

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

Yes No

If yes, who have you spoken with?

2. Type of consent being applied for

(more than one circle can be ticked):

Land Use

Discharge

Fast Track Land Use*

Change of Consent Notice (s.221(3))

Subdivision

Extension of time (s.125)

Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil)

Other (please specify)

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

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

Yes No

4. Consultation

Have you consulted with iwi/Hapū? Yes No

If yes, which groups have you consulted with?

All relevant Russell groups as advised by Council

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:

Anne and Anthony Guterres

Email:

Phone number:

Postal address:

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

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

If yes, please provide details.

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6. Address for correspondence

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

Name/s:

Carine Andries, Action Point Planning Ltd

Email:

Phone number:

Postal address:

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

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

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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:

Anne and Anthony Guterres

Property address/
location:

17 Beresford Street

Russell

Postcode

8. Application site details

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

Name/s:	A & A Guterres		
Site address/ location:	17 Beresford Street		
	Russell		
			Postcode
Legal description:	Lot 1 DP 56681	Val Number:	
Certificate of title:	NA17A/1250		

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.

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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.

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

10. Would you like to request public notification?

Yes No

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

(more than one circle can be ticked):

<input checked="" type="radio"/> Building Consent	EBC-2026-128/0 (known)
<input type="radio"/> Regional Council Consent (ref # if known)	Ref # here (if known)
<input type="radio"/> National Environmental Standard Consent	Consent here (if known)
<input type="radio"/> Other (please specify)	Specify 'other' here

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

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

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

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

Subdividing land

Disturbing, removing or sampling soil

Changing the use of a piece of land

Removing or replacing a fuel storage system

13. Assessment of environmental effects:

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

Your AEE is attached to this application Yes

14. Draft conditions:

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

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

15. Billing Details:

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

Name/s: (please write in full)

Anne Entwisle Guterres

Email:

Phone number:

Postal address:

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

Fees Information

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

15. Billing details continued...

Declaration concerning Payment of Fees

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

Name: (please write in full)

Anne Entwisle Guterres

Signature:

(signature of bill payer)

Date 11/3/26

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.fnfdc.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)

Carine Andries - Action Point Planning Ltd

Signature

Date 16/03/2026

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

See overleaf for a checklist of your information...

Checklist

Please tick if information is provided

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

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



ACTION
POINT
PLANNING



Planning Report
16 March 2026

A & M Guterres
17 Beresford Street, Russell

Address for service

All correspondence in relation to this application should be addressed to:

Action Point Planning Ltd

Attention: Carine Andries

Email: carine@actionpointplanning.nz

Report prepared byA handwritten signature in black ink, appearing to read 'Carine Andries', with a long horizontal flourish extending to the right.

Carine Andries – Planning & Resource Management Consultant

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- 2 Building plans
- 3 Correspondence with HNZPT and iwi/hapu

INTRODUCTION

1.1 Overview

Mr and Mrs Guterres seek approval to make some alterations to the King House in Russell which will more appropriately suit their needs. Approval was sought, and obtained from Heritage New Zealand Pouhere Taonga. No objections were received from the local hapu or iwi.

The proposal requires resource consent as a **Discretionary Activity** in accordance with the relevant Operative and Proposed District Plan rules.

This report presents all relevant information and necessary AEE in accordance with the requirements of s88 RMA. Based on the information and assessment provided, we believe that the proposal can be approved and consent granted.

1.2 Property details

Applicant/s	Anne and Mark Guterres
Landowner/s	Anne E and Anthony M Guterres
Address	17 Beresford Street, Russell
Legal description, record of title and title areas	Lot 1 DP 56681 (RT NA17A/1250) – 1,229m ² more or less Interests: Nil A copy of the record of title is enclosed in Appendix 1.
Zone	Operative District Plan: Russell Township Zone Proposed District Plan: Kororāreka Russell Township
DP Notations	Operative District Plan: Russell Township Basin and Gateway Area Proposed District Plan: Coastal Environment and Kororāreka Russell Heritage Area Overlays
Other Notations	Coastal Environment as per RPS map
Other consents or approvals required	Building Consent – has been applied for with a Form 4 issued (EBC-2026-128_0).

1.3 Processing requests

- 1) Prior to finalising the decision, please forward draft conditions of consent to Action Point Planning for review.

2 THE SITE AND SURROUNDING ENVIRONMENT

2.1 The site

The subject site consists of a 1,229m² residential property located at 17 Beresford Street, Russell. Beresford Street connects Chapel Street with Long Beach Road. Figure 1 below is a visual representation of the site's location.



Figure 1 – location map (extracted from Far North Proposed District Plan)

The site contains an existing residential unit and a separate stand-alone garage/sleepout located along Long Bay Road which provides the main access point. A small boat shed is situated toward the southern corner of the property and gains access from Beresford Street.

The site is virtually flat containing lawn areas and landscape planting around the existing house and boundary lines.

2.2 The surrounding environment

Immediately to the south and west of the subject site, the area is characterized by the residential area of Russell Township. To the north, and also eastwards, is the more rural area of Russell characterized by its bush clad hills containing mainly lifestyle properties.

The eastern coastline is formed by Long Beach which provides access to Oneroa Bay.

3 THE PROPOSAL

The applicants propose to make alterations to the existing residential unit consisting of the removal of the existing ensuite and carport, and adding a covered deck as well as add a small extension to the eastern side of the building.

An outline of the proposal (demolition and new works) is represented in Figures 2 and 3 below. A set of detailed plans has been enclosed in Appendix 2.

