

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

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

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

☐ Yes ☐ No

4. Consultation

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

If yes, which groups have
you consulted with?

Who else have you
consulted with?

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:

T. & L. Oldham

Email:

Phone number:

Work

Home

Postal address:

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

444 Puketotara Road

Waipapa

Kerikeri

295

Postcode 173

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

If yes, please provide details.

6. Address for correspondence

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

Name/s:

Kate Wood

Email:

Phone number:

V

Home

Postal address:

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

149 Totara Park Lane

RD3

Glenbervie

Whangarei

Postcode 173

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

7. Details of property owner/s and occupier/s

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

Name/s:

Tim and Diane (Lynne) Oldham

Property address/
location:

444 Puketotara Road

Postcode 295

8. Application site details

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

Name/s:

T & L Oldham

Site address/
location:



Postcode 295

Legal description:

Lot 2 DP 509672

Val Number:

Certificate of title:

778365

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.

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.

Locate a Minor Residential Unit on Lot 2 DP 509672

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

10. Would you like to request public notification?

☐ Yes ☒ No

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

(more than one circle can be ticked):

☐ Building Consent

☐ Regional Council Consent (ref # if known)

☐ National Environmental Standard Consent

☐ Other (please specify)

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

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

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

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

☐ Subdividing land

☐ Disturbing, removing or sampling soil

☐ Changing the use of a piece of land

☐ Removing or replacing a fuel storage system

13. Assessment of environmental effects:

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

Your AEE is attached to this application ☒ Yes

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)

Diane Lynne Oldham (known as Lynne)

Email:

Phone number:

V

Home

Postal address:

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

444 Puketotara Road

Waipapa

Kerikeri

Northland

Postcode 295

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)

Diane Lynne Oldham (known as Lynne)

Signature:

(signature of bill payer)

Date 30-Oct-2025

MANDATORY

16. Important Information:

Note to applicant

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

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

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

Fast-track application

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

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

Privacy Information:

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

17. Declaration

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

Name (please write in full)

Kate Wood

Signature



Date 30-Oct-2025

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)
- ☐ 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.

15. Billing details continued...

Declaration concerning Payment of Fees

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Name: (please write in full)

Diane Lynne Oldham (known as Lynne)

Signature:

(signature of bill payer)

Date 30-Oct-2025

MANDATORY

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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)

Signature

Date

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

See overleaf for a checklist of your information...

T & L OLDHAM

Land Use Consent Application

444 Puketotara Road, Waipapa

Report Prepared For:	T & L Oldham
Author:	Kate Wood, Planner
Consent Authority:	Far North District Council
Date:	30 October 2025

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APPENDICES

Appendix 1 Site Plan & Elevations

Appendix 2 Record of Title

1. INTRODUCTION

1.1 Report Basis and Statutory Context

This report has been prepared for T & L Oldham (the applicant) in support of a land use consent application. The proposal seeks to locate a minor residential unit on the applicant's property at 444 Puketotara Road, Waipapa.

The application has been prepared in accordance with Section 88 and the Fourth Schedule of the Resource Management Act, 1991 (RMA). Section 88 of the RMA requires that resource consent applications be accompanied by an Assessment of Environmental Effects (AEE) outlining any actual or potential effects the proposed activity may have on the environment in accordance with the Fourth Schedule.

This report also identifies relevant provisions in the Operative District Plan and Proposed District Plan that determine the activity status of the application and assesses any regional and national planning documents as required by s104(1)(b) of the RMA.

1.2 Proposal Summary

The applicant seeks to construct a minor residential unit (MRU) and car port on their property at 444 Puketotara Road. The property is legally described as Lot 2 DP 509672, comprised all in RT 778365. The site has an area of 6711m².

On-site servicing is proposed as is the case for the existing dwelling on the site. The MRU will share the existing vehicle crossing and driveway.

1.3 Property Details

Applicant	T & L Oldham
Location	444 Puketotara Road
Legal Description	Lot 2 DP 509672
Record of Title	7778365
Site Area	6711m ²
District Plan Zone	Rural Production
District Plan Notations	Nil
Proposed District Plan Zone	Horticulture

1.4 Relevant Title Interests

Consent Notice 11090827.3 is registered on the Record of Title. This instrument includes 3 requirements relating to power / telecommunications, water supply for

firefighting, and the keeping of cats and dogs. All parts of the consent notice will be complied with on an on-going basis by the proposed MRU.

1.5 Other Approvals Required

No other approvals are required under either the Far North District Plan, or under any other planning document to give effect to the proposal.

