



Office Use Only

Application Number:

APPLICATION FOR RESOURCE CONSENT OR FAST-TRACK RESOURCE CONSENT

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

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

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

1. Pre-Lodgement Meeting

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

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

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

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

3. Would you like to opt out of the Fast Track Process? Yes / No

4. Applicant Details:

Name/s: Adam Charles Young

Electronic Address for Service (E-mail):

Phone Numbers:

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

Post Code:

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

Name/s: cadplanz- Paul Hayman

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

Phone Numbers: Work: 09 407 9816 Home: 027 450 5471

Postal Address: PO Box 250 Kaeo 0448

Post Code:

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

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

Name/s: Adam Charles Young

Property Address/
Location: 140 Lodore Road

7. **Application Site Details:**

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

Site Address/
Location: 140 Lodore Road

Legal Description: Lot 2 DP 195372 Val Number: 00229-16000

Certificate of Title: NA123B/741

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

Site Visit Requirements:

Is there a locked gate or security system restricting access by Council staff? ~~Yes~~ / No

Is there a dog on the property? Yes / ~~No~~

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



8. **Description of the Proposal:**

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

To construct an extension to existing house less than the permitted 10m setback to boundary
in breach of rule 8.6.5.1.4 of the Operative District Plan and RPOZ-S3 of the Proposed District Plan

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

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

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

- Building Consent (BC ref # if known)
EBC-2023-1051/0
- Regional Council Consent (ref # if known)
- National Environmental Standard consent
- Other (please specify)

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

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

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

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

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

12. Assessment of Environmental Effects:

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

Please attach your AEE to this application.

13. Billing Details:

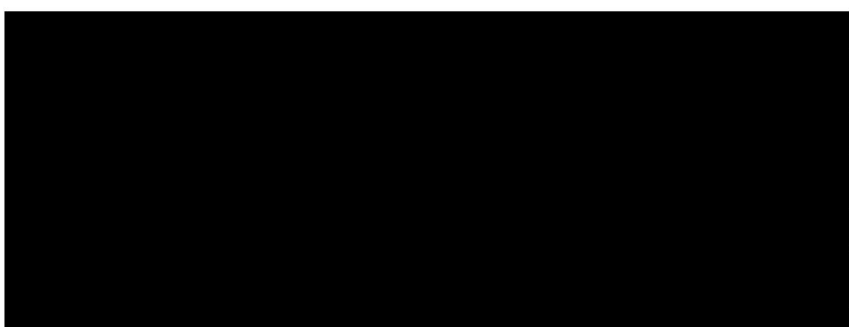
This identifies the person or entity that will be responsible for paying any invoices or receiving any refunds associated with processing this resource consent. Please also refer to Council's Fees and Charges Schedule.

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

Email:

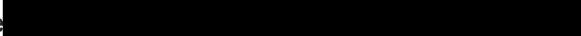
Postal Address:

Phone Numbers:



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

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

Name:  (print)

Signature:  (signature of bill payer – mandatory) Date: 7 November 2023

14. Important Information:

Note to applicant

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

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

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

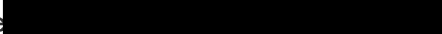
Fast-track application

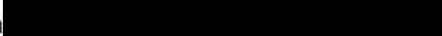
Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement. A fast-track application may cease to be a fast-track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

Privacy Information:

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

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

Name  (please print)

Signature  (signature)

Date: 7 November 2023

(A signature made by electronic means)

Checklist (please tick if information is provided)

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

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

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

UNBOUND

SINGLE SIDED

NO LARGER THAN A3 in SIZE



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




R. W. Muir
Registrar-General
of Land

Identifier **NA123B/741**
Land Registration District **North Auckland**
Date Issued 26 August 1999

Prior References
NA79D/92

Estate Fee Simple
Area 1.6254 hectares more or less
Legal Description Lot 2 Deposited Plan 195372

Registered Owners

Interests

Subject to Section 8 Mining Act 1971
Subject to Section 168A Coal Mines Act 1925
7675889.3 Mortgage to ASB Bank Limited - 23.1.2008 at 12:20 pm

Bernie 1981170.

Approved

S. M. Bernie
Registered Owner

Now CEST Allocated
Lot 1: 123B/740
Lot 2: 123B/741

Total Area 2.8186 ha

Comprised in 2 Lots (80)

Nigel Ross of Kaitake
Registered Surveyor and holder of an annual practising certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1980. I hereby certify that the boundaries and areas of the survey are correct and have been made in accordance with the Survey Regulations 1982 or any regulations made in substitution therefor.
Date of this Survey 19 22 2014
Signature *Nigel Ross*
Field Book
Reference Plans
Institution

PI Sec 33 SO. 40617

PI Sec 42 SO. 50962

Lot 2 1.6254 ha

Lot 1 2.1932 ha

Lodgore Road legal 2012 wide

217950 MC

218100 MC

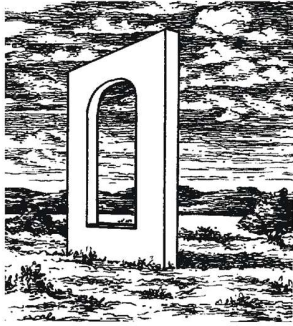
LAND DISTRICT North Auckland
SURVEY BLK. & DIST. N. Omapere
NZMS 261 SH. P.O.S. RECORD MAP No. A-7

TERRITORIAL AUTHORITY Ex. North District
Surveyed by S. M. Bernie
Scale 1:1500 Date February 1999

4351

14 SEP 099





cad
planz

WOODWORKS CONSTRUCTION LTD

Paul Hayman
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Kaeo, 0448
New Zealand`
Tel 09 407 9816
Mob 027 450 5471
info@cadplanz.co.nz

RESOURCE CONSENT APPLICATION

FOR

LAND USE

FOR

Adam Young

ASSESSMENT

OF

ENVIRONMENTAL EFFECTS

Setback to Boundary Breach
140 Lodore Road
Okaihau

14 November 2023

Adam Young
140 Lodore Road
Okaihau

PART 1: DESCRIPTION OF ACTIVITY

SITE

Adam Young owns 140 Lodore Road, Okaihau, being Lot 2 DP 195372 with 1.6254ha and is in the Rural Production Zone of the Far North District Plan and also the Proposed District Plan.

LOCATION

Lodore Road runs east-west between Wiroa and Waiare Roads and is less than 7kilometeres long. This area is predominately being used for productive farmland with plenty of lifestyle blocks especially at the eastern end. Lodore Road is located approximately 10 kms from the Kerikeri township.

BACKGROUND TO THIS PROPOSAL

Adam Young relocated a house to this property in 1999. At the time the house was sited 10m from the northern boundary of the property.

