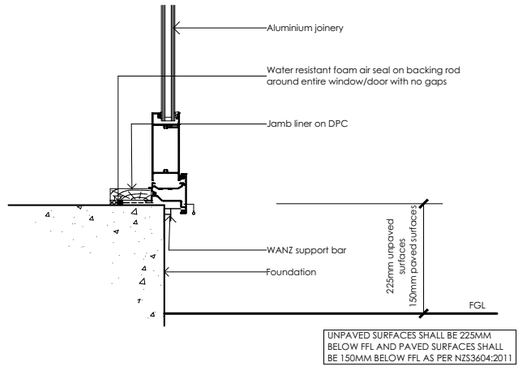
1/5 Ridge Detail

NOT TO SCALE



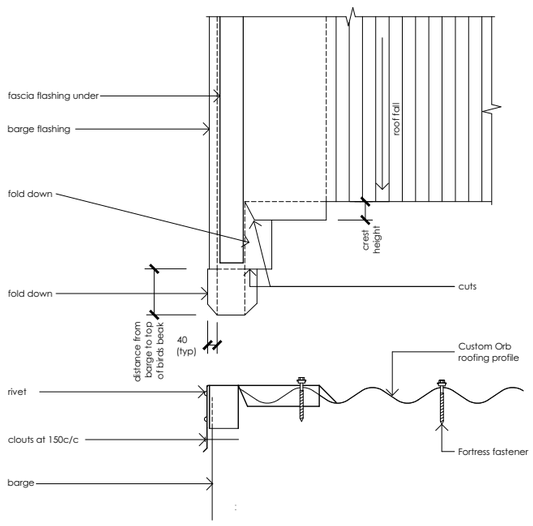
4/5 Ridge Cut Detail

NOT TO SCALE



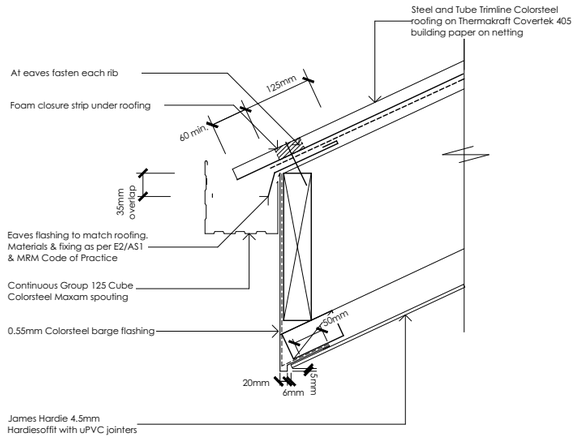
7/4 Door Sill Detail

Scale 1:5



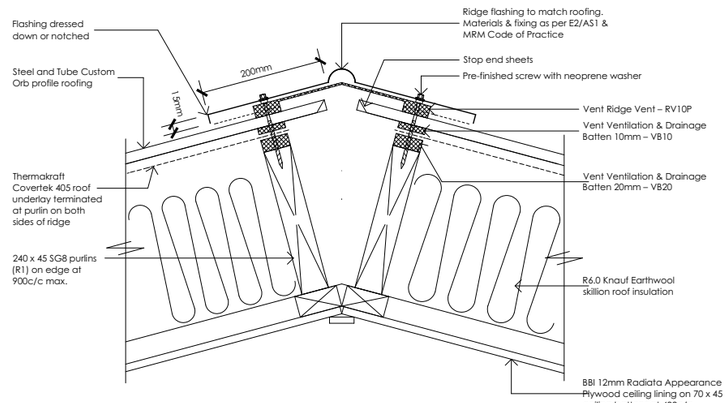
2/5 Barge Cut Detail

NOT TO SCALE



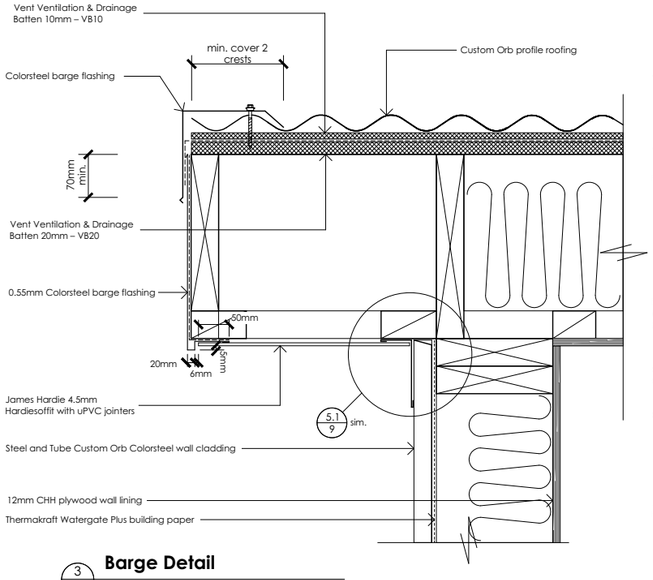
5/5 Eave Detail

Scale 1:5



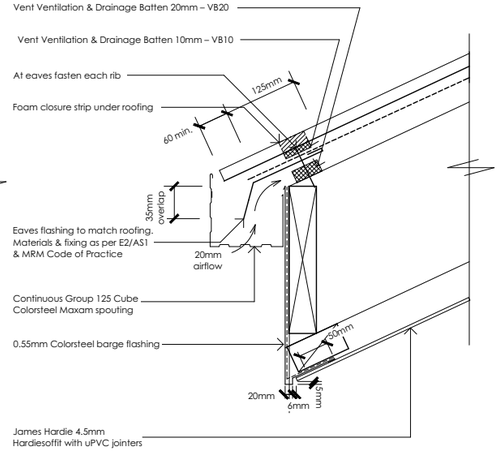
8/5 Ridge Detail

NOT TO SCALE



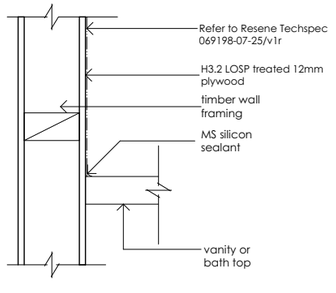
3/5 Barge Detail

Scale 1:5



6/5 Eave Detail

Scale 1:5



9/3 Sealant Detail

NOT TO SCALE

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Job

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Client

Purerua Station Limited Partnership

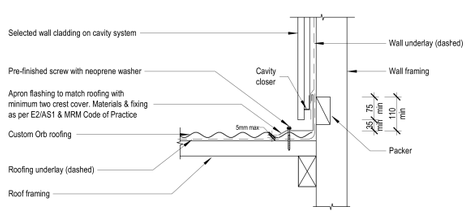
Drawing

Weatherproofing Details

Rev. No.	Description	Date
	Building Consent Issue	16.09.26

Designed	Job No. 2026380
Drawn N Todd	Drawing Number 7
Date August 2026	
Scale 1:5 / Revision	of 10 pages

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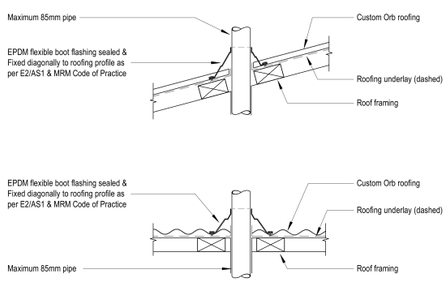
Custom Orb
Residential Timber Frame - Roofing