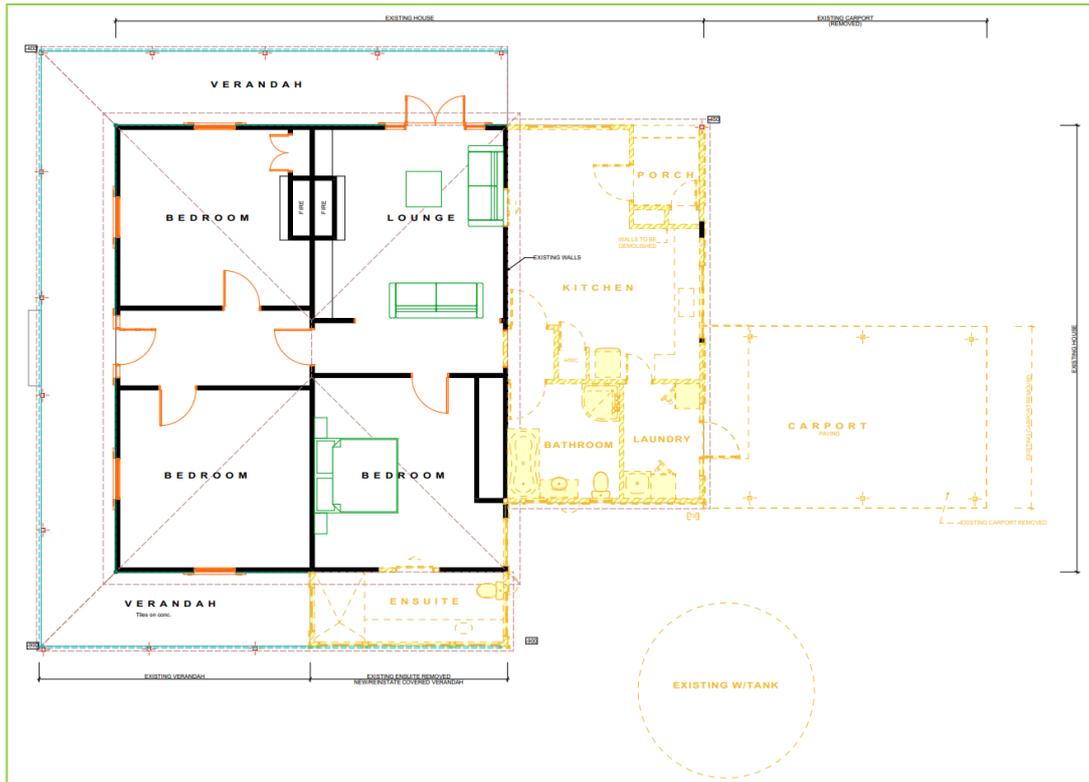


Figure 2 -Plan of demolition

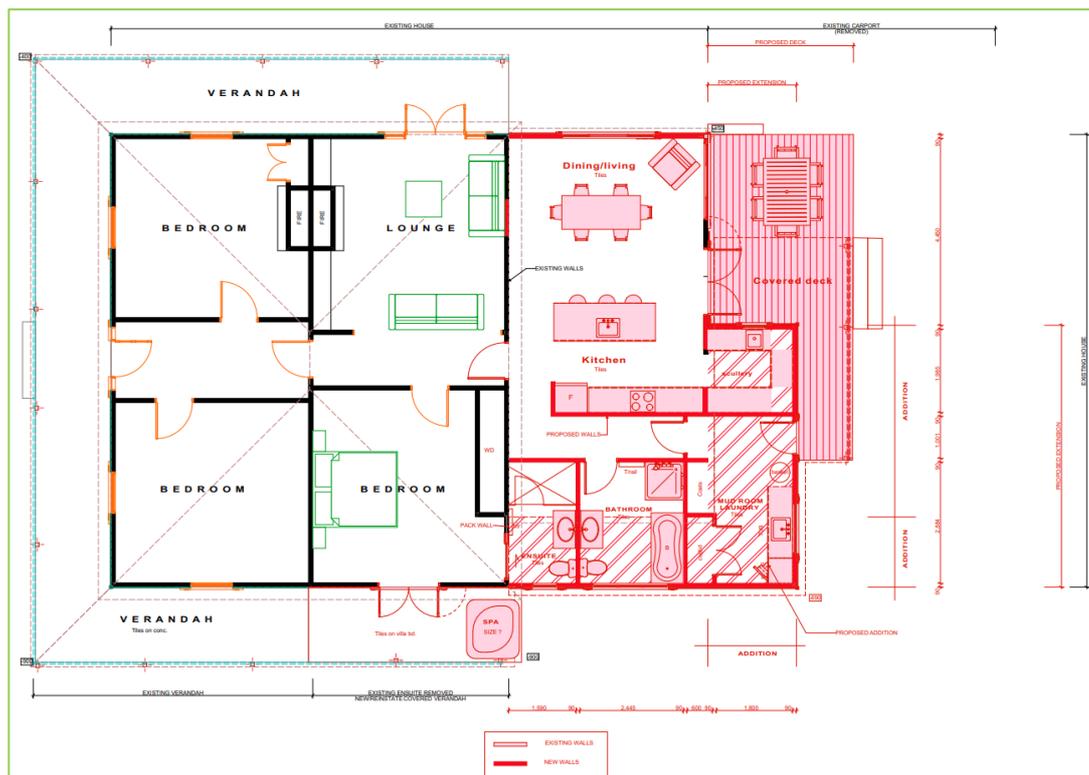


Figure 3 -Plan of new works

4 RULES ASSESSMENT

4.1 Operative Far North District Plan

The proposal requires resource consent under the rules of the Operative District Plan as outlined below.

Chapter 10 – Coastal Environment

Rule 10.9.5.1.1 Relocated buildings

N/A – proposal does not relate to relocated buildings.

Rule 10.9.5.1.2 Residential intensity

Existing use rights – the site is less than 1,000m² in area and has a legally established residential unit.

Rule 10.9.5.1.3 Scale of activities

N/A – the proposal only involves people usually residing on the site.

Rule 10.9.5.1.4 Building height

Permitted - the proposed alterations are well below the 7.2m permitted height

Rule 10.9.5.1.5 Building scale

The existing buildings on the site, which have been legally established, have a ground floor area of 25.4%. This is already exceeding the permitted 20% ground floor area, but has existing use rights. The proposed alterations will result in a total building floor area of 25.6%. As the existing ground floor area is being exceeded by 0.2%, there is a technical infringement of this rule resulting in the proposal being a **Discretionary Activity**.

Rule 10.9.5.1.6 Sunlight

Permitted - the proposed alterations comply with the requirements of this rule. The new water tanks will be less than 2.7m above ground level.

Rule 10.9.5.1.7 Stormwater management

Currently, total impermeable surfaces are 41% for the existing development on site. The existing development enjoys existing use rights. The proposed changes will decrease the impermeable surfaces by 2%, resulting in a 39% impermeable surfaces. Overall, there is no infringement of this rule.

Rule 10.9.5.1.8 Setback from boundaries

Permitted - the proposed alterations comply with the requirements of this rule. The deck is less than 1m in height and therefore not a 'building'. Similarly, the new water tanks will be less than 2.7m above ground level.

Rule 10.9.5.1.9 Outdoor activities

N/A

Rule 10.9.5.1.10 Transportation

Permitted - the proposal complies with the traffic intensity rule and parking requirements. The access is existing and no changes are proposed or required to this arrangement.

Rule 10.9.5.1.11 Hours of operation – Non-residential activities

N/A – proposal is for a residential activity only

Rule 10.9.5.1.12 Keeping of animals

N/A

Rule 10.9.5.1.13 Noise

Permitted – all construction noise shall meet the required limits.

Rule 10.9.5.1.14 Helicopter landing area

N/A

Chapter 12 – Natural and Physical Resources

Rule 12.5.6.1.2 Alterations to/and maintenance of historic sites, buildings and objects

The building subject of this application is listed in Appendix 1E as being the King House, Site 53 with HPT category II (no 410). As such, resource consent is required as a **Restricted Discretionary Activity**.

4.2 Far North Proposed District Plan

The Far North District Council is expected to release their decision on the proposed District Plan in the first half of 2026. So far, no decision has been made.

A number of rules and standards in the Proposed Plan have been tagged as having immediate effect, including earthworks rules and rules surrounding historic heritage.

Applicable rules and standards are assessed below.

HH-R2 Additions or alterations to scheduled Heritage Resource buildings or structures

The proposal consists of alterations that will change the footprint and shape of the building somewhat. As such, the proposal is considered to be a **Restricted Discretionary Activity**.

Rule HA-R2 Additions or alterations to existing buildings or structures

The building subject of this proposal is a scheduled Heritage Resource. Therefore, resource consent is required as a **Restricted Discretionary Activity** under this rule.

Rule HA-R5 Earthworks

The minimal amount of earthworks required for the proposed alterations will occur within 20m of the scheduled heritage resource given it is the heritage resource that is being altered. Therefore, resource consent is required as a **Discretionary Activity** under this rule.

4.3 National Environmental Standards

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

The proposal does not involve any of the activities outlined in Section 5(2)-(6) of the regulation. On that basis, no further assessment of the NES is considered necessary in this instance.

4.4 Conclusion on rules assessment

The above assessment has determined that the proposal requires consent as a **Discretionary Activity** overall, pursuant to the rules of both the Operative and Proposed District Plans.

5 ENVIRONMENTAL EFFECTS ASSESSMENT

5.1 Receiving Environment

The surrounding environment has been described earlier in section 2.2 of this application. For the purposes of assessing the environmental effects, it is helpful to ascertain the 'receiving' environment, referring to the current state of the environment as it is able to be modified to the extent possible by permitted activities, and unimplemented resource consents where these are likely to be implemented. In other words, placing the proposal in the context of what the 'future' environment may look like.

In terms of unimplemented resource consents, we are aware of a resource consent having been approved on the site next door, being 15 Beresford St. It is understood that this consent is being given effect to at the moment. This consent also relates to alterations to an existing dwelling and garage.

5.2 Permitted baseline

The Operative District Plan permits the construction of one dwelling per 1000m² provided the dwelling can connect to Council reticulated wastewater, can comply with the relevant bulk and location requirements, and occurs outside of a Heritage Area.

In the context of the subject site, the total area is 1,229m², more or less, and contains one residential unit that was legally established. In its current form, the built development on site already exceeds the permitted building coverage of 20%. As such, this encroachment forms part of the permitted baseline and only the effects of the increase above the permitted baseline need to be taken into account.

5.3 Effects Assessment

Building scale effects

The proposed alterations to the existing residential unit consist of the removal of certain parts of the existing house with some minor areas to be added. The proposed changes will result in the total building floor area being exceeded by 0.2% which is considered negligible. This type of change will hardly be perceptible, especially given the materials and colours to be used will mimic the existing materials and colour, and will complement the existing design.

The property has extensive landscape planting along Long Bay Road which screens the dwelling to a large degree from public view.

Overall, the proposed changes will not result in any significant adverse effects with regard to building scale, either on the subject site or in relation to adjacent properties.

Effects on historic heritage and cultural values

The applicants have consulted with all relevant iwi and hapu groups for the area as well as with Heritage New Zealand Pouhere Taonga (HNZPT). Correspondence received from the various parties is enclosed in Appendix 3.