However, Adam being a chef now wants to build a 30m² extension to increase the kitchen and dining area and to continue the verandah roof around the new deck to be built on the northwestern end of the extension.

Because originally the house was sited the minimum 10m from the boundary the new verandah roof will be 6.6m from the boundary which will breach rule 8.6.5.1.4 Setback from Boundaries of the Operative District Plan and RPOZ-S3 of the Proposed District Plan.

This means this is a restricted discretionary application.

PART 2: DISTRICT PLAN ZONE RULES

8.6 RURAL PRODUCTION

8.6.5.1 PERMITTED ACTIVITIES

An activity is a permitted activity in the Rural Production Zone if:

- (a) it complies with the standards for permitted activities set out in **Rules 8.6.5.1.1 to 8.6.5.1.12** below; and*
- (b) unless otherwise specified in the rule it complies with the relevant standards for permitted activities set out in **Part 3 of the Plan - District Wide Provisions**.*

8.6.5.1.1 RESIDENTIAL INTENSITY

Residential development shall be limited to one unit per 12ha of land. In all cases the land shall be developed in such a way that each unit shall have at least 3,000m² for its exclusive use surrounding the unit plus a minimum of 11.7ha elsewhere on the property.

*Except that this rule shall not limit the use of an existing site, or a site created pursuant to **Rule 13.7.2.1 (Table 13.7.2.1)** for a single residential unit for a single household, provided that all other standards for permitted activities are complied with.*

Note: *There is a separate residential intensity rule applying to Papakainga Housing (refer to **Rule 8.6.5.2.2**).*

The proposal does comply with this rule.

8.6.5.1.2 SUNLIGHT

*No part of any building shall project beyond a 45-degree recession plane as measured inwards from any point 2m vertically above ground level on any site boundary (refer to definition of Recession Plane in **Chapter 3 - Definitions**), except where a site boundary adjoins a legally established entrance strip, private way, access lot, or access way serving a rear site, the measurement shall be taken from the farthest boundary of the entrance strip, private way, access lot, or access way.*

Exemptions: *crop protection structures not exceeding 6m in height.*

The proposal complies with this rule.

8.6.5.1.3 STORMWATER MANAGEMENT

The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 15%.

The proposal complies with this rule.

8.6.5.1.4 SETBACK FROM BOUNDARIES

No building shall be erected within 10m of any site boundary; with the following exceptions;

(a) no accessory building shall be erected within 3m of boundaries other than road boundaries, on sites less than 5000m²;

(b) no crop protection structures shall be located within 3m of boundaries;

(c) no building shall be erected within 12m of any road boundary with Kerikeri Road on properties with a road frontage with Kerikeri Road between its intersection with SH10 and Cannon Drive;

(d) no building for residential purposes shall be erected closer than 100m from any zone boundary with the Minerals Zone;

*(e) no building shall be erected within the building line restriction area as marked in **Appendix 6C**, located immediately north of the Te Waimate Heritage Precinct. Any proposed building to be erected within this building line restriction area shall be deemed a discretionary activity and the Heritage New Zealand Pouhere Taonga will be considered an affected party to any such application made under this rule.*

*Attention is also drawn to the setback from **Lakes, Rivers, Wetlands and the Coastline** provisions in **Chapter 12.7**.*

The proposal does not comply with this rule.

8.6.5.1.5 TRAFFIC INTENSITY

The Traffic Intensity Factor for a site in this zone is 60 daily one way movements, unless the site gains access off a State Highway administered by the New Zealand Transport Agency, in which case the Traffic Intensity Factor is 30 daily one way movements.

*The Traffic Intensity Factor shall be determined by reference to **Appendix 3A in Part 4**.*

This rule only applies when establishing a new activity or changing an activity on a site. It does not apply to existing activities, however, the Traffic Intensity Factor for the existing uses (apart from those exempted below) on site need to be taken into account when assessing new activities in order to address cumulative effects.

Exemptions: *A single residential unit, farming, forestry and construction traffic (associated with the establishment of an activity) are exempt from this rule.*

Note: *Applicants are advised that where an application is required because of non compliance with this rule and the access is off a State Highway or nearby (up to 90m of an intersection with a State highway) the New Zealand Transport Agency may be considered an affected party.*

The proposal complies with this rule.

8.6.5.1.6 KEEPING OF ANIMALS

(a) Any building, compound or part of a site used for factory farming or a cattery, shall be located no closer than 50m from any site boundary, except for a boundary which adjoins a Residential, Coastal Residential or Russell Township Zone, where the distance shall be a minimum of 600m.

(b) Any building, compound or part of a site used for a boarding kennel shall be located no closer than 300 metres from any site boundary except for a boundary which adjoins a Residential, Coastal Residential or Russell Township Zone, where the distance shall be a minimum of 600m.

The proposal complies with this rule.

8.6.5.1.7 NOISE

(a) All activities except Temporary Military Training Activities shall be so conducted as to ensure that noise from the site shall not exceed the following noise limits as measured at or within the boundary of any other site in this zone, or at any site in the Residential, Coastal Residential or Russell Township Zones, or at or within the notional boundary of any dwelling in any other rural or coastal zone:

<i>0700 to 2200 hours</i>	<i>65 dBA L₁₀</i>
<i>2200 to 0700 hours</i>	<i>45 dBA L₁₀ and 70 dBA L_{max}</i>

Adam Young
140 Lodore Road
Okaihau

Exemptions: *The foregoing noise limits shall not apply to airport operations at Kaitaia, Kerikeri and Kaikohe including aircraft being operated during or immediately before or after flight. For the purposes of this exemption aircraft operations shall include all aircraft activity from start up to shut down of engines. The noise limits shall also not apply to activities periodically required by normal farming and plantation forestry activities and the use of aircraft, provided that the activity shall comply with the requirements of s.16 of the Act.*

Noise Measurement and Assessment:

Sound levels shall be measured in accordance with NZS 6801:1991 "Measurement of Sound" and assessed in accordance with NZS 6802:1991 "Assessment of Environmental Sound".

The notional boundary is defined in NZS 6802:1991 "Assessment of Environmental Sound" as a line 20m from any part of any dwelling, or the legal boundary where this is closer to the dwelling.

Construction Noise:

Construction noise shall meet the limits recommended in, and shall be measured and assessed in accordance with, NZS 6803P:1984 "The Measurement and Assessment of Noise from Construction, Maintenance and Demolition Work".

(b) Noise limits for Temporary Military Training Activities are as follows:

Time Limits (dBA)

(Any Day) L_{10} L_{95} L_{max}

0630 to 0730 60 45 70

0730 to 1800 75 60 90

1800 to 2000 70 55 85

2000 to 0630 55

Impulse noise resulting from the use of explosives, explosives simulators or small arms shall not exceed 122 dBC.