Parallel Apron - One Piece Flashing

CO-RT-01.3

Drawn by	S&T	Date	May 24
Checked by	S&T	Scale	1 : 10

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Custom Orb
Residential Timber Frame - Roofing
Pipe Penetration ≤ 85mm

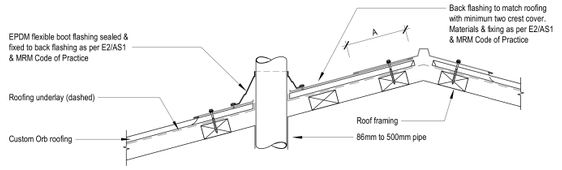
CO-RT-10.1

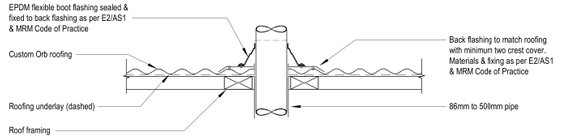
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	FLASHING COVER AS PER E2/ASI		
	SITUATION 1 1. LOW, MEDIUM, HIGH WIND ZONES, WHERE ROOF PITCH ≥ 10°	**SITUATION 2** 1. VERY HIGH WIND ZONE 2. LOW, MEDIUM AND HIGH WIND ZONES WHERE ROOF PITCH ≤ 10°	**SITUATION 3** 1. ALL ROOF PITCHES IN EXTRA HIGH WIND ZONE
A	**MIN. 130mm** (EXCLUDING ANY SOFT EDGE OR TURN-DOWN TO ROOFING)	**MIN. 200mm** (EXCLUDING ANY SOFT EDGE OR TURN-DOWN TO ROOFING)	**MIN. 200mm** (EXCLUDING ANY SOFT EDGE OR TURN-DOWN TO ROOFING)





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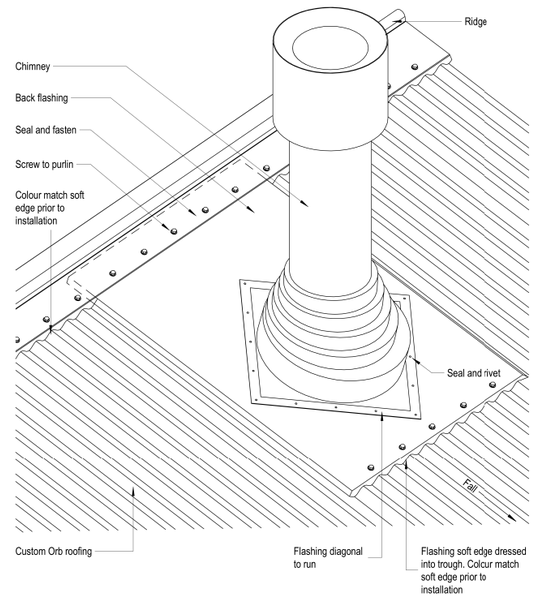
Custom Orb
Residential Timber Frame - Roofing
Pipe Penetration 86mm-500mm

CO-RT-10.2

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Custom Orb
Residential Timber Frame - Roofing
Round Chimney - Ridge