In particular, HNZPT does not have any objections to the proposal given the materials used, and the alterations to be made, will be sympathetic to the heritage character of the existing building. The historical significance of the building is not so much associated with Maori cultural values, and as such, no objections have been raised by those parties who have responded.

Overall, no adverse effects have been identified on the historic heritage values of the existing heritage building, nor on any cultural values.

5.4 Conclusion

The above assessment has demonstrated that the adverse effects associated with the proposal will be less than minor. On that basis, the application can proceed on a non-notified basis.

6 CONSULTATION

The applicants consulted with all relevant iwi and hapu groupings, as well as HNZPT. The number of responses received from the various groups either had no, or very little comment; while comments from HNZPT are also supportive. Email correspondence has been enclosed in Appendix 3.

On that basis, no parties are considered to be adversely affected.

7 NOTIFICATION

7.1 Public notification

Pursuant to Section 95A of the RMA, we advise the following:

Step 1

- a) The applicant does not request public notification.
- b) We believe all relevant information has been enclosed with this application and do not envisage the need for a request for further information or the commissioning of a report.
- c) The application is not made in conjunction with an application to exchange recreation reserve land.

Therefore, public notification is not mandatory.

Step 2

- a) The application is for an activity not subject to a rule or NES that precludes notification.
- b) The application is not a Controlled Activity and neither is it a boundary activity.

Therefore, the application is not precluded from public notification, and Step 3 applies.

Step 3

- a) The application is for an activity not subject to a rule or NES that requires public notification.
- b) The application is not assessed as resulting in adverse effects that are more than minor, as outlined above.

Step 4

There are not considered to be any special circumstances surrounding this proposal that would warrant the application to be notified to any parties, as there is nothing unusual or exceptional about the proposal.

7.2 Limited notification

In accordance with section 95B of the RMA, the following assessment is made:

Step 1

- a) There are no affected protected customary rights groups or customary marine title groups. The proposed activity is not on, or adjacent to, and will not affect land that is the subject of a statutory acknowledgment.

Therefore, there are no relevant parties to be notified.

Step 2

- a) The proposed activity is not subject to a rule or NES that precludes limited notification;
- b) The proposed activity is not a controlled activity.

Therefore, the proposal is not precluded from limited notification.

Step 3

- a) The proposed activity is not a boundary activity.
- b) Given that the proposal is for any other activity, it needs to be determined whether any person is an affected person in accordance with section 95E.

Based on the rules the proposal infringes, it was identified that HNZPT and various iwi/hapu groupings may be affected by the proposal. Therefore, these parties were consulted.

HNZPT has provided its written approval to the proposal, and no iwi/hapu has objected to the proposal. Therefore, we consider there to be no adversely affected parties, and conclude there is no requirement for the proposal to be limited notified.

Step 4

There are not considered to be any special circumstances surrounding this proposal that would warrant the application to be notified to any parties.

7.3 Conclusion

The above assessment has concluded that the proposal does not result in any parties being adversely affected, and as such, there is no need for the application to be notified, either publicly or limited.

8 SECTION 104 ASSESSMENT

8.1 Actual or potential effects on the environment

An assessment of effects has been undertaken in section 5 of this application. This assessment concluded that the adverse effects of the proposal are less than minor. This assessment is considered relevant in evaluating the actual and potential effects of the proposal on the environment, in accordance with section 104(1)(a).

The proposed alterations are rather small in scale when viewed in light of the existing built development on site, whilst most of it will not be visible from the roadside. In addition, the development will remain in keeping with the original historic heritage character of the house and with the scale of built form that exists on surrounding properties.

Overall, the proposed development will result in actual and/or potential effects that are entirely acceptable in this instance.

8.2 National and Regional Planning Documents

The proposal is not considered to trigger an assessment of the provisions of any national policy statement or national environmental standard. In terms of any regional planning documents, the Regional Policy Statement emphasises the need to maintain the integrity of historic heritage. The proposal ensures that acceptable building materials are used and that the heritage colour scheme will be maintained. As such, no adverse effects are considered to arise, and no further consideration of the RPS is deemed necessary in this instance.

8.3 Far North District Plan

In accordance with s104(1)(b)(vi), consideration is required of the relevant objectives and policies included in any Operative or Proposed District Plan. Currently, FNDC has both an Operative and Proposed District Plan. All Hearings have been concluded and the Hearings panel is currently writing its recommendations. A Council decision is not expected until May of this year.

Below is an assessment of the objectives and policies of both the Operative and the Proposed District Plan.

8.3.1 Provisions of the Operative District Plan

Coastal Environment & Russell Township – Chapter 10

The proposed development consists of reasonably minor alterations to an existing dwelling not immediately located along the coastal edge. As such, public access is not considered to be an issue. The site is not located within an area of significant indigenous vegetation or an outstanding landscape. Consultation with local iwi/hapu has not resulted in any objections. Overall, the proposal is considered to be in keeping with the provisions of the Coastal Environment.

The proposal will retain the heritage character of the existing building and will retain the same level of privacy for the current owners as well as neighbouring residents. The vast majority of the property will be retained for outdoor open space, and the vast majority of all landscaping will also remain in place. Overall, it is considered that the proposed alterations will be in keeping with the provisions of the Zone.

Historic Site and Heritage Area – Chapter 12

The proposed alterations are entirely in keeping with the historic heritage character of the existing house, as confirmed by the HNZPT representative. The proposed design and materials, as well as colour scheme all fit with this character, and therefore retain the existing heritage values.

8.3.2 Provisions of the Proposed District Plan

Kororāreka Russell Township

The proposed development is entirely compatible with the historic heritage values of the Zone and maintains the character and amenity values of the receiving environment.

The alterations will result in a building that is consistent with the scale, character and design of surrounding development.

Overall, the proposal is considered consistent with the objectives and policies of the Zone.

Heritage Item and Heritage Area

The proposal ensures that the heritage resource will be maintained for the long term so that future generations can still enjoy these historic heritage values, as confirmed by HNZPT. The proposed alterations will not in any way detract or destroy the value of this precious heritage resource, and will maintain the architecture and integrity of the built form of the wider surrounding area.

Coastal Environment

There are no elements of this proposal that would detrimentally affect any parts of the coastal environment.

8.4 Other matters

Section 104(1)(c) provides for the consideration of any other matter that may be relevant or reasonably necessary to determine the application. In this instance, there are no other matters considered relevant to the proposal.

8.5 RMA Part 2 assessment

An assessment of Part 2 matters is not required unless there is invalidity, incomplete coverage or uncertainty in the planning provisions (R J Davidson Family Trust v Marlborough DC [2017] NZHC 52). In this instance, there is no evidence to suggest invalidity, incomplete coverage or uncertainty among the relevant planning provisions. Therefore, no further assessment of the Part 2 provisions is required, noting also that the application does not trigger any Section 8 matters, to our knowledge. The effects assessment undertaken in section 5.3 of this report also demonstrates the proposal is entirely consistent with Sections 5, 6 and 7 RMA.

9 CONCLUSION

The proposal to make alterations to the existing residential unit is considered to be entirely appropriate within the context of the site and surrounding area given its design, scale and chosen colour scheme.

The environmental effects assessment undertaken in this report concludes that the adverse effects are less than minor, and therefore, acceptable within the receiving environment.

Section 7 of the report demonstrates that the proposal is consistent with the policy direction of the Operative and Proposed Plan and any regional and national documents, and therefore will achieve the environmental outcomes sought under Part 2 of the RMA.

Overall, it is considered that the application can be approved and consent issued.