Temporary Military Training Activities shall be conducted so as to ensure the following noise limits are not exceeded at any point within the notional boundary of any dwelling, or residential institution, or educational facility within the district.

The proposal complies with this rule.

8.6.5.1.8 BUILDING HEIGHT

The maximum height of any building shall be 12m.

The proposal complies with this rule.

8.6.5.1.9 HELICOPTER LANDING AREA

A helicopter landing area shall be at least 200m from the nearest boundary of any of the Residential, Coastal Residential, Russell Township or Point Veronica Zones.

The proposal complies with this rule.

8.6.5.1.10 BUILDING COVERAGE

Any new building or alteration/addition to an existing building is a permitted activity if the total Building Coverage of a site does not exceed 12.5% of the gross site area.

The proposal complies with this rule ..

8.6.5.1.11 SCALE OF ACTIVITIES

For activities other than those provided for in the exemptions below, the total number of people engaged at any one period of time in activities on a site, including employees and persons making use of any facilities, but excluding people who normally reside on the site or are members of the household shall not exceed

i. For activities ancillary to farming or plantation forestry activities, 8 persons per site or 2 person per 1 hectare of net site area, whichever is the greater

ii. For all other activities, 4 persons per site or 1 person per 1 hectare of net site area, whichever is the greater.

Provided that:

(a) this number may be exceeded for a period totalling not more than 60 days in any 12 month period where the increased number of persons is a direct result of activities ancillary to the primary activity on the site; or

(b) this number may be exceeded where persons are engaged in constructing or establishing an activity (including environmental enhancement) on the site; or

(c) this number may be exceeded where persons are visiting marae.

Adam Young
140 Lodore Road
Okaihau

In determining the total number of people engaged at any one period of time, the Council will consider the maximum capacity of the facility (for instance, the number of beds in visitors accommodation, the number of seats in a restaurant or theatre), the number of staff needed to cater for the maximum number of guests, and the number and nature of the vehicles that are to be accommodated on site to cater for those engaged in the activity.

Exemptions: *the foregoing limits shall not apply to farming and forestry or Temporary Military Training activities. All other activities shall comply with the requirements of s16 of the Act.*

Note: *a definition of Activities Ancillary to Farming or Forestry, is contained in Chapter 3 and reads as follows: Processing and packaging facilities for farming, forestry, and any rural industry that is dependent primarily on the direct handling of raw produce, or that primarily supplies services to farming, horticulture, or forestry. Includes premises used for the manufacture of dairy products, abattoirs, timber processing, stock yards and sale yards, cool stores and pack houses and rural contractor depots.*

Only residential activity will be conducted on the property, so the proposal complies with this rule.

8.6.5.1.12 TEMPORARY EVENTS

Temporary events are a permitted activity in the zone, provided that:

- (a) the activity does not have a duration of more than two days;*
- (b) the activity does not operate outside the hours of 6.30am to 10pm on each day;*
- (c) the activity does not involve the assembly of more than 500 persons on each day;*
- (d) the activity complies with excavation and/or filling rules as contained in Chapter 12.3 of Part 3 of the District Plan (and/or any necessary Earthworks Permit has been obtained);*
- (e) prior to the event, a Traffic Management Plan (including parking) has been approved by the Council's Roading Engineer, or by NZTA representatives where access is off State Highway, or where traffic to and from the event will impact on State Highways in the vicinity. The approved plan is to be lodged with Council's Resource Consents Manager or other duly delegated officer at least 20 days prior to the event taking place ,and be complied with for the duration of the event.*

Note 1: *A temporary event need not comply with the Zone rules nor the Traffic Parking and Access provisions of Chapter 15.1. A temporary event must otherwise comply with the District Wide rules and those matters specified within the rule itself.*

Exemptions: *The foregoing limits shall not apply to temporary military training activities and temporary structures associated with the temporary event.*

Note: *a definition of Temporary Events is contained in Chapter 3 and reads as follows:*

A temporary event is an infrequent event held outside a dedicated venue such as a showground or sports field which occurs no more frequently than once in any twelve month period on a particular site . It can encompass entertainment, cultural, educational and sporting events. It includes temporary removable structures associated with the event but does not include permanently licensed premises or Temporary Military Training Activities.

The proposal complies with this rule.

8.6.5.3 RESTRICTED DISCRETIONARY ACTIVITIES

An activity is a restricted discretionary activity in the Rural Production Zone if:

- (a) it does not comply with any one of the following **Rules 8.6.5.1.1 Residential Intensity, 8.6.5.1.2 Sunlight, 8.6.5.1.4 Setback from Boundaries, 8.6.5.1.5 Traffic Intensity, 8.6.5.1.7 Noise and 8.6.5.1.8 Building Height; and 8.6.5.1.11(i) Scale of Activities, as** as set out above; but*
- (b) it complies with all of the other rules for permitted and controlled activities under **Rules 8.6.5.1 and 8.6.5.2;** and*
- (c) it complies with **Rules 8.6.5.3.1 Traffic Intensity; 8.6.5.3.2 Building Height, 8.6.5.3.3 Sunlight, 8.6.5.3.4 Setback from Boundaries, 8.6.5.3.5 Noise and 8.6.5.3.6 Residential Intensity; and 8.6.5.3.7 Scale of Activities** below; and*
- (d) it complies with the relevant standards for permitted, controlled or restricted discretionary activities set out in **Part 3 of the Plan - District Wide Provisions.***

PART 3: DISTRICT WIDE PROVISIONS

12.1 LANDSCAPE AND NATURAL FEATURES

The proposal will not affect any landscapes or natural features that are protected in the District Plan.

12.2 INDIGENOUS FLORA AND FAUNA

There is no threat to indigenous flora and fauna, or ecosystems as identified in the FNDC District plan. RMA 1991 S6(b) and S6(c) are adhered to in this proposal.

12.3 SOILS AND MINERALS

12.3.6.1.3 EXCAVATION AND/OR FILLING, EXCLUDING MINING AND QUARRYING, IN THE RESIDENTIAL, INDUSTRIAL, HORTICULTURAL PROCESSING, COASTAL RESIDENTIAL AND RUSSELL TOWNSHIP ZONES
Excavation and/or filling, excluding mining and quarrying, on any site in the Residential, Industrial, Horticultural Processing, Coastal Residential or Russell Township Zones is permitted, provided that:

(a) it does not exceed 200m³ in any 12-month period per site; and
(b) it does not involve a cut or filled face exceeding 1.5m in height i.e., the maximum permitted cut and fill height may be 3m.