CO-RT-11.2

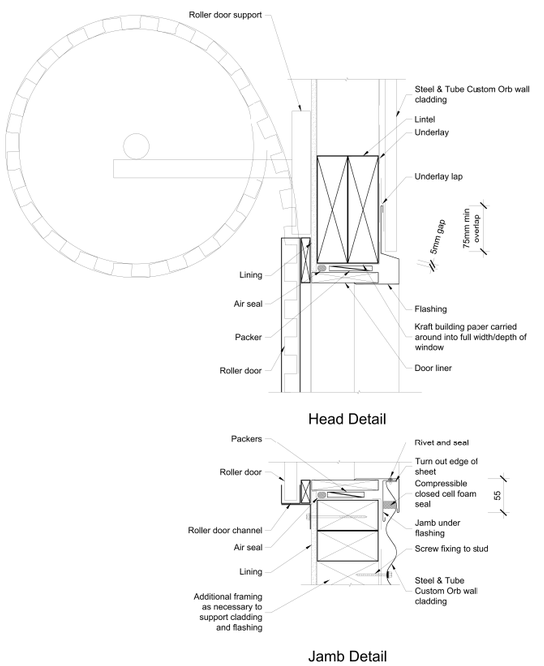
Drawn by	S&T	Date	May 24
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Roofing
General Detail
General



genr_general-roll_door

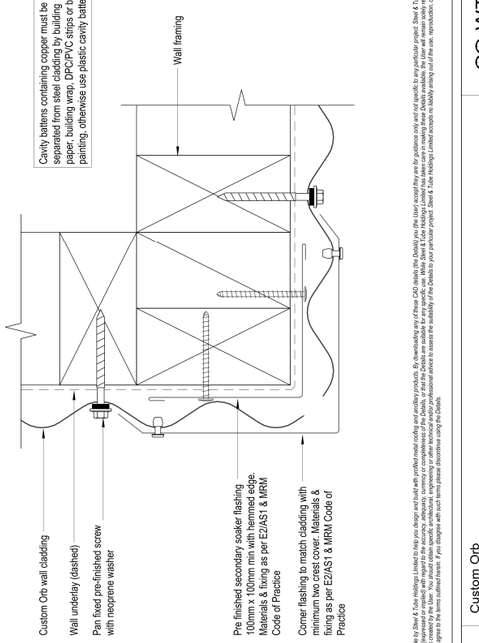
Roller Door Opening Details
Cross Section

All dimensions in millimetres
Scale 1:5
16/01/12

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Quick Code: BA36



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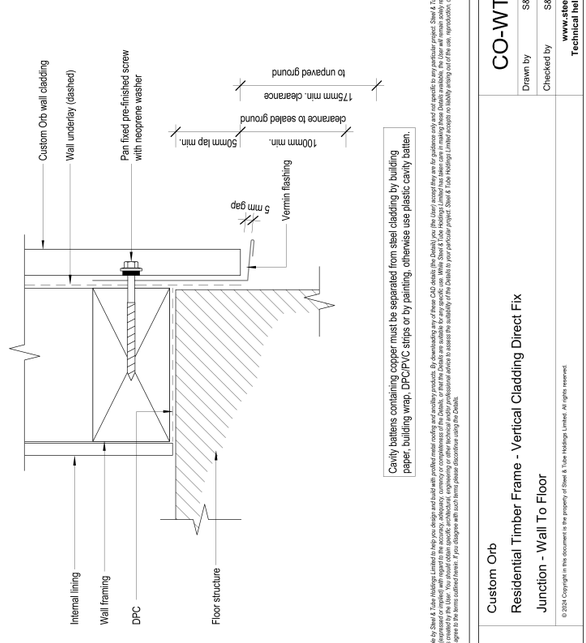
Custom Orb
Residential Timber Frame - Vertical Cladding Direct Fix
External Corner

CO-WTVD-02.1

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Custom Orb
Residential Timber Frame - Vertical Cladding Direct Fix
Junction - Wall To Floor

CO-WTVD-04.2

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Job
Proposed Shearer's Quarters/Utility Building at 1549C Purerua Road, Kerikeri

Client
Purerua Station Limited Partnership

Drawing
Steel and Tube Details

Rev. No.	Description	Date
	Building Consent Issue	16.09.26

Designed

Job No. 2026380

Drawn Steel and Tube

Drawing Number 8

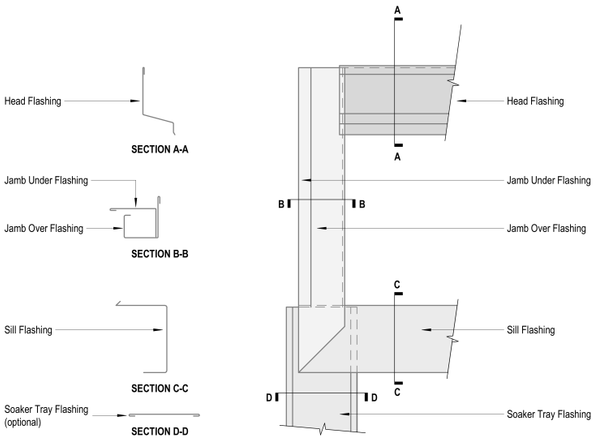
Date August 2026

Scale as shown

Revision

of 10 pages

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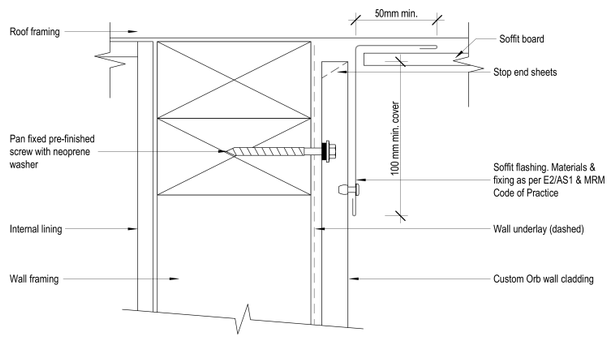
Custom Orb
Residential Timber Frame - Vertical Cladding Direct Fix
Window - Flashing Diagram