Appendix 1

Record of Title





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




R. W. Muir
Registrar-General
of Land

Identifier **NA18B/817**
Land Registration District **North Auckland**
Date Issued 04 August 1969

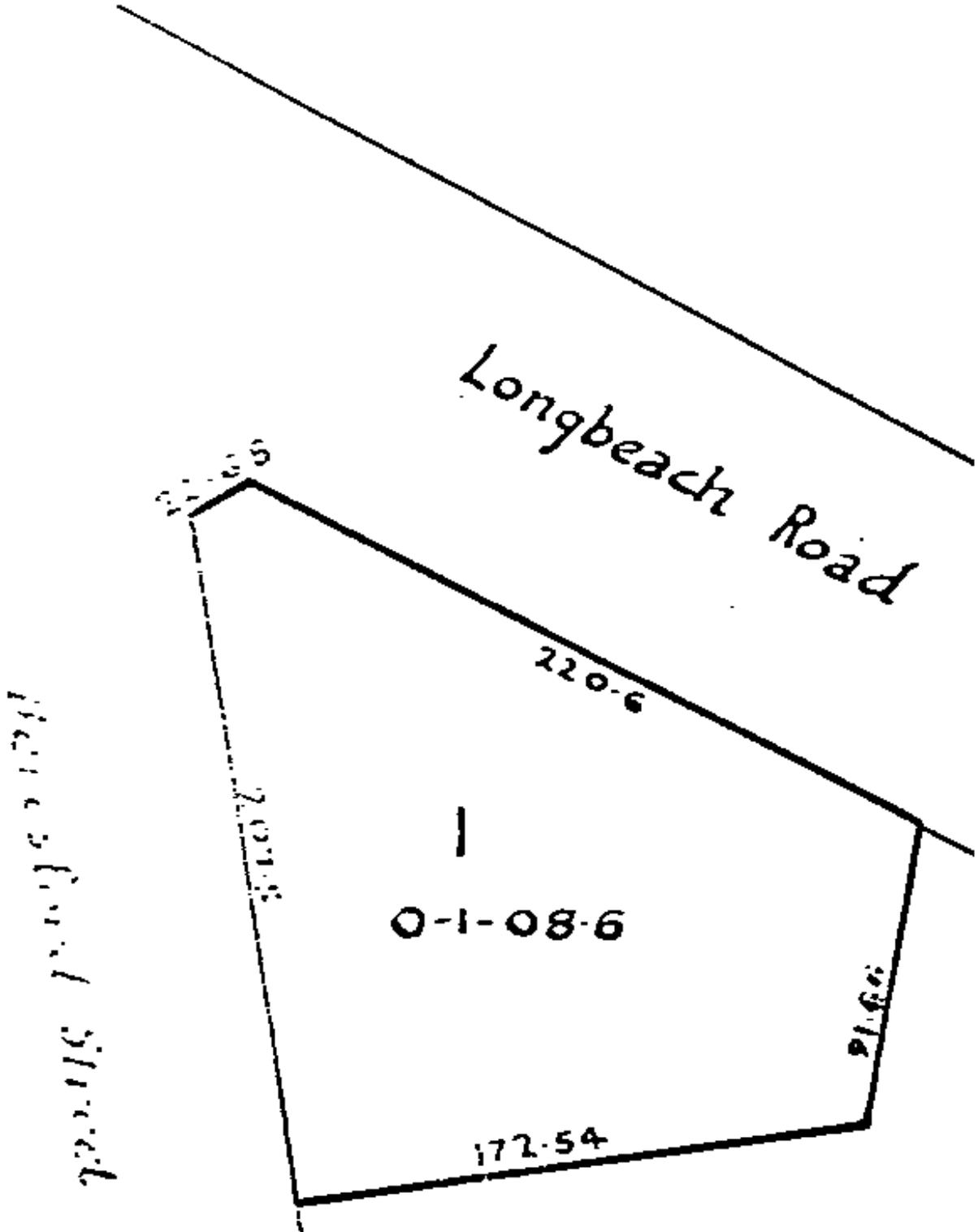
Prior References
NA142/292

Estate Fee Simple
Area 1229 square metres more or less
Legal Description Lot 1 Deposited Plan 56681

Registered Owners
Anne Entwisle Guterres and Anthony Marcus Guterres

Interests

Russell Town District



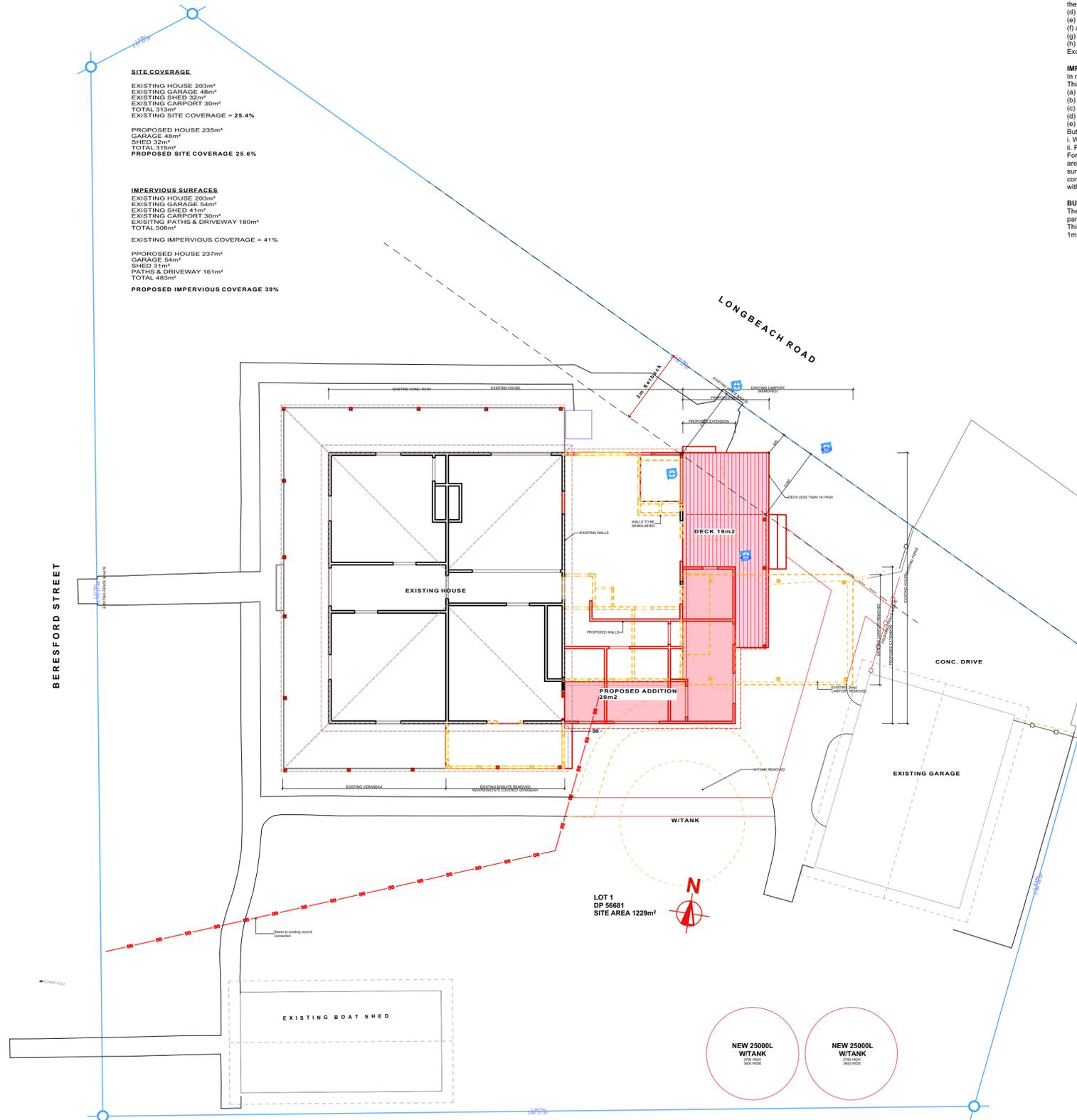


Appendix 2

Building plans

10.9.5.1.5 BUILDING SCALE
 The maximum net ground floor area of all the buildings on the site shall not exceed 20% of the net site area, except where a site is within the Russell Township Basin and Gateway Area or within a Heritage Precinct, all as defined on Maps 89 and HP4, the maximum net floor area of all buildings on the site shall not exceed 20% of the net site area, provided that this may be exceeded on sites with a net site area less than 400m² such that the maximum net floor area may be up to 80m².