There will be less than 4m³ excavated for the new pile footings for the proposed extension and deck.

12.4 NATURAL HAZARDS

There are no natural hazards in this area.

12.5 HERITAGE

There are no scheduled heritage resources, outstanding natural features, historic buildings or registered archaeological sites as listed in the District Plan for this site.

12.5A HERITAGE PRECINCTS

This proposal is not located in the Kerikeri Basin Heritage Precinct zone and has no impact on this area.

12.7 LAKES, RIVERS, WETLANDS AND THE COASTLINE

The nearest waterway is Lake Waingaro which is located approximately 1km away so the proposal complies with this rule.

12.8 HAZARDOUS SUBSTANCES

The proposal does not involve any hazardous substances so there will be no adverse effects.

12.9 RENEWABLE ENERGY AND ENERGY EFFICIENCY

Not relevant to this application.

15.1 TRAFFIC, PARKING AND ACCESS

15.1.6A TRAFFIC

The traffic intensity factor for a residential unit is 60 daily one way movements, the proposal therefore complies with this rule.

15.1.6B PARKING

There is ample parking and manoeuvring space available for two vehicles, therefore the proposal complies with this rule.

Part 4: DISTRICT PLAN OBJECTIVES & POLICIES

8.6 RURAL PRODUCTION

CONTEXT

The Rural Production Zone applies over the majority of the rural part of the District other than those areas defined

as Coastal, Rural Living or set aside for Recreation, Conservation or Minerals. The zone is predominantly a working productive rural zone, hence its name.

The zone contains environmental and amenity standards which will enable the continuation of the wide range of existing and future activities, compatible with normal farming and forestry activities, and with rural lifestyle and residential uses, while ensuring that the natural and physical resources of the rural area are managed sustainably. Activities that are ancillary to farming or forestry may also have a functional need to be within the rural environment, however, such rural processing and servicing activities may be less compatible in more intensively settled locations. The standards in the Rural Production Zone are also aimed at enabling farming and activities ancillary to rural production whilst maintaining and enhancing amenity values associated with the rural environment, and at minimising the likelihood and risk of incompatible land uses establishing in proximity to each other. The provisions of the Rural Production Zone are complemented by the subdivision rules and the general rules relating to protection of environmental matters such as landscapes and indigenous flora and fauna and having regard to amenity values.

The zone contains specific amenity standards designed to protect the special amenity values of the frontage to Kerikeri Road between SH10 and the urban edge of Kerikeri.

The proposed development will not diminish the rural character of this area due to the small size of the project.

8.6.1 ISSUES

These issues supplement those set out in Section 8.1.

8.6.1.1 People who are dependent on the use of land in the Rural Production Zone for their livelihood can be adversely affected by controls designed to ensure sustainable management of natural and physical resources.

8.6.1.2 The sustainable management of natural and physical resources in the Rural Production Zone could be under threat in the absence of controls designed to avoid, remedy or mitigate the adverse effects of activities, including cumulative effects.

8.6.1.3 The use of land for rural production activities can be adversely affected by the establishment of incompatible activities.

8.6.1.4 Inappropriate subdivision, land use and development in the Rural Production Zone can lead to adverse cumulative effects, the degradation of amenity values, as well as increase conflict with existing activities (reverse sensitivity).

8.6.1.5 Some activities and services have a functional need to be located in rural environments so as to enable rural productivity and contribute to the well-being of individuals and communities.

The proposed development for the extension and verandah will be compatible with all of the above issues which are mainly about the sustainable management of natural and physical resources and incompatible activities in the Rural Production Zone.

8.6.2 ENVIRONMENTAL OUTCOMES EXPECTED

These outcomes supplement those set out in Section 8.2.

8.6.2.1 A Rural Production Zone where a wide variety of activities take place in a manner that is consistent with the sustainable management of natural and physical resources and compatible with the productive intent of the zone.

8.6.2.2 A Rural Production Zone which enables the social, economic and cultural well-being of people and communities, and their health and safety, while safeguarding the life supporting capacity of the environment and avoiding, remedying or mitigating adverse effects on it.

8.6.2.3 A Rural Production Zone where the adverse cumulative effects of activities are managed and amenity values are maintained and enhanced.

8.6.2.4 A Rural Production Zone where the adverse effects of incompatible activities are avoided, remedied or mitigated.

There will be no adverse effects to the environment caused by inappropriate land use and incompatible activities. The extension will contribute to the social, economic, and cultural wellbeing of individuals and the community.

8.6.3 OBJECTIVES

These objectives supplement those set out in Section 8.3.

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

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

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

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

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

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

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

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

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

The extension for extra dining and kitchen space will enable people and the community to provide for their social, economic and cultural wellbeing.

8.6.4 POLICIES

These policies supplement those set out in Section 8.4.

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

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

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

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

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

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

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

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

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

The proposed activity will not cause any adverse effects to the neighbouring rural production area

COMMENTARY

The objectives and policies of the Rural Production Zone are a subset of those for the rural environment. As such they are aimed at a particular zone within the rural environment and the constraints and opportunities inherent in the environment of that zone. They are intended to be as flexible, permissive and enabling as possible in order to ensure that rural productivity is not stifled and that other activities can establish where their significant adverse effects are avoided remedied or mitigated on rural production or the natural and physical environment, including its people.

There is an emphasis on non-regulatory methods including education, incentives and publicity. This is because regulation has a negative connotation whereas non-regulatory methods are more positive.

The proposal will not stifle rural productivity at all; once a lifestyle block is subdivided off from productive farmland its ability to be productive is diminished therefore an extension to an existing house has no bearing on productivity.

PART 5: PART 2 of RMA PURPOSE AND PRINCIPALS

The purpose of the RMA Act is to promote the sustainable management of natural and physical resources. In this Act the sustainable management means managing the use, the development, the protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic wellbeing and for their health and safety while –

- a. Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations.
- b. Safeguarding the life-supporting capacity of air, water, soil, ecosystems;
- c. Avoiding, remedying, or mitigating any adverse effect of activities on the environment.
- 6a. the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development.

The proposal does not compromise the objectives and policies of the RMA Purpose and Principals.

PART 6: NRC REGIONAL POLICY STATEMENT

The NRC Regional Policy Statement recognises that Northland has the second to lowest GDP per capita of NZ's regions and that to improve our economic wellbeing we need to attract and retain large and small-scale investment. The relevant objectives and policies of the proposal are those related to the Rural Production Zone. The proposal is considered to create no more than minor effects to the existing environment and is consistent with the rural character of the surrounding area. It is considered to have negligible effects on the rural value of the area while the size and scale of the dwelling are not visually obtrusive. The extension to the current dwelling on this rural residential property will not compromise the objectives and policies of the Northland Regional Policy statement.