CO-WTVD-06.4

Drawn by	S&T	Date	May 24
Checked by	S&T	Scale	1 : 5

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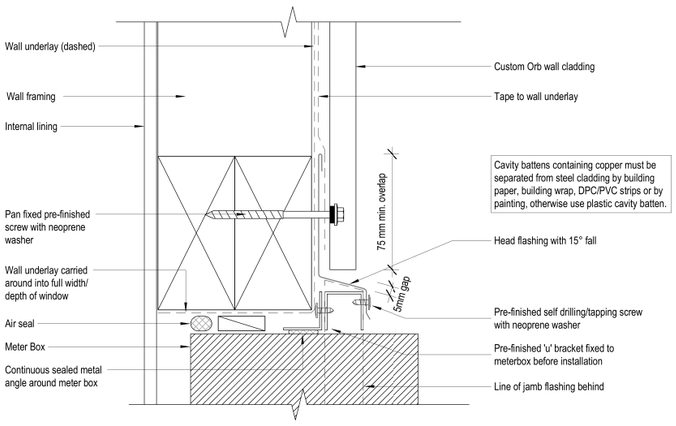
Custom Orb
Residential Timber Frame - Vertical Cladding Direct Fix
Soffit - Horizontal

CO-WTVD-05.1

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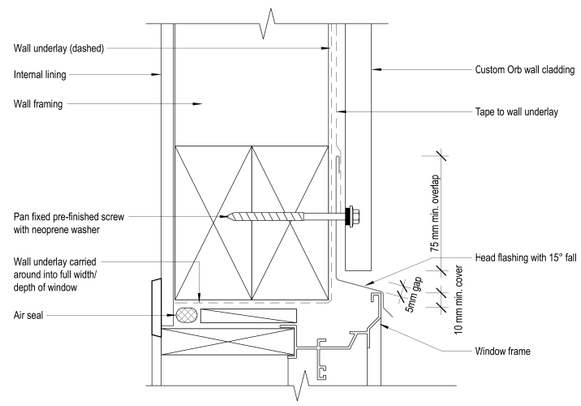
Custom Orb
Residential Timber Frame - Vertical Cladding Direct Fix
Meter Box - Head

CO-WTVD-07.1

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NOTES:

1. Window profile to be selected to achieve cover shown in details.
2. Architraves are shown for consistency only, detail may be used with rebated liner.
3. Make allowance between packer at sills for support brackets for large windows. Sash support brackets require specific design, and shall be supplied by the window manufacturer.

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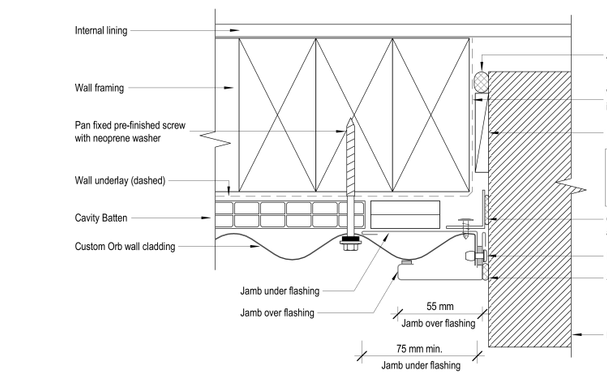
Custom Orb
Residential Timber Frame - Vertical Cladding Direct Fix
Window - Head

CO-WTVD-06.1

Drawn by	S&T	Date	May 24
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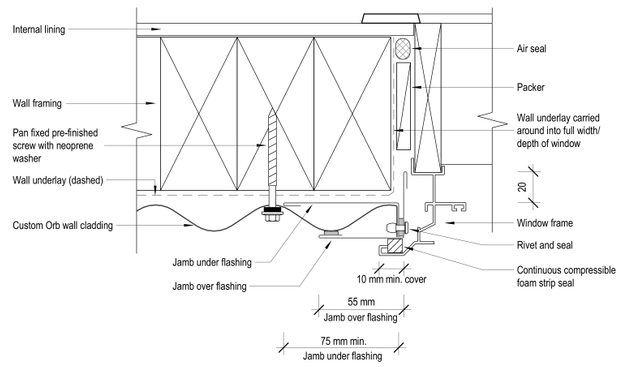
Custom Orb
Residential Timber Frame - Vertical Cladding Direct Fix
Meter Box - Jamb

CO-WTVD-07.2

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NOTES:

1. Window profile to be selected to achieve cover shown in details.
2. Architraves are shown for consistency only, detail may be used with rebated liner.
3. Make allowance between packer at sills for support brackets for large windows. Sash support brackets require specific design, and shall be supplied by the window manufacturer.