10.9.5.1.7 STORMWATER MANAGEMENT
 The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 35%.



SITE COVERAGE
 EXISTING HOUSE 203m²
 EXISTING GARAGE 48m²
 EXISTING SHED 32m²
 EXISTING CARPORT 30m²
 TOTAL 313m²
 EXISTING SITE COVERAGE = 25.4%
 PROPOSED HOUSE 235m²
 GARAGE 48m²
 SHED 32m²
 TOTAL 315m²
 PROPOSED SITE COVERAGE 25.6%

IMPERVIOUS SURFACES
 EXISTING HOUSE 203m²
 EXISTING GARAGE 54m²
 EXISTING SHED 41m²
 EXISTING CARPORT 30m²
 EXISTING PATHS & DRIVEWAY 180m²
 TOTAL 508m²
 EXISTING IMPERVIOUS COVERAGE = 41%
 PROPOSED HOUSE 237m²
 GARAGE 54m²
 SHED 31m²
 PATHS & DRIVEWAY 161m²
 TOTAL 483m²
 PROPOSED IMPERVIOUS COVERAGE 39%

LOT 1
 DP 56681
 SITE AREA 1228m²

BUILDING
 Any structure or part of a structure, whether temporary or permanent, movable or immovable, which would require a building consent under the Building Act 2004, including additions to buildings. Notwithstanding the provisions of Schedule 1 of the Building Act 2004, buildings also include:
 (a) any fence or boundary retaining wall or combination thereof exceeding 2m in height measured from the lowest adjacent ground level, and any retaining wall more than 1.5m above ground level provided that this does not apply to fences in the Rural Production, General Coastal, Rural Living or Coastal Living Zones used for the purposes of stock enclosure;
 (b) any pool more than 1m in height or tank more than 2.7m in height above ground level (including a retention tank, swimming pool and spa pool); (c) any vehicle, caravan, shipping container or structure whether moveable or immovable, used as a place of residence or business or for assembly or storage purposes but excludes temporary buildings associated with the construction of a building provided they do not exceed a height of 3m or an area of 15m²;
 (d) any veranda, bridge or other construction over a public place or any tunnel or excavation beneath a public place;
 (e) any lighting pole, flagpole, mast, pole, aerial or telecommunications structure which exceeds 6m in height;
 (f) any permanent tent or marquee or air-supported canopy;
 (g) any part of a deck or terrace which is more than 1m above ground level;
 (h) any stand alone satellite dishes exceeding 1m in height above the ground level on which it stands.
 Excluded from this definition are Crop Support Structures no greater than 6m in height and located 3m from the boundary

IMPERMEABLE SURFACE
 In relation to any site means any building or surface on or over the land which creates a barrier to water penetration into the ground. This definition includes but is not restricted to:
 (a) decks (including decks less than 1m in height above the ground) excluding open slatted decks where there are gaps between the boards;
 (b) pools, but does not include pools designed to operate as a detention pond;
 (c) any surfaced area used for parking, manoeuvring, access or loading of motor vehicles, including areas covered with aggregate;
 (d) areas that are paved with concrete, asphalt, open jointed slabs, bricks, gobi or materials with similar properties to those listed;
 (e) roof coverage area on plan.
 But excludes:
 i. Water storage tanks occupying up to a maximum cumulative area of 20m²; and
 ii. Paths and paving less than 1m wide, provided they are separated from other Impermeable Surfaces by a minimum of 1m.
 For the purpose of calculating impermeable surfaces, account shall not be taken of any additional areas that are overlapped by another form of impermeable surfaces. In the case of jointly owned access lots that contain impermeable surfaces within their boundaries, the total area of these impermeable surfaces are to be divided equally and considered as parts of the various sites served by the access lot for the purpose of determining compliance with the relevant stormwater management rules.

BUILDING COVERAGE
 The proportion of the gross site area of a site which is covered by all buildings including any part of overhangs/leaves more than 600mm from an outside wall or supporting structure. This definition excludes pergolas, or similar open roofed structures, uncovered decks less than 1m in height, uncovered terraces, uncovered steps and swimming pools less than 1m in height

ARCHITECTURAL SERVICES NORTHLAND LTD

Owen Jones

A. 47 Norfolk Street Whangarei
 PA. PO Box 300 Whangarei 0140
 P. 09 4387279
 E. owenwjones1@gmail.com

CLIENT:
ANNE & MARK GUTERRES

PROJECT:
PROPOSED HOUSE ALTERATIONS

SITE INFO:
17 BERESFORD STREET RUSSELL

JOB NO:
2513

NOTES:
WIND ZONE: HIGH EXPOSURE ZONE D

DO NOT SCALE. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. THIS DRAWING AND THE DESIGN IT COVERS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF THE DESIGNER

DESIGNER: Owen Jones

DRAWN BY: DANA BIGNELL

ENGINEER: ###

CHECKED BY: Owen Jones

ISSUE TYPE:
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RC PLANS
 DATE:
 Monday, 16 March 2026

DRAWING TITLE:
Site Plan

SCALE:
A1 ORIGINAL

DRAWING: **1 OF 6** REVISION:

SITE PLAN 1:100

Owen Jones

A. 47 Norfolk Street
Whangarei
PA. PO Box 300
Whangarei 0140
P. 09 4387279
E. owenjones1@gmail.com

CLIENT:
**ANNE & MARK
GUTERRES**

PROJECT:
**PROPOSED HOUSE
ALTERATIONS**

SITE INFO:
**17 BERESFORD STREET
RUSSELL**

JOB NO:
2513

NOTES:

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DRAWN BY: DANA BIGNELL

ENGINEER: ###

CHECKED BY: Owen Jones

ISSUE TYPE:

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RC PLANS

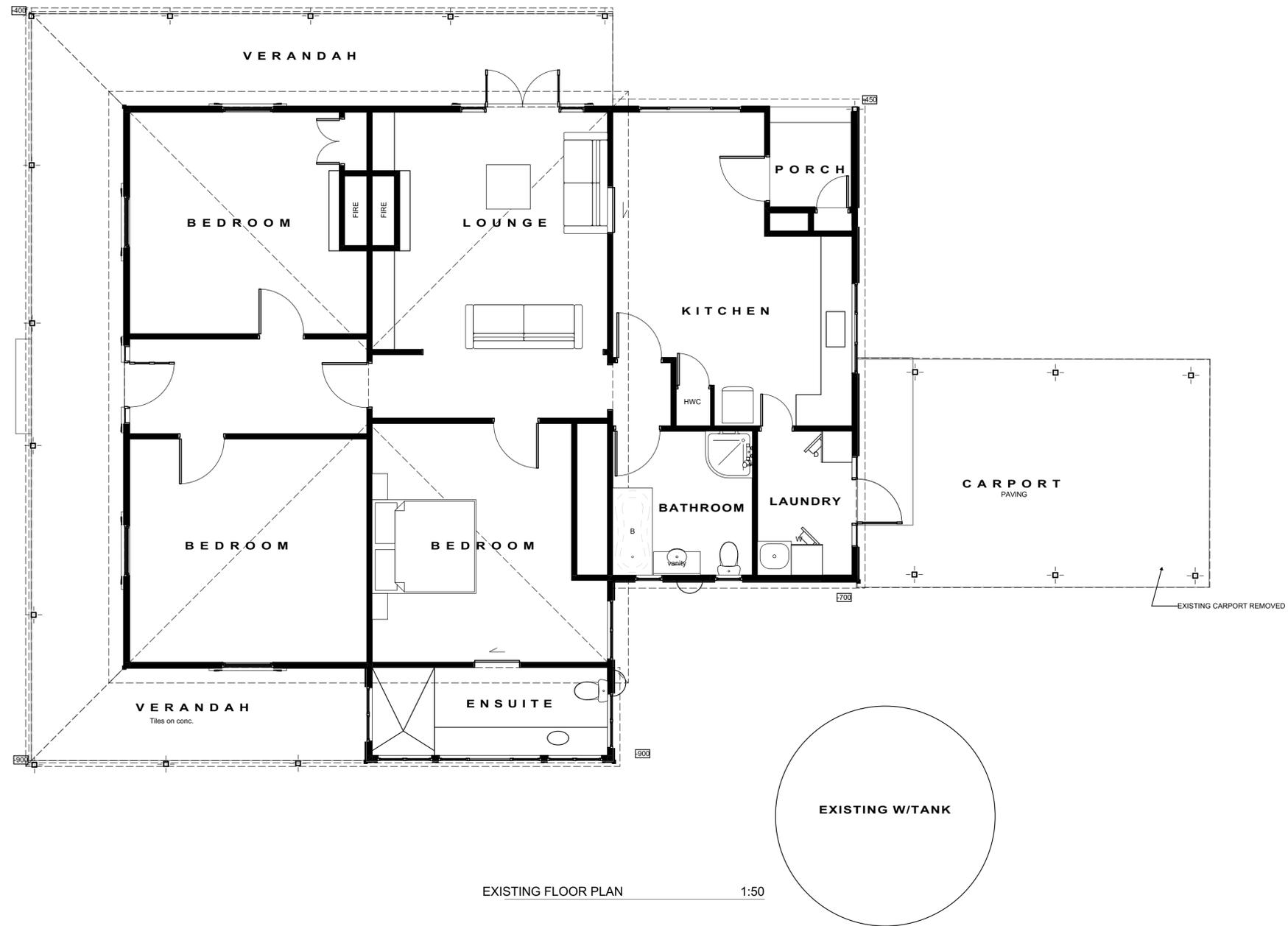
DATE:
Monday, 16 March 2026

DRAWING TITLE:
Floor Plan

SCALE:
A1 ORIGINAL

DRAWING:
2 OF 6

REVISION:



Owen Jones

A. 47 Norfolk Street
Whangarei
PA. PO Box 300
Whangarei 0140
P. 09 4387279
E. owenjones1@gmail.com

CLIENT:
**ANNE & MARK
GUTERRES**

PROJECT:
**PROPOSED HOUSE
ALTERATIONS**

SITE INFO:
**17 BERESFORD STREET
RUSSELL**

JOB NO:
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ENGINEER: ###

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DATE:
Monday, 16 March 2026

DRAWING TITLE:
EXISTING ELEVATIONS

SCALE:
A1 ORIGINAL

DRAWING: REVISION:

3 OF 6



Existing North Elevation 1:50



Existing East Elevation 1:50



Existing South Elevation 1:50



Existing West Elevation 1:50

Owen Jones

A. 47 Norfolk Street
Whangarei
PA. PO Box 300
Whangarei 0140
P. 09 4387279
E. owenwjones1@gmail.com

CLIENT:
ANNE & MARK GUTERRES

PROJECT:
PROPOSED HOUSE ALTERATIONS

SITE INFO:
17 BERESFORD STREET RUSSELL

JOB NO:
2513

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DRAWN BY: DANA BIGNELL

ENGINEER: ###

CHECKED BY: Owen Jones

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RC PLANS

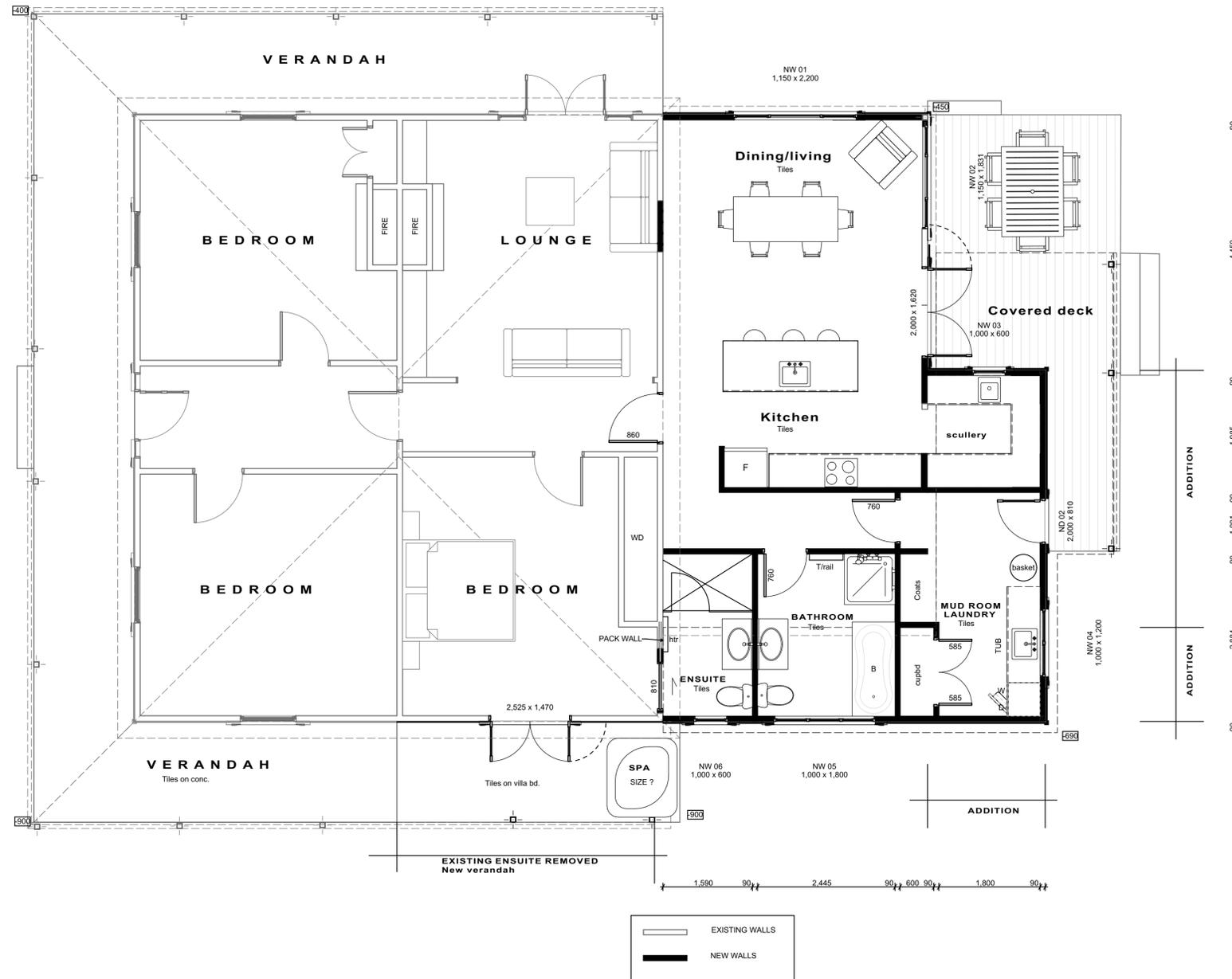
DATE:
Monday, 16 March 2026

DRAWING TITLE:
FLOOR PLAN

SCALE:
A1 ORIGINAL

DRAWING: REVISION:

4 OF 6



PROPOSED FLOOR PLAN 1:50



North Elevation 1:50



Resene Colonial White



Resene Butter

Total colour code: Y89-043-083
 Chart colour code: 10C31
 Tone: White
 Colour palette: Yellow
 RGB: 233 | 215 | 171
 Hex: #E9D7AB
 Lab: 86.44 | -0.45 | 24.01
 CMYK: 0 | 8 | 27 | 9
 Approximate LRV: 74
 Colour pencil recipe: 103 | (270) | 0 | 0
 Colour chart/range: Resene BS5252 range (pre 2008)

Total colour code: Y84-069-089
 Chart colour code: HC3025
 Tone: Pastel
 Colour palette: Yellow
 RGB: 222 | 203 | 129
 Hex: #DEC881
 Lab: 81.74 | -3.54 | 39.27
 CMYK: 0 | 9 | 42 | 13
 Approximate LRV: 65
 Colour pencil recipe: 102 | 271 | 0 | 0
 Colour chart/range: Resene Heritage range (2015)

Colour specification
 Hex: #f6e0d4
 LRV: 76
 RGB: 223 224 212



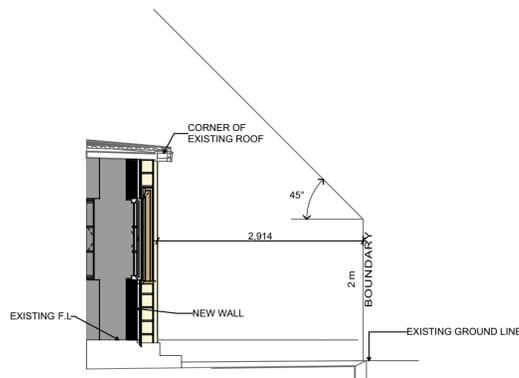
South Elevation 1:50



East Elevation 1:50



West Elevation 1:50



1 Corner Elevation 1:50

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Owen Jones

A. 47 Norfolk Street Whangarei
 PA. PO Box 300 Whangarei 0140
 P. 09 4387279
 E. owenjones1@gmail.com

CLIENT:
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PROPOSED HOUSE ALTERATIONS