Part 7: ASSESSMENT OF ENVIRONMENTAL EFFECTS

8.6.5.3 RESTRICTED DISCRETIONARY ACTIVITIES

8.6.5.3.4 SETBACK FROM BOUNDARIES

In assessing an application resulting from a breach of Rule 8.6.5.1.4 Setback from Boundaries the matters to which the Council will restrict its discretion are:

(a) the extent to which the building(s) reduces outlook and privacy of adjacent properties;

The neighbour (180A Lodore Road) whose boundary setback is breached by this proposal does not live anywhere near the subject house, and even from across the boundary the house extension will barely be visible because of mature plantings of flax. Also, because of a 10m wide land covenant and 10m wide ROW the nearest this neighbour could build to the setback infringement would be 20m.

(b) the extent to which the buildings restrict visibility for access and egress of vehicles;

The proposed extension with verandah deck will not interfere in any way with visibility for access and egress of vehicles. All vehicle manoeuvring and car parking is on the southern side of the house.

(c) the ability to mitigate any adverse effects on the surrounding environment, for example by way of planting;

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The space between the proposed extension and verandah deck and the northern boundary has already been heavily planted with flax.

(d) for sites having a frontage with Kerikeri Road (between its intersection with SH10 and Cannon Drive:

- (i) the scale of the buildings;*
- (ii) the extent of set back from Kerikeri Road;*
- (iii) the visual appearance of the site from the Kerikeri Road frontage;*
- (iv) the extent to which the building(s) are in harmony with landscape plantings and shelter belts;*

Not applicable, the subject site is several kilometres away from Kerikeri Road.

(e) for residential buildings located within 100m of Minerals Zone:

- (i) the position of the building platform(s) in relation to the mine or quarry;*
- (ii) the likelihood of the mine or quarry causing environmental effects, especially noise and loss of amenity values, that will impact adversely on the occupiers of the proposed residential building;*
- (iii) the effectiveness of any mitigation measures proposed;*

Not applicable, the subject site is kilometres away from any Minerals zone.

(f) the extent to which the buildings and their use will impact on the public use and enjoyment of adjoining esplanade reserves and strips and adjacent coastal marine areas.

Not applicable; the subject site is not next to any esplanade reserve, strip and/or adjacent coastal marine areas.

Summary

The proposed verandah roof and house extension will not create any adverse effects on the environment, and the proposal is not incompatible with the aims and objectives of the district plan regarding the sense of nature and of open space in the rural environment.

There will be no loss of indigenous vegetation or significant habitats of indigenous fauna; the ground under the proposed works is currently grassed. Nor will the life supporting capacity of soils be compromised by the development.

The land has already been lost to rural production so there will be no cumulative effects caused by extending an existing house.

The proposal will not generate any extra traffic.

Housing is compatible with the rural environment, necessary for workers and their families, and having a house with a reasonably sized kitchen and dining room is the norm.

The effective setback from where anyone can build adjacent to the breach is still over 25m; the extension is very small, some 30m², and because of plantings on the southwestern side of the house will barely be visible from Lodore Road.

Therefore the proposal will not detract from the amenity values associated with the rural environments attributes and character.

Part 8: MITIGATION

The proposal breaches 8.6.1.5.4 and RPOZ-S3 Setback from Boundary rules but meets all the other standards in the Rural Production Zone of both the Operative and Proposed District Plans.

Adam Young
140 Lodore Road
Okaihau

Given that the extension with verandah deck will become part of the existing dwelling there will be minimal visual change or negative impact to the immediate environment.

The only place for the public to view the house is from Lodore Road, which is almost 200m away, and as the south western side of the house has existing planting of shrubs and small trees the extension will largely be concealed.

The westerly neighbours house (148 Lodore Road) is around 160m away and because the extension is built onto the west side of the subject house, this view will hardly change.

The extension is on the opposite side of the house visible to the neighbours to the east (138 Lodore Road), and their house isn't visible from the extension.

The neighbours (180A Lodore Road) to the north whose land is on the boundary where the setback is reduced, has a house almost 100m away from the proposed extension and the extension will not be visible from this house.

Across the boundary from the setback breach is the ROW leading to another neighbours house (180D Lodore Road), but the extension and verandah roof will largely be concealed from the ROW by the heavy flax plantings which follows the boundary line and the extension will not be visible from this neighbours house. There will therefore be no privacy issues for these neighbours.

We haven't asked for their approval because we believe they are not affected by the proposal.

From: [Adam Young](#)
To: cadplanz@cadplanz.co.nz
Subject: Fwd: 140 Lodore
Date: Friday, 21 April 2023 9:03:12 am

----- Forwarded message -----

From: <cadplanz@cadplanz.co.nz>
Date: Wed, 19 Apr 2023 at 08:58
Subject: 140 Lodore
To: <adamyoung1969@gmail.com>