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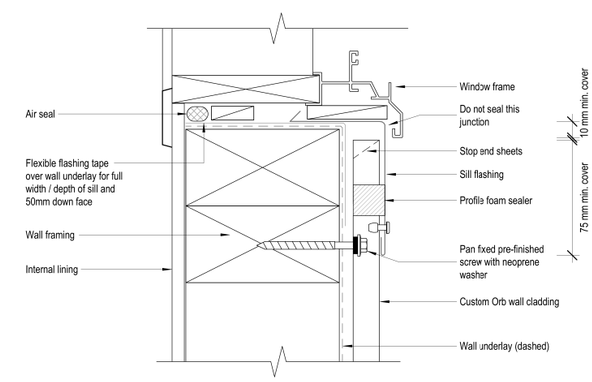
Custom Orb
Residential Timber Frame - Vertical Cladding Direct Fix
Window - Jamb

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Window - Sill

CO-WTVD-06.3

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Job
Proposed Shearer's Quarters/Utility
Building at 1549C Pureua Road, Kerikeri

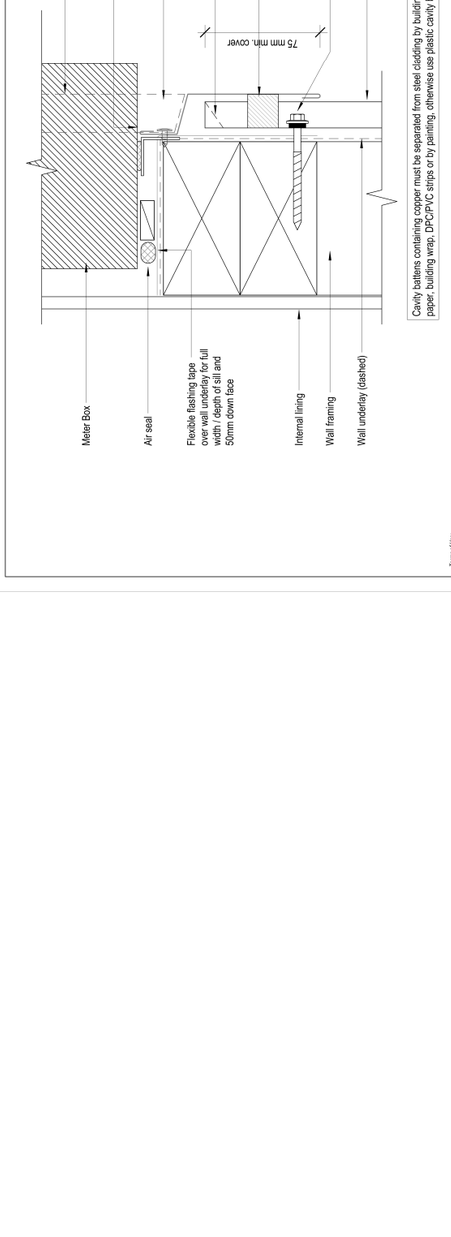
Client
Pureua Station Limited Partnership

Drawing
Steel and Tube Details

Rev. No.	Description	Date
	Building Consent Issue	16.09.26

Designed
Drawn
Steel and Tube
Date
August 2026
Scale
as shown
Revision
ORIGINAL DRAWING SIZE IS A1

Job No. 2026380
Drawing Number 9
of 10 pages



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Residential Timber Frame - Vertical Cladding Direct Fix

Meter Box - Sill

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Job
Proposed Shearer's Quarters/Utility Building at 1549C Purerua Road, Kerikeri

Client
Purerua Station Limited Partnership

Drawing
Steel and Tube Details

Rev. No.	Description	Date
	Building Consent Issue	16.09.26

Designed
Job No. 2026380
Drawn Steel and Tube
Drawing Number 10
Date August 2026
Scale as shown
Revision
of 10 pages

ORIGINAL DRAWING SIZE IS A1

Alex Billot

From: Stuart Bracey <SBracey@heritage.org.nz>
Sent: Wednesday, 21 October 2026 9:38 am
To: Alex Billot
Cc: Rochelle
Subject: RE: Proposed new Shearers Quarters/Utility Shed - 1549C Purerua Station, Te Tii

Kia Ora Alex,
HNZPT has reviewed this proposal to construct a new Shearers Quarters/Utility Shed at 1549C Purerua Station, Te Tii. HNZPT confirm that an Accidental Discovery Protocol approach is appropriate in this situation based on;

- The redevelopment of the Shearers Quarters/Utility Shed within the immediate vicinity of existing farm buildings
- There are no recorded sites in the immediate vicinity.
- Minimal earthworks required

Thank you for the opportunity to review this proposal prior to lodgement.

Nga mihi
Stuart

Stuart Bracey I Kaiwhakamāhere I Planner I Northern Region I Heritage New Zealand Pouhere Taonga **I** L10 SAP Tower 151 Queen Street Auckland CBD **I** Private Box 105 291 Auckland City 1143 **I** mobile 027 684 0833 **I** visit www.heritage.org.nz and learn more about NZ'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: Thursday, 15 October 2026 2:04 pm
To: Stuart Bracey <SBracey@heritage.org.nz>
Cc: Rochelle <rochelle@northplanner.co.nz>
Subject: Proposed new Shearers Quarters/Utility Shed - 1549C Purerua Station, Te Tii

Hi Stu,

Hope everything is going well with you.

We are just preparing an application for a Shearers Quarters/Utility Shed for the Purerua Station at 1549C Purerua Road, Te Tii.
I believe you may have been notified of the proposal via the Building Consent process under EBC-2027-251/0.

We do not have a copy of the correspondence for the BC side of things so was wondering if you could advise if HNZPT have any comments on the proposal.