2. THE SITE AND SURROUNDING ENVIRONMENT

2.1 The Site

Location & Access

The property is a rear site located on the northern side of Puketotara Road, approximately 4kms west of the intersection with SH10. The property is accessed via a panhandle entrance of approximately 60metres long, which then opens into a generally triangular shaped site of 6711m².

Built Development

The site contains an existing Principal Residential Unit (PRU), situated in the northwestern corner of the site. A garage and carport are immediately adjacent to the dwelling. The total existing building coverage over the property is 189m².

Topography and Ground Cover

The property is generally flat, and other than the areas covered by built development, is entirely in lawns and gardens.

The eastern boundary of the site is planted in established dense shelter trees. To the west, the neighbouring property has also been planted in similar shelter hedging, such that the application site is almost entirely obscured from adjacent properties.

2.2 The Surrounding Environment

The property is located within a generally rural environment, although many of the surrounding allotments fall well short of the 20ha minimum lot size generally expected in the Rural Production Zone.

Surrounding land uses are generally those associated with small scale pastoral grazing, horticulture, and rural living.

3. PROPOSAL

3.1 Overview

The proposal seeks to obtain land use consent to construct a Minor Residential Unit (MRU) on the site. The MRU will be clad in board and batten and finished in dark recessive colours.

A stand-alone carport is also proposed, however this is not attached to the proposed MRU and could be created alone as a Permitted Activity. The proposed carport meets the definition for an accessory building as it is a non-habitable structure, therefore not requiring resource consent. However, the proposed coverage of the carport has been taken into account when calculating total proposed site coverage. The total existing and proposed site coverage is indicated in Table 1 below.

Existing PRU	147m ²
Existing Carport / Garage	42m ²
Total Existing Site Coverage	
Proposed MRU	64.8m ²
Proposed Carport	22.6m ²
Total Existing and Proposed Site Coverage	276.4m ²

Table 1: Existing and Proposed Site Coverage

3.2 Access

The proposed MRU will share access over the existing well-formed driveway servicing the PRU. No new access ways are required.

3.3 Provision of Services

The proposed MRU will utilise the existing on-site effluent and stormwater disposal. All proposed drainage connections are indicated on the Site and Drainage Plan in Appendix 1 of this application.

4. DISTRICT PLAN RULE ASSESSMENT

4.1 Operative District Plan Zoning

The site is zoned Rural Production under the Operative District Plan.

4.2 Operative District Plan Definitions

Chapter 3 of the District Plan contains the definitions of terms used within the body of the plan. Under the definition contained in Chapter 3, a Minor Residential Unit means a residential unit that:

- (i) is not more than 65m² GFA, plus an attached garage or carport with GFA not exceeding 18m² (for the purpose of vehicle storage, general storage

and laundry facilities). The garage area shall not be used for living accommodation.

- (ii) Is subsidiary to the principal dwelling on the site; and
- (iii) Is located and retained within the same Certificate of Title as the principal dwelling on the site.

The proposed MRU meets all part of the definition above and is therefore required to be assessed under the rules relating to minor residential units.

The proposed carport is not attached to the MRU and therefore is not required to have a floor area limited to 18m². (The proposed GFA of the carport is 22m²). The carport could be located on the site as a permitted activity, provided no overall site coverage rules are not infringed, which they are not.

4.3 Operative District Plan Rule Assessment

The proposal requires consent under the following District Plan rule:

Chapter 8.6 – RURAL PRODUCTION

- 8.6.5.2.3 – *Minor Residential Unit*
Minor residential units are a controlled activity in the zone provided that:
 - (a) *There is no more than one minor residential unit per site;*
 - (b) *The site has a minimum net site area of 5000m²*
 - (c) *The minor residential unit shares vehicle access with the principal dwelling;*
 - (d) *The separation distance of the minor residential unit is no greater than 30m from the principal dwelling.*

The proposal complies with all parts of the above rule, as it will be the only MRU on the site, the site has an area of 6711m², the MRU And the PRU will share access, and the separation distance of the MRU from the PRU will be 27.3m.

The proposal meets the permitted activity under all other relevant rules of the Rural Production Chapter, and under all other chapters of the District Plan, including Chapter 15, Transportation.

4.4 Operative District Plan Activity Classification

The proposal is assessed overall as a Controlled Activity under the Operative District Plan.

4.5 Proposed District Plan (PDP) Weighting

The PDP was formally notified in 2022 and therefore must be considered. However, because no decisions on submissions have yet been issued and appeals accordingly resolved, the PDP is still early in the plan making process. As a result the Operative District Plan remains the dominant planning document in the assessment of resource consent applications.