Far North District Council

Private Bag 752

Memorial Avenue

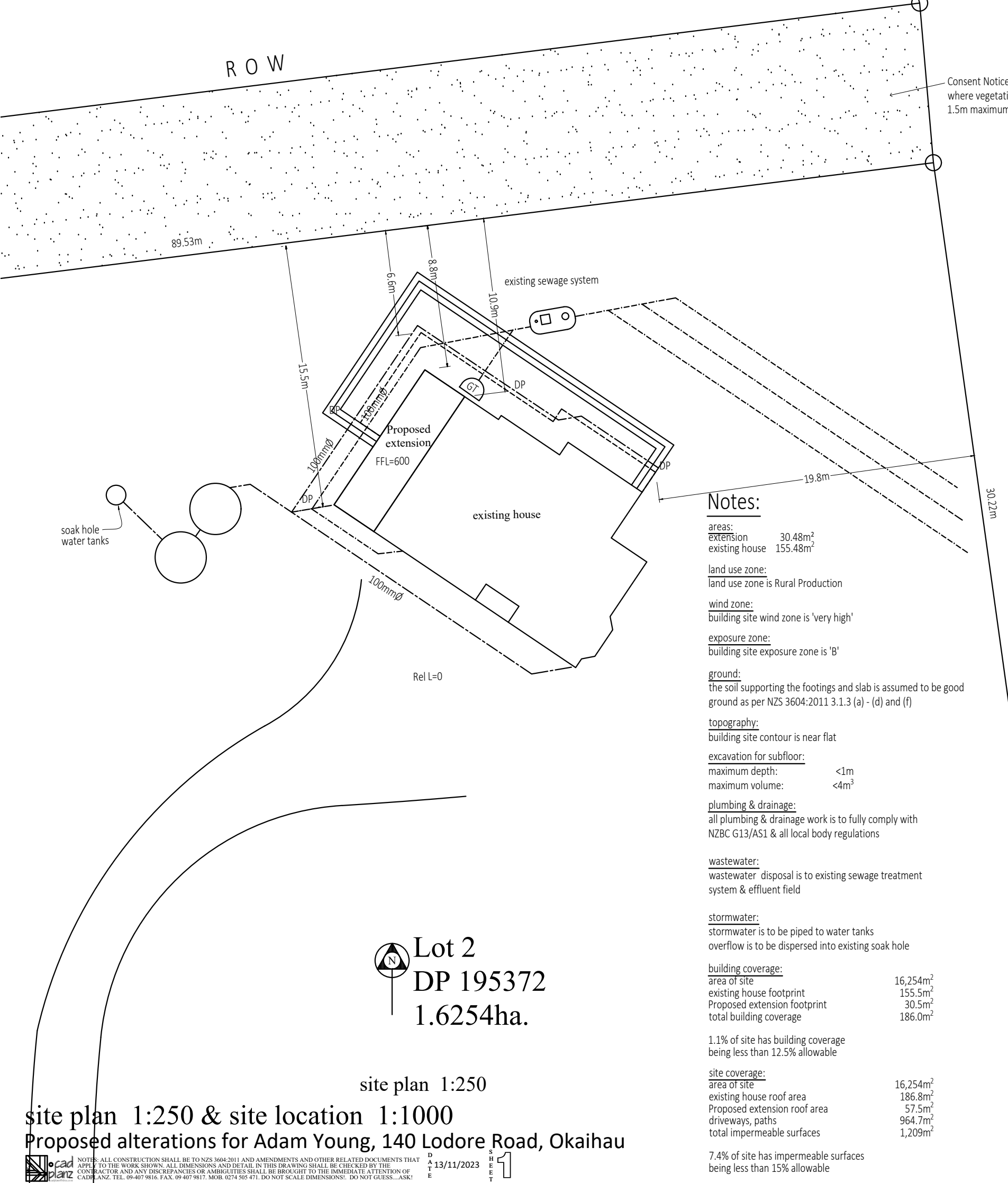
Kaikohe


TO WHOM IT MAY CONCERN

I/We hereby authorise cadplanz & Paul Hayman to act as my/our agent in all matters regarding the proposed resource consent application for my/our property at the address as above.

Yours faithfully

Adam Young




Lot 2
DP 195372
1.6254ha.

site plan 1:250

site plan 1:250 & site location 1:1000
Proposed alterations for Adam Young, 140 Lodore Road, Okaihau

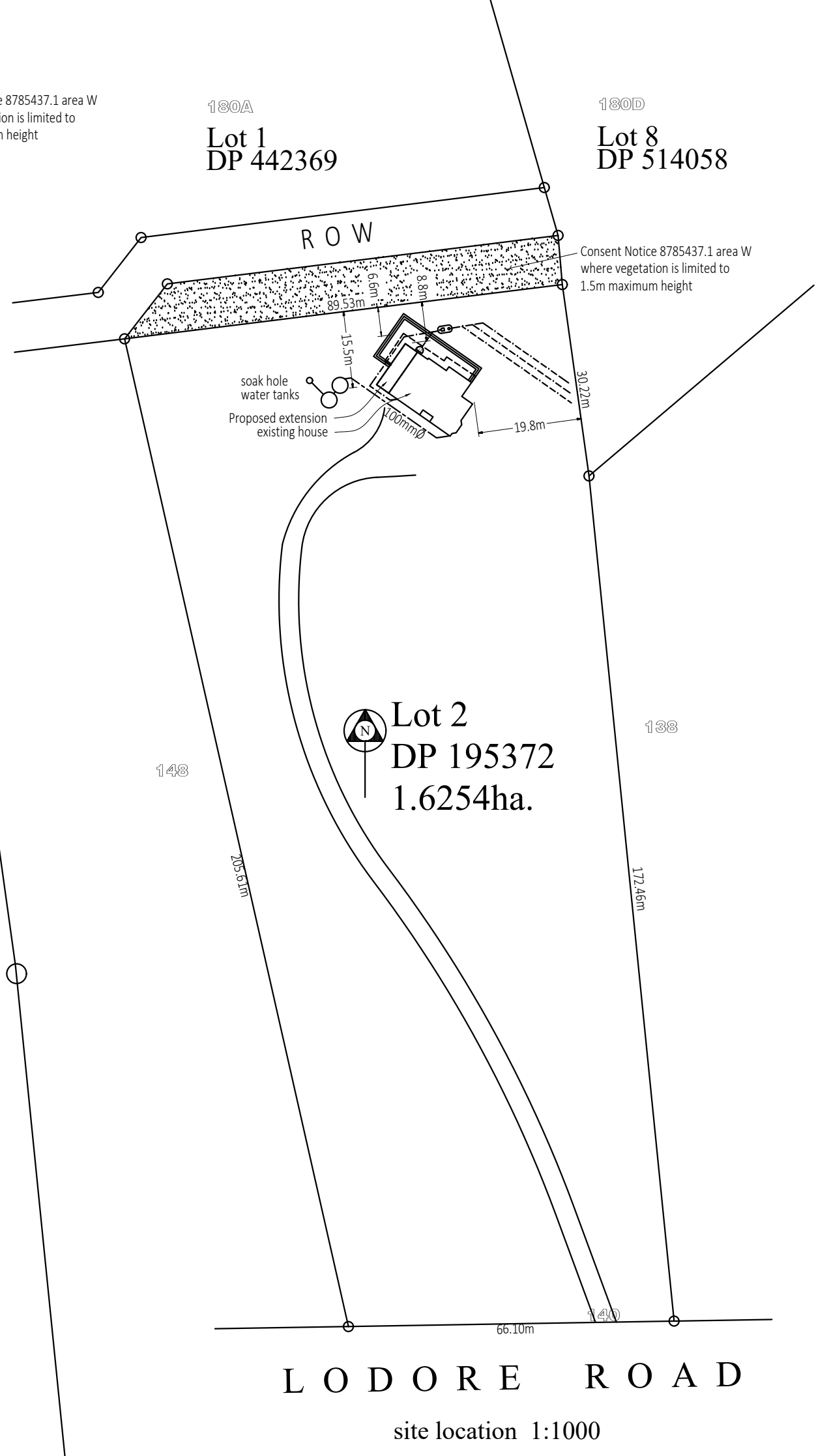
Notes:


- areas:
 extension 30.48m²
 existing house 155.48m²
- land use zone:
 land use zone is Rural Production
- wind zone:
 building site wind zone is 'very high'
- exposure zone:
 building site exposure zone is 'B'
- ground:
 the soil supporting the footings and slab is assumed to be good ground as per NZS 3604:2011 3.1.3 (a) - (d) and (f)
- topography:
 building site contour is near flat
- excavation for subfloor:
 maximum depth: <1m
 maximum volume: <4m³
- plumbing & drainage:
 all plumbing & drainage work is to fully comply with NZBC G13/AS1 & all local body regulations
- wastewater:
 wastewater disposal is to existing sewage treatment system & effluent field
- stormwater:
 stormwater is to be piped to water tanks
 overflow is to be dispersed into existing soak hole
- building coverage:

area of site	16,254m ²
existing house footprint	155.5m ²
Proposed extension footprint	30.5m ²
total building coverage	186.0m ²
- 1.1% of site has building coverage being less than 12.5% allowable
- site coverage:

area of site	16,254m ²
existing house roof area	186.8m ²
Proposed extension roof area	57.5m ²
driveways, paths	964.7m ²
total impermeable surfaces	1,209m ²
- 7.4% of site has impermeable surfaces being less than 15% allowable

NOTES: ALL CONSTRUCTION SHALL BE TO NZS 3604:2011 AND AMENDMENTS AND OTHER RELATED DOCUMENTS THAT APPLY TO THE WORK SHOWN. ALL DIMENSIONS AND DETAIL IN THIS DRAWING SHALL BE CHECKED BY THE CONTRACTOR AND ANY DISCREPANCIES OR AMBIGUITIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF CADPLANZ. TEL: 09-407 9816. FAX: 09-407 9817. MOB: 0274 505 471. DO NOT SCALE DIMENSIONS. DO NOT GUESS...ASK!
 DATE: 13/11/2023
 SHEET: 1



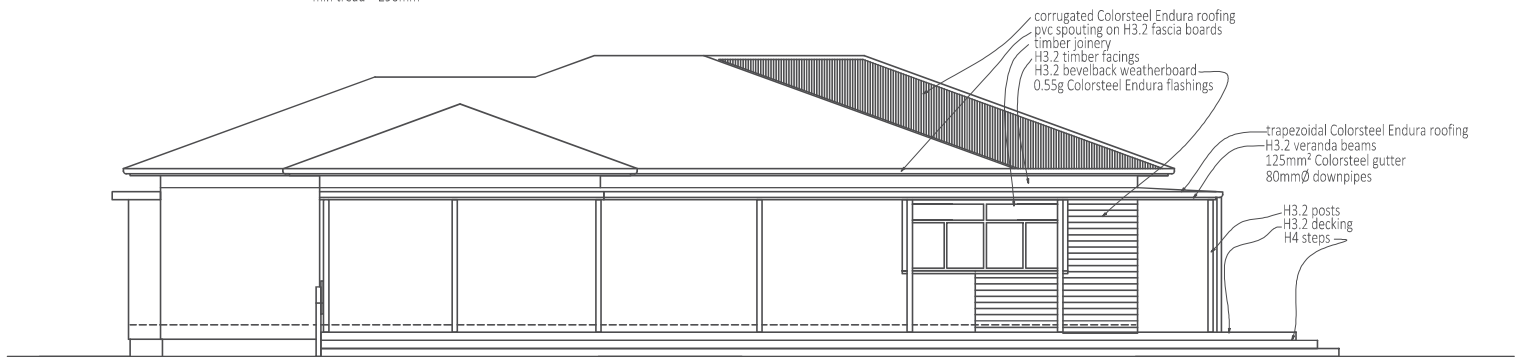

Lot 2
DP 195372
1.6254ha.

L O D O R E R O A D

site location 1:1000

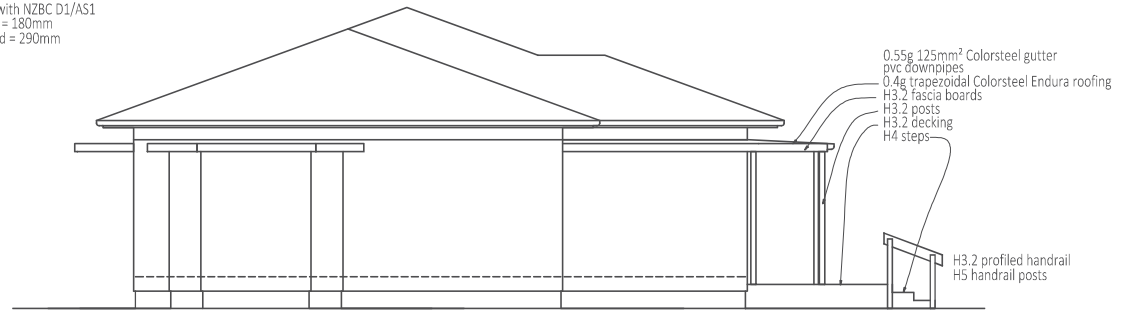
comply with NZBC D1/AS1
max rise = 150mm
min tread = 290mm

western elevation



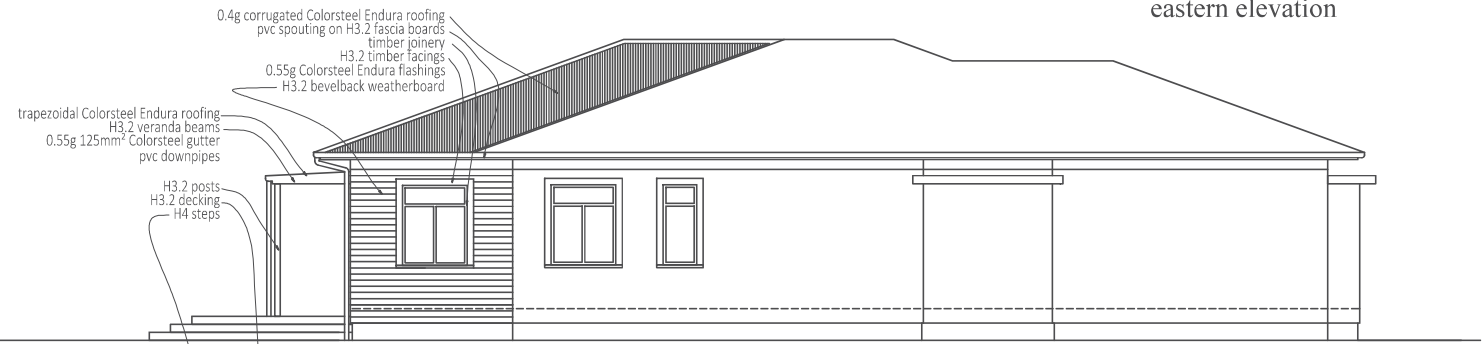
H3.2 profiled handrail
H5 handrail posts
steps & handrail are to
comply with NZBC D1/AS1
max rise = 180mm
min tread = 290mm