SITE INFO:
17 BERESFORD STREET RUSSELL

JOB NO:
2513

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DRAWN BY: DANA BIGNELL

ENGINEER: ###

CHECKED BY: Owen Jones

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RC PLANS

DATE:
 Monday, 16 March 2026

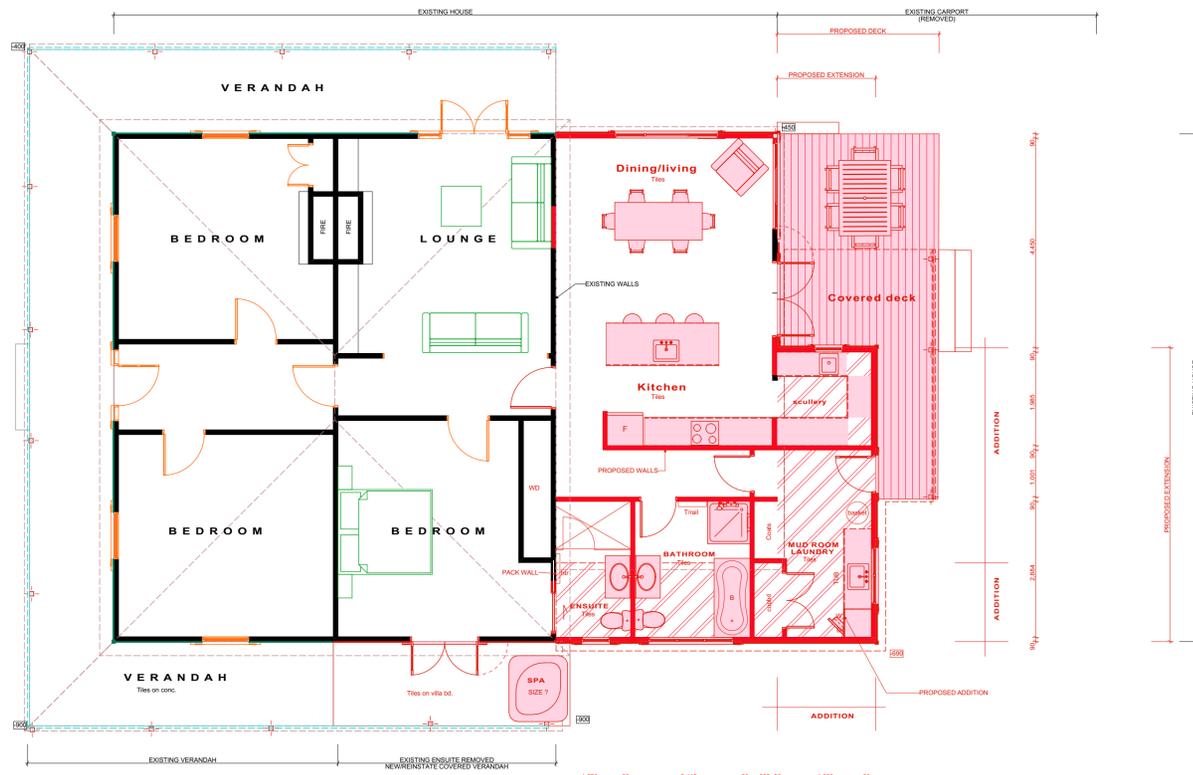
DRAWING TITLE:
ELEVATIONS

SCALE:
A1 ORIGINAL

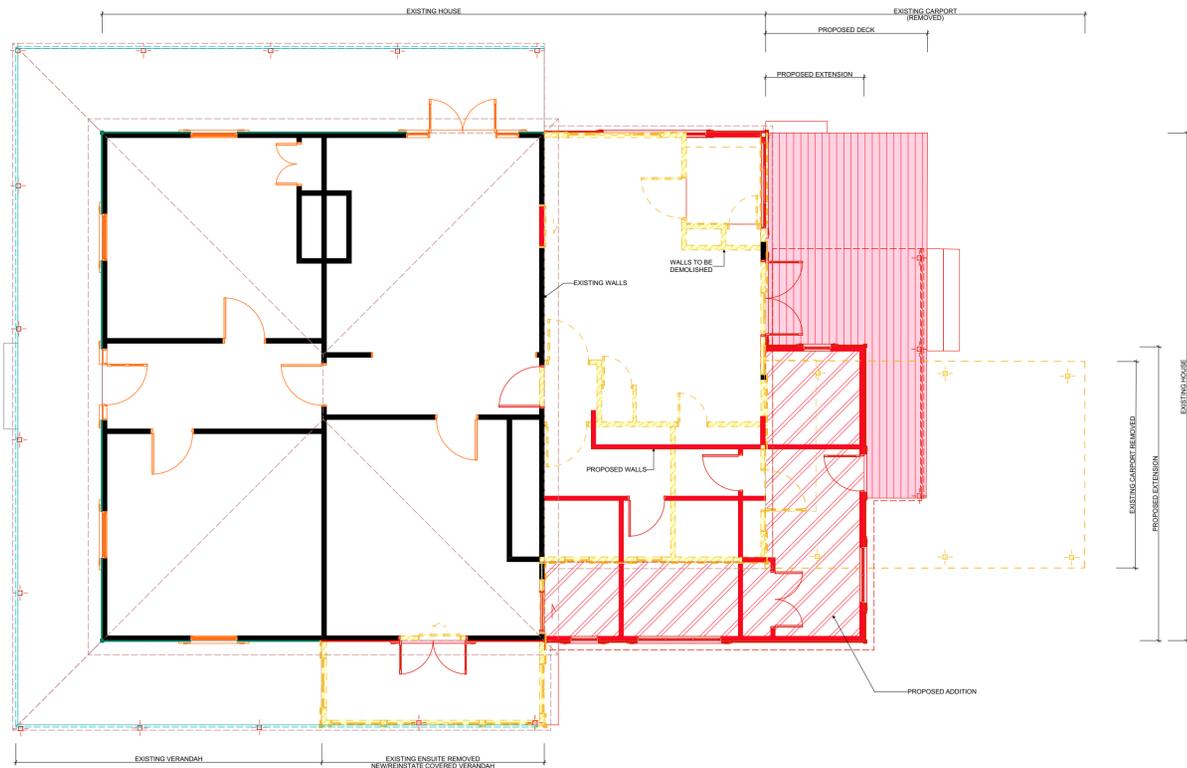
DRAWING: **5 OF 6** REVISION:



DEMOLITION PLAN 1:75



NEW WORKS 1:75



ALL WORKS 1:75

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Owen Jones

A. 47 Norfolk Street Whangarei
 PA. PO Box 300 Whangarei 0140
 P. 09 4387279
 E. owenjones1@gmail.com

CLIENT:
ANNE & MARK GUTERRES

PROJECT:
PROPOSED HOUSE ALTERATIONS

SITE INFO:
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JOB NO:
2513

NOTES:

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DESIGNER: Owen Jones

DRAWN BY: DANA BIGNELL

ENGINEER: ###

CHECKED BY: Owen Jones

ISSUE TYPE:
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RC PLANS
 DATE:
 Monday, 16 March 2026

DRAWING TITLE:
DEMOLITION PLANS

SCALE:
A1 ORIGINAL

DRAWING: **6 OF 6** REVISION:



Appendix 3

Correspondence with HNZPT &
iwi/hapu

From: "RCAs Ngati Manu" <ngatimanurcas@gmail.com>

To: "Carine Andries" <carine@actionpointplanning.nz>

Date: 12/22/2025 5:14:26 PM

Subject: Re: Resource consent consultation - historic building 17 Beresford St, Russell

Tēnā koe Carine,

After an initial review of the RCA, this serves as our first formal response to the application.

If in the event, further changes or engagements are required, please feel free to notify us — we encourage and support ongoing dialogue.

At this stage, Ngāti Manu is willing to support the application *in principle*, subject to the following initial condition(s) being met:

1. The environmental impact is expected to be minor. Therefore, Ngāti Manu may consider supporting the application, provided that Patukeha and Ngāti Kuta lead the cultural and environmental oversight, and other hapū with interests in the land also support the consent.

Ngāti Manu will deliberate further once the above condition has been addressed.

For your awareness, our rōpū convenes fortnightly to discuss further engagements required, and a more detailed response will follow in due course.

Me aku mihi,

Awhina Wynyard-Tobin

Resource Consent Coordinator | Ngāti Manu RCA Rōpū

Kāretu Marae Committee | Contact Number: 027 555 2048

362 Waikare Road, Kāretu, 0283, Northland

| ngatimanurcas@ngatimanu.com | www.ngatimanu.com



On Tue, Dec 23, 2025 at 12:10\u8239 PM RCAs Ngati Manu <ngatimanurcas@gmail.com> wrote:

Tēnā koe Carine,

Ngāti Manu acknowledges your RCA received Tuesday 23rd December.

We thank you for engaging with us during the consultation process. We trust all documents pertinent to this application (to date) have been provided to us.