A bit of background – the building is to be located in place of an existing building (which will be removed). The proposed building will have a floor area of 180m2 and be a max of 5.25m high. The plan set is attached for your reference.
Given that the building will be in location of an existing building (see attached photo of existing building), minimal ground disturbance is required with only 100mm of topsoil expected to be removed across the building site and excavations for building foundations.

The site is located within the General Coastal zone under the ODP and the Rural Production zone and Coastal Environment within the PDP-AV.
The proposal requires resource consent as a Restricted Discretionary Activity under the ODP for visual amenity and for a new building containing a residential activity as well as earthworks within the Coastal Environment under the PDP-AV.

If you could please advise any comments on behalf of HNZPT, that would be greatly appreciated.

Thanks in advance.

Kind regards,

NORTHLAND
PLANNING & DEVELOPMENT

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

Alex Billot
Resource Planner

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

Accidental Discovery Protocol (ADP)

From Heritage New Zealand Pouhere Taonga

Prior to the commencement of any works, a copy of this ADP should be made available to all contractors working on site.

Under the *Heritage New Zealand Pouhere Taonga Act 2014* an archaeological site is defined as a place associated with pre-1900 human activity, where there may be evidence relating to the history of New Zealand. Over 12,000 archaeological sites have been recorded in Northland, and more are identified on a regular basis.

For Maori sites (the most common site types in Northland), the largest and most obvious site types are pa, pits and terraces. However, evidence may be of a smaller nature, in the form of bones, shells, charcoal, burnt stone etc; a midden is an archaeological rubbish tip, in which many of these items can be found consolidated together. Evidence of disturbance of a midden can be a scattering of shell across a wide area; this can be confusing if it is near a beach. Pieces of obsidian or chert, together with stone tools, may also be recovered.

In later sites of European origin artefacts such as bottle glass, iron/metal, crockery etc. may be found, or evidence of old foundations, wells, drains or similar structures.

Burials/koiwi tangata may be found from any period.

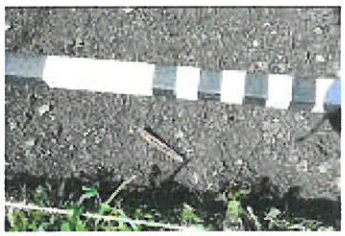
Some examples:



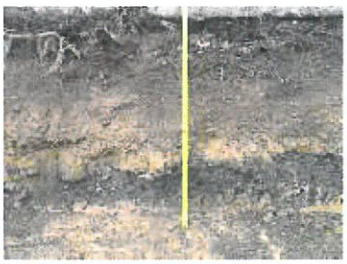
Shell midden



Historic bottle



Animal bone



Archaeological stratigraphy



A flight of pits in forest



Shell midden uncovered in road scraping

In the event of an "accidental discovery" of archaeological material the following steps must be taken:

1. All work on the site will cease immediately. The contractor/works supervisor will shut down all equipment and activity.
2. The contractor/works supervisor/owner will take immediate steps to secure the site (tape it off) to ensure the archaeological remains are undisturbed and the site is safe in terms of health and safety requirements. Work may continue outside of the site area.
3. The contractor/works supervisor/owner will notify the Area Archaeologist of Heritage New Zealand – Pouhere Taonga (Northland Office), tangata whenua and any required statutory agencies[1] if this has not already occurred.
4. Heritage New Zealand – Pouhere Taonga advise the use of a qualified archaeologist who will confirm the nature of the accidentally discovered material.
5. If the material is confirmed as being archaeological, under the terms of the *Heritage New Zealand Pouhere Taonga Act* 2014, the landowner will ensure that an archaeological assessment is carried out by a qualified archaeologist, and if appropriate, an archaeological authority is obtained from Heritage New Zealand – Pouhere Taonga before work resumes.
6. If burials, human remains/koiwi tangata are uncovered, steps 1 to 3 above must be taken and the Area Archaeologist of Heritage New Zealand – Pouhere Taonga, the New Zealand Police and the Iwi representative for the area must be contacted immediately. The area must be treated with discretion and respect and the koiwi tangata/human remains dealt with according to law and tikanga.
7. Works at the site area shall not recommence until an archaeological assessment has been made, all archaeological material has been dealt with appropriately, and statutory requirements met. All parties will work towards work recommencement in the shortest possible timeframe while ensuring that archaeological and cultural requirements are complied with.

ADVICE TO ALL CONTRACTORS/SITE WORKERS/OWNERS:-

IF IN DOUBT, STOP AND ASK; TAKE A PHOTO AND SEND IT TO THE AREA ARCHAEOLOGIST

Contact details for the Area Archaeologist in Northland is:

Dr James Robinson, Archaeologist
Heritage New Zealand – Pouhere Taonga
PO Box 836, Kerikeri 0245
PH: (64 9) 407 0470 - DDI. (64 9) 407 0473 - MOBILE 027 249 0864
jrobinson@heritage.org.nz

[1] For example, the New Zealand Police in the event that human remains are found.

Northland Planning Development

From: Michelle Paterson <admin@pureruafarms.nz>
Sent: Friday, 16 October 2026 3:25 pm
To: Northland Planning Development
Subject: Fwd: Consent for new build where existing building is

Hi Rochelle below is Herb's approval for our build. Have a great weekend. Hear from you next week. Kind regards Michelle
---------- Forwarded message ---------
From: **Herb Rihari** <herb.kpon@gmail.com>
Date: Fri, 16 Oct 2026 at 15:22
Subject: Re: Consent for new build where existing building is
To: Michelle Paterson <admin@pureruafarms.nz>

Kia ora Michelle,

This is to confirm that you have explained the location and purpose of the Shearers Quarters and as the Spokesperson and Chair of our hapū leadership body, Kāhui Poutiaki O Ngāti Torehina Ki Matakā, **Im happy to provide our tribal consent** for the construction of the building sought in your plans.