northern elevation



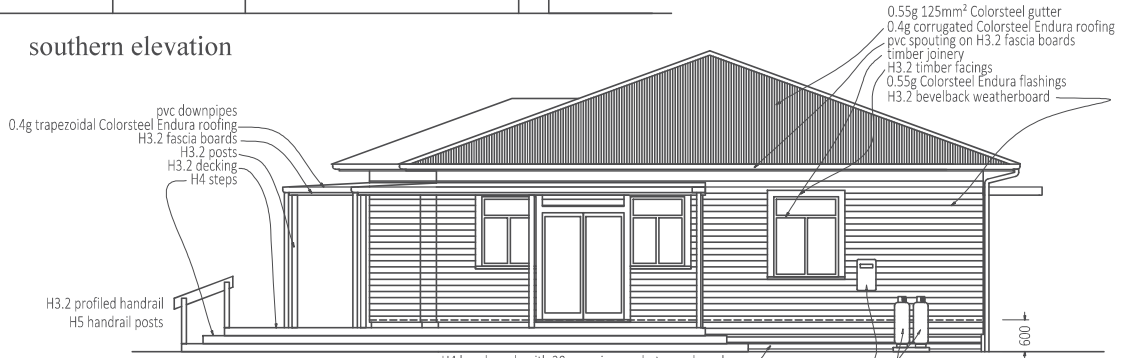
0.55g 125mm² Colorsteel gutter
pvc downpipes
0.4g trapezoidal Colorsteel Endura roofing
H3.2 fascia boards
H3.2 posts
H3.2 decking
H4 steps
H3.2 profiled handrail
H5 handrail posts

eastern elevation



steps & handrail are to
comply with NZBC D1/AS1
max rise = 180mm
min tread = 290mm

southern elevation

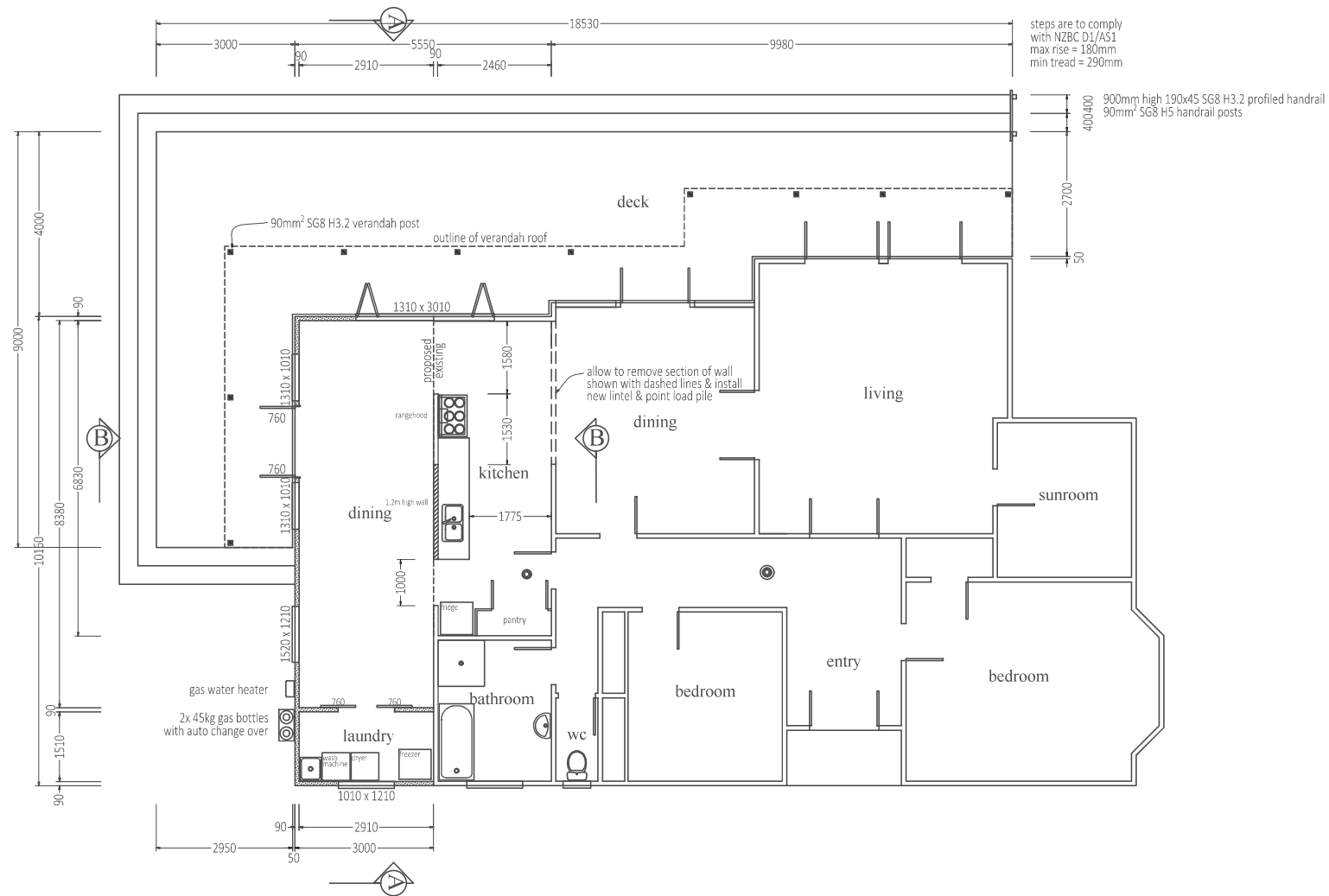


steps & handrail are to
comply with NZBC D1/AS1
max rise = 180mm
min tread = 290mm

western elevation

elevations 1:100

Proposed alterations for Adam Young, 140 Lodore Road, Okaihau



Notes:

floor area:
extension 30.48m²
existing house 155.52m²

denotes 90x45 SG8 H1.2 walls



insulation:
installation is to comply with manufacturers specifications
fit R1.4 50mm Expol underfloor insulation
fit R2.5 batts between framing timbers etc. to walls
fit R3.5 batts between framing timbers etc. to ceilings

joinery:
all joinery measurements are framing trim sizes
windows, doors & flashings are to be installed as per NZBC E2/AS1 exterior jamb liners are to be H3.1
site measure all joinery before manufacture

wet areas:
kitchen & laundry floor to be sealed timber with
3x coats of moisture cured polyurethane

all benches, vanities & tubs to have glass splashbacks

☉ denotes smoke alarm

Proposed floor plan 1:100

Proposed alterations for Adam Young, 140 Lodore Road, Okaihau



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A 22/05/2023

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