4.6 PDP Assessment

The application site is located within the Horticulture (Special Purposes) Zone. There is no specific provision for MRU's in the Horticulture Zone of the PDP and therefore the proposal requires consent as a Discretionary Activity under the following rule of the PDP:

- *HZ-R3 Residential Activity*
Activity Status: Permitted
Where:
PER-1
The number of residential units on a site does not exceed one.
Activity Status where compliance not achieved with PER-1: Discretionary
- The proposed MRU would be the second residential unit on the site and would therefore be assessed as a discretionary activity.

5. ASSESSMENT OF ENVIRONMENTAL EFFECTS

5.1 Rural Character and Amenity

The proposed MRU is modest in scale with a floor area of 64.8m², with a separation distance of 27metres from the PRU. Considering the total built development over the whole site, the site coverage will be just 276m², well short of the 12% coverage provided for as a permitted activity. In terms of scale and location, the proposed MRU is therefore consistent with the expectations for the rural production zone.

The MRU has an exterior cladding of board and batten, finished in a dark recessive colour. Although this cladding style differs from the brick exterior of the PRU, it is considered a very standard unobtrusive finish for rural outbuildings, and is therefore considered appropriate for the rural setting in which it is to be located.

Notwithstanding the above, the application site is almost entirely screened from the adjoining road and from neighbouring properties by mature vegetation, such that the MRU will not be visible from public viewpoints or from adjacent properties.

No additional accessways are required, and no upgrading to the existing vehicle crossing is required. Earthworks will be extremely minimal, limited to forming the building platform, with no benching or contouring required as the site is flat.

Considering the above, the potential effects on rural character and amenity are assessed to be less than minor.

5.2 Cultural Effects

Earthworks will be minimal and limited to the building platform and service connections. Having regard to the above and noting that there are no identified sites of cultural significance or archaeological features on the application site, the potential effects of the proposal on cultural values will be less than minor.

5.3 Access and Servicing

The MRU will share the existing legal access and driveway with the PRU. The minor increase in vehicle movements (estimated at fewer than four additional trips per day) will not adversely affect the safety or efficiency of the local road network. The existing accessway is of suitable design and formation standard to safely accommodate the anticipated minor increase in traffic.

5.4 Reverse Sensitivity

Reverse sensitivity is not considered to be an area of concern, as the site is already being used for residential living. There are no intensive rural productive land uses in close proximity to the application sites that are likely to generate any adverse effects on sensitive activities.

5.5 Assessment of Effects Conclusion

The proposed MRU is consistent with the intent of the Rural Production Zone to enable limited additional residential use while maintaining rural character and amenity.

All actual and potential environmental effects of the proposal are less than minor, and the activity meets the expectations for a controlled activity in the Rural Production Zone.

6.0 Statutory Assessment

6.1 District Plan Objectives and Policies Assessment

Section 104(1)(b) of the RMA requires applications to be assessed against the relevant objectives and policies of the District Plan.

Operative District Plan

Applicable to this proposal are the objectives and policies of the Rural Production Zone Chapter.

The objectives and policies of the Rural Production Zone collectively seek to achieve the following outcomes:

- 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.
- 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.

- A Rural Production Zone where the adverse cumulative effects of activities are managed and amenity values are maintained and enhanced.
- A Rural Production Zone where the adverse effects of incompatible activities are avoided, remedied or mitigated.

The following objective and policy are specifically focused on built form and therefore have direct relevance to the proposal:

Objective 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.

Policy 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.

Given the hierarchical nature of plan formation, a controlled activity will generally be consistent with the objectives and policies of the relevant zone. That is true in this instance, with the minor scale of the proposed MRU not raising any issues when specifically assessed against Objective 8.6.3.3 and Policy 8.6.4.4.

Overall, the proposal is considered to align with the objectives and policies of the Rural Production Zone and achieves the anticipated outcomes of the zone.

Proposed District Plan

The objectives and policies of the Horticulture Zone of the PDP seek to achieve the purpose of that zone, being to protect the area for horticultural activities for the benefit of current and future generations. The general themes therefore include those of avoiding reverse sensitivity (HZ-03, HZ-P4, HZ-P7), avoiding the fragmentation or loss of productive land (HZ-03, HZ-P2, HZ-P5, HZ-P6), avoiding incompatible land use activities (HZ-P2), and managing adverse effects on-site (HZ-02, HZ-P3).

With regard to the proposed activity, the application site is already of limited size and is therefore not particularly productive. Residential living is already the predominant and suitable land use of the site. The proposed site coverage considering all existing and proposed buildings is minimal, meaning there is still sufficient land available for very small-scale horticultural activities. The area of land removed from production potential with the additional of the proposed MRU is negligible. As such, the proposal is considered to be consistent with the objectives and policies of the PDP and gives effect to the overarching purpose of the Horticulture Zone.

6.2 Section 104(1)(b) Assessment

Section 104(1)(b) of the RMA requires a consent authority to have regard to the relevant provisions of the following planning and regulatory documents:

- (i) a national environmental standard:
- (ii) other regulations:
- (iii) a national policy statement:
- (iv) a New Zealand coastal policy statement:
- (v) a regional policy statement or proposed regional policy statement:
- (vi) a plan or proposed plan.

The proposal is assessed against the relevant requirements of S104(1)(b) as follows:

(i) national environmental Standards

National Environmental Standard for assessing and managing contaminants in soil to protect human health (NES-SC)

The current landowners have found no evidence of either current or historical activities that are included on the HAIL register.

Given that the site was created in 2018 and is of a size that is generally considered too small for rural production activities, it is assumed that any requirements relating to the NES-SC would have been dealt with at subdivision stage to confirm that the site is suitable for residential development.

On this basis, it is considered to be highly unlikely that there will be a risk to human health if the subdivision takes place, given that there is no evidence to suggest that an activity or industry described in the HAIL has been undertaken on the site.

(ii) other regulations

No other regulations are relevant or applicable to the proposal.

(iii) national policy statements

There are no national policy statements that are applicable to the proposal.

(iv) A New Zealand coastal policy statement

The NZCPS is not applicable to this proposal.

(v) A regional policy statement or proposed regional policy statement

The NRPS sets out strategic direction for managing the use, development and protection of the natural and physical resources of the region. The strategic objectives and policies of this document have in effect been adopted into the Far North District Plan. The site does not sit within the Outstanding Natural Landscape classification under the NRPS.

(vi) A plan or proposed plan

Section 6.1 of this report contains an assessment of the proposal against the objectives and policies of the Operative and Proposed Far North District Plan.

The proposal requires consent as a controlled activity under Rule 8.6.5.2.3 of the Operative District Plan. The matters to which control is restricted under this rule are addressed as follows:

- (i) *The extent of the separation between the principal dwelling and the minor residential unit;*
The separation distance between the MRU and the PRU is 27metres, meeting the maximum controlled activity setback of 30metres.
- (ii) *The degree to which the design is compatible with the principal dwelling;*
The MRU will be clad in black ply and batten. Although this differs from the brown brick exterior of the PRU, dark ply and batten is a typical rural outbuilding cladding style with minimal visual impact, and is therefore considered a more appropriate finish for this rural site. Coupled with the small footprint of the MRU, the structure will appear similar to that of a rural outbuilding, rather than a residential unit.
- (iii) *The extent that services can be shared;*
All services will be shared with the PRU.
- (iv) *The ability to mitigate any adverse effects by way of provision of landscaping and screening;*
The site is almost entirely obscured from the road, and from adjoining properties to the east and west. The property to the north does not contain any built development that has views into the application site.
- (v) *The location of the unit.*
The location of the unit has been discussed above and is considered to be appropriate given that it will be almost entirely obscured from adjoining properties and from the road.

6.3 Part 2 Assessment

An assessment of Part 2 matters is not required unless there are issues of invalidity, incomplete coverage or uncertainty in the planning provisions. This is not the case with this application, however, for completeness the proposal is deemed to be consistent with the purpose of the RMA for the following reasons:

- The proposal has no impact on natural and physical resources.
- There are no adverse effects on the environment.
- There are no adverse effects on human health.

7.0 NOTIFICATION

7.1 Public Notification

Pursuant to s95A of the RMA, Section 5 of this report concludes that any adverse effects associated with the proposed subdivision will be less than minor. Furthermore, there are no special circumstances associated with the application, the applicant has not requested notification, and there is no rule or national environmental standard that requires notification of this application. Public notification is not required.

7.2 Limited Notification

Pursuant to s95B and having considered the requirements of s95E-G of the RMA, Section 5.6 of this report confirms that the effects associated with all aspects of this proposal on owners and occupiers of adjoining properties will be less than minor. Limited notification is not required.

8.0 CONCLUSION

The proposal involves the location of a MRU on a property located at Puketotara Road, Waipapa. The proposal requires consent as a controlled activity as the MRU meets the standards required to satisfy the definition of a MRU, and meets all controlled activity standards relating to location, size and provision of services.

The effects of the proposal are negligible as the MRU will have a small footprint and is to be clad in a typical rural style of dark coloured ply and batten. The site is almost entirely obscured from adjoining properties and the road by existing mature vegetation.

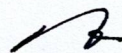
The proposal aligns with