Please feel free to pass on my contact information to anyone who feels it necessary to seek further information from us.

All the best,
Herb Rihari.

On Thu, Oct 15, 2026 at 7:16 AM Michelle Paterson <admin@pureruafarms.nz> wrote:

> Hi Herb attached are the plans for the new build.
>
> We are seeking resource consent from the Far North District Council to establish a new Shearers quarters and utility building with associated water tanks and onsite wastewater system. I have attached a copy of the proposed development plans for your information.
>
> Resource consent is triggered under both the Operative and Proposed District Plans for Visual Amenity, new buildings within the Coastal Environment and Earthworks within the Coastal Environment.
>
> The application requires resource consent for a Restricted Discretionary Activity under both the Operative and Proposed Plans.

Prior to us lodging the application we would appreciate your approval in writing.

Thanks Michelle

Te Kaunihera o Te Hiku o te Ika
Far North District Council

1 October 2026

Ashley John Paterson and Michelle Paterson
Purerua Road
RD 1
Kerikeri 0294

Tēnā koe,

Building consent number:	EBC-2027-251/0
Property ID:	3363086
Address:	1549C Purerua Road, Kerikeri 0294
Description:	New Shearer's Quarters and Utility Building with water tanks and on site wastewater system.

Requirement for Resource Consent

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

The site is zoned **General Coastal** under the Operative District Plan, and is zoned **Rural Production** under the Proposed District Plan – Appeals Version and Resource Consent is required for breach of the following:

Rule:	10.6.5.1.1 Visual Amenity of the Operative District Plan
Reason:	180m^2 building for human habitation.

Rule:	CE-R1 New buildings or structures and relocated buildings and extensions or alterations to existing buildings or structures
Reason:	180m^2 Shearer's Quarters and Utility Building which is defined as a residential activity, and also exceeds the permitted 110m^2 size.

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

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

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

Nāku iti nei, nā

Aroha Chase
PIM Officer (Acting)
Delivery and Operations

Emailed to: natalie@absolutebuild.co.nz

FORM 4
Certificate attached to
PROJECT INFORMATION MEMORANDUM

Section 37, Building Act 2004

Building Consent Number: EBC-2027-251/0

RESTRICTIONS ON COMMENCING BUILDING WORK UNDER RESOURCE MANAGEMENT ACT 1991

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

- **Resource Consent – REQUIRED**

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

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

Signature:	 **PP:**
	Trent Blakeman
Position:	Manager - Building Services – Delivery and Operations
On behalf of:	Far North District Council (Building Consent Authority)
Date:	1 October 2026

Operative Far North District Plan – Objectives and Policies

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

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

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

10.4.8	That development avoids, remedies or mitigates adverse effects on the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.
10.4.9	*That development avoids, where practicable, areas where natural hazards could adversely affect that development and/or could pose a risk to the health and safety of people.*
10.4.10	*To take into account the need for a year-round water supply, whether this involves reticulation or on-site storage, when considering applications for subdivision, use and development.*
10.4.11	*To promote land use practices that minimise erosion and sediment run-off, and storm water and waste water from catchments that have the potential to enter the coastal marine area.*
10.4.12	*That the adverse effects of development on the natural character and amenity values of the coastal environment will be minimised through:* *(a) the siting of buildings relative to the skyline, ridges, headlands and natural features;* *(b) the number of buildings and intensity of development;* *(c) the colour and reflectivity of buildings;* *(d) the landscaping (including planting) of the site;* *(e) the location and design of vehicle access, manoeuvring and parking areas*

General Coastal Zone	
Objectives	
10.6.3.1	*To provide for appropriate subdivision, use and development consistent with the need to preserve its natural character.*
10.6.3.2	*To preserve the natural character of the coastal environment and protect it from inappropriate subdivision, use and development.*
10.6.3.3	*To manage the use of natural and physical resources (excluding minerals) in the general coastal area to meet the reasonably foreseeable needs of future generations.*
Policies	
10.6.4.1	*That a wide range of activities be permitted in the General Coastal Zone, where their effects are compatible with the preservation of the natural character of the coastal environment.*
10.6.4.2	*That the visual and landscape qualities of the coastal environment in be protected from inappropriate subdivision, use and development.*
10.6.4.3	*Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the zone in regards to s6 matters, and shall avoid adverse effects as far as practicable by using techniques including:* *(a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;* *(b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;* *(c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas;* *(d) through siting of buildings and development, design of subdivisions, and provision of access that recognise and provide for the relationship of Maori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Maori culture makes to the character of the District (refer Chapter 2, and in particular Section 2.5, and Council's "Tangata Whenua Values and Perspectives (2004)");*

	(e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests; *(f) protecting historic heritage through the siting of buildings and development and design of subdivisions.*
10.6.4.4	*That controls be imposed to ensure that the potentially adverse effects of activities are avoided, remedied or mitigated as far as practicable.*
10.6.4.5	*Maori are significant land owners in the General Coastal Zone and therefore activities in the zone should recognise and provide for the relationship of Maori and their culture and traditions, with their ancestral lands, water, sites, waahi tapu and other taonga and shall take into account the principles of the Treaty of Waitangi.*
10.6.4.6	*The design, form, location and siting of earthworks shall have regard to the natural character of the landscape including terrain, landforms and indigenous vegetation and shall avoid, remedy or mitigate adverse effects on those features.*