Our Ngāti Manu RCA rōpū convenes fortnightly, and a response will follow accordingly.

We value the opportunity to engage in this decision-making process.

Me aku mihi,

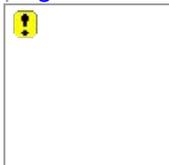
Awhina Wynyard-Tobin

Resource Consent Coordinator | Ngāti Manu RCA Rōpū

Kāretu Marae Committee | Contact Number: 027 555 2048

362 Waikare Road, Kāretu, 0283, Northland

| ngatimanurcas@ngatimanu.com | www.ngatimanu.com



On Mon, Dec 22, 2025 at 4:15\u8239 PM Carine Andries <carine@actionpointplanning.nz> wrote:

Tēnā koutou

On behalf of my clients, Mr and Mrs Guterres, I am reaching out to engage with you on a resource consent proposal. Mr and Mrs Guterres own a property located at 17 Beresford Street, Russell. The couple are proposing to make some alteration to the dwelling which is classified as an historic building.

The proposal consists of the removal of the existing ensuite and carport, and add a covered deck as well as add a small extension to the eastern side of the building. A set of building plans has been attached for your consideration and feedback.

I would appreciate it if you were to be able to provide your comments by 26 January 2026. Should there be an issue with this timeframe, please advise me of that at your earliest convenience.

I look forward to hearing from you.



Ngā mihi | Kind regards

Carine Andries

Planning & Resource
Management Consultant

Action Point Planning Ltd

t: 022 4219902 e:

carine@actionpointplanning.nz

www.actionpointplanning.nz

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From: ["Huri Rewha" <huri.rewha@gmail.com>](mailto:huri.rewha@gmail.com)
To: carine@actionpointplanning.nz
CC: ["Patsy King" <b.p.king@xtra.co.nz>](mailto:b.p.king@xtra.co.nz)
["Glenys Papuni" <glenyspapuni55@gmail.com>](mailto:glenyspapuni55@gmail.com)
["Arana Rewha" <rana.ngatikuta@gmail.com>](mailto:rana.ngatikuta@gmail.com)
Date: 12/26/2025 11:56:40 PM
Subject: 17 Beresford St, Russell

Kia ora Carine,

Ngati Kuta has no objections to the building changes as you propose in your application.

As it is a historic building, it must comply with the FNDC community plan and the Heritage & Culture rules for landmark buildings. Ngati Kuta hapu concerns relate to environmental and archaeological effects, as well as areas where cultural sensitivities could be affected. Your plan proposes a house upgrade and shows you intend to preserve the house's heritage architecture. This is in keeping with its historic significance and within the landmark precinct of Kororareka.

Please reach out if you have any other concerns.

Robert Willoughby
Ngati Kuta ki te Rawhiti Kahui

From: ["David McKenzie" <merkenzie@gmail.com>](mailto:merkenzie@gmail.com)
To: ["Carine Andries" <carine@actionpointplanning.nz>](mailto:carine@actionpointplanning.nz)
Date: 1/6/2026 10:48:03 PM
Subject: Re: Resource consent consultation - historic building 17 Beresford St, Russell

Kia ora Andries,

Thank you for consulting Kororareka Marae on this application. We have no comment.

Nga mihi
David McKenzie

On Mon, 22 Dec 2025 at 16:15, Carine Andries <carine@actionpointplanning.nz> wrote:

Tēnā koutou

On behalf of my clients, Mr and Mrs Guterres, I am reaching out to engage with you on a resource consent proposal. Mr and Mrs Guterres own a property located at 17 Beresford Street, Russell. The couple are proposing to make some alteration to the dwelling which is classified as an historic building.

The proposal consists of the removal of the existing ensuite and carport, and add a covered deck as well as add a small extension to the eastern side of the building. A set of building plans has been attached for your consideration and feedback.

I would appreciate it if you were to be able to provide your comments by 26 January 2026. Should there be an issue with this timeframe, please advise me of that at your earliest convenience.

I look forward to hearing from you.



Ngā mihi | Kind regards

Carine Andries

Planning & Resource Management Consultant

Action Point Planning Ltd

t: 022 4219902 e: carine@actionpointplanning.nz

www.actionpointplanning.nz

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From: "Stuart Bracey" <SBracey@heritage.org.nz>
To: "Carine Andries" <carine@actionpointplanning.nz>
Date: 3/3/2026 9:30:54 PM
Subject: RE: Alterations to King House - 17 Beresford Street, Russell
Attachments: [Heritage New Zealand Northland ADP modified 081018.pdf](#)

Kia Ora Carine,

I confirm that HNZPT has considered all the information provided in relation to the proposal to carry out alterations to King House located at 17 Beresford Street, Russell. HNZPT advises as follows;

- King House is category 2 list no 410 and is also listed in the District Plan in the Schedule of Historic sites, Buildings and Objects.
- Based on the development plans and information provided below, HNZPT is satisfied that the applicant intends to carry out the alterations in a manner that is sympathetic to the heritage values of the property.
- An Accidental Discovery Protocol (ADP) is appropriate for any earthworks that are undertaken for the house alterations activity, in this situation. An ADP guide is attached for your information.

Thank you for engaging with HNZPT on this development proposal.

Regards,

Stuart Bracey

Stuart Bracey | Kaiwhakamāhere | Heritage Planner | Northern Region | Heritage New Zealand Pouhere Taonga | L10 SAP Tower 151 Queen Street Auckland CBD | Private Box 105 291 Auckland City 1143 | mobile 027 684 0833 | visit www.heritage.org.nz and learn more about NZ's heritage places.

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Inspiring the future

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From: Carine Andries <carine@actionpointplanning.nz>
Sent: Thursday, 26 February 2026 8:43 am

To: Stuart Bracey <SBracey@heritage.org.nz>
Cc: Alex Vakhrousheva <AVakhrousheva@heritage.org.nz>; Bill Edwards <BEdwards@heritage.org.nz>
Subject: RE: Alterations to King House - 17 Beresford Street, Russell

Kia ora Stuart

Thank you very much for your email and further enquiries.

I forwarded your questions to the architect who has come back with the following response:

- New doors – what materials? **New timber doors (profiles to NZS3610:1979)**
- New timber joinery? More details. **The joinery will match existing house joinery of the lean-to addition. le Casement sashes with glazing bars, timber facing boards with timber scribes and timber sills.**
- Is there a cover board over the join line where old meets new for the cladding system? **Yes 140 x 25 boards with timber scribe both sides and boxed corners to match existing.**

I hope these details are sufficient for you. However, should there be anything further, please advise at your earliest convenience. We look forward to progressing this application as soon as possible.



Ngā mihi | Kind regards

Carine Andries

Planning & Resource Management Consultant

Action Point Planning Ltd

t: 022 4219902 e: carine@actionpointplanning.nz

www.actionpointplanning.nz

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From: Stuart Bracey <SBracey@heritage.org.nz>
Sent: Friday, 20 February 2026 10:56 AM
To: carine@actionpointplanning.nz
Cc: Alex Vakhrousheva <AVakhrousheva@heritage.org.nz>; Bill Edwards <BEwards@heritage.org.nz>
Subject: Alterations to King House - 17 Beresford Street, Russell

Kia Ora Carine,

Bill has passed on your enquiry regarding the resource consent application for proposed alterations to the King House located at 17 Beresford Street, Russell. Our Conservation advisor has raised some questions, and I wonder if it would be best to have an online meeting to discuss these – maybe with the architect for the project also. Let me know what you think. The questions raised to date are,

- New doors – what materials?
- New timber joinery? More details
- Is there a cover board over the join line where old meets new for the cladding system?

Cheers,

Stuart

Stuart Bracey | Kaiwhakamāhere | Heritage Planner | Northern Region | Heritage New Zealand Pouhere Taonga | L10 SAP Tower 151 Queen Street Auckland CBD | Private Box 105 291 Auckland City 1143 | mobile 027 684 0833 | visit www.heritage.org.nz and learn more about NZ's heritage places.

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Inspiring the future

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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:



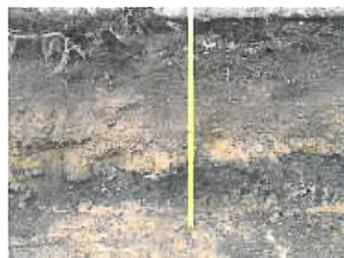
Shell midden



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 agencies¹ 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.