Proposed District Plan – Appeals Version

Part 3 – Rural Production Zone	
Objectives	
RRPOZ-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, lawfully established existing activities 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 and prioritises it to be used for farming and forestry activities;* *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 primary production activities, particularly farming and forestry activities 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 values associated with a rural working environment are maintained*
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, small-scale educational facilities and home businesses; and* *c. enabling the maintenance, operation or upgrade of any lawfully established existing activities, provided any loss of highly productive land from those activities is minimised.*

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, particularly the reverse sensitivity effects of rural lifestyle development on highly productive land.*
RPROZ-P4	*Land use and subdivision activities are undertaken in a manner that maintains or enhances the rural character and amenity values 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 values 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 availability and productive capacity of highly productive land, including consideration of the cumulative effects of such losses;* *d. would exacerbate natural hazards; and* *e. cannot provide appropriate on-site infrastructure.*
RPROZ-P6	*Avoid subdivision that:* *a. results in any potential cumulative loss of the availability or productive capacity of highly productive land for use by farming or forestry activities;* *b. cannot demonstrate that the proposed lots will retain the overall productive capacity of highly productive land over the long term;* *c. fragments land into parcel sizes that are no longer able to support farming or forestry activities, taking into account:* *i. the type of farming or forestry proposed; and* *ii. whether smaller land parcels can support the proposed farming or forestry activity due to the presence of highly productive land.* *d. provides for rural lifestyle living unless there is an environmental benefit, or is around an existing residential unit.*

RPROZ-P7	*Consider the following matters where relevant when assessing and managing the effects of land use and subdivision in the Rural Production Zone:* *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 and the rail designation boundary:* *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.*
Part 2 – Coastal Environment	
Objectives	
CE-O1	*The natural character of the coastal environment is preserved and protected from inappropriate land use and subdivision.*
CE-O2	*Land use and subdivision in the coastal environment:* *a. is undertaken in an integrated and coordinated manner;* *b. is compatible with the surrounding land use;* *c. does not result in urban sprawl occurring outside of existing urban areas;* *d. promotes restoration and enhancement of the natural character of the coastal environment; and* *e. recognises and provides for the relationship of tangata whenua with their ancestral lands in the coastal environment.*

CE-O3	*Land use and subdivision in the coastal environment within urban areas is consolidated and provides for the social, economic and cultural wellbeing of people and communities without compromising other coastal environment values.*
Policies	
CE-P1	*Identify the extent of the coastal environment as well as areas of high and outstanding natural character using the assessment criteria in APP1- Mapping methods and criteria.*
CE-P2	*Avoid adverse effects of land use and subdivision on the characteristics, qualities and values that make an area an outstanding natural character area in the coastal environment.*
CE-P3	*Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of land use and subdivision on the characteristics, qualities and values of natural character areas and natural features and landscapes in the coastal environment not identified as an:* *a. outstanding natural character area;* *b. ONL; or* *c. ONF.*
CE-P4	*Preserve the visual qualities, character and integrity of the coastal environment by:* *a. consolidating land use and subdivision around existing urban centres and rural settlements; and* *b. avoiding sprawl or sporadic patterns of development in the rural environment.*
CE-P5	*Enable land use and subdivision in urban areas within the coastal environment by recognising that a change in character may be acceptable in some existing urban areas to provide for the social, economic and cultural wellbeing of people and communities.*
CE-P6	*Provide for farming activities within the coastal environment by:* *a. recognising that existing farming activities form part of the coastal environment and allowing for these activities to continue without undue restriction; and* *b. only allowing new farming activities outside outstanding and high natural character areas where appropriate.*
CE-P7	*Enable the use and development of Māori Purpose zoned land and Treaty Settlement land in the coastal environment by recognising that adverse effects on natural character may be acceptable to support the social, economic and cultural wellbeing of tangata whenua*

CE-P8	*Encourage the restoration and enhancement of the natural character of the coastal environment.*
CE-P9	*Consider the following matters where relevant when assessing and managing the effects of land use and subdivision on the coastal environment:* *a. the presence or absence of buildings, structures or infrastructure;* *b. the temporary or permanent nature of any adverse effects, including any cumulative effects;* *c. the location, scale and design of any proposed development;* *d. any means of integrating the building, structure or activity into the wider landscape;* *e. the ability of the environment to absorb change;* *f. the need for and location of earthworks or indigenous vegetation clearance and proposed mitigation measures;* *g. the operational or functional need of any infrastructure to be sited in the particular location;* *h. any viable alternative locations or methods for the activity or development where significant adverse effects may arise;* *i. any historical, spiritual or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6;* *j. the likelihood of the activity exacerbating natural hazards;* *k. the opportunity to enhance public access and recreation;* *l. potential effects of land use and subdivision on the coastal marine area and the overall quality of coastal waters;* *m. any positive contribution the development has on the characteristics and qualities, including restoration and enhancement;* *n. the effects on the characteristics, qualities and values of the coastal environment, including natural character and natural landscape values and the quality and extent of indigenous biodiversity;* *o. the extent to which the land use and subdivision complements activities in the coastal marine area; and* *p. whether the activity is on a previously approved building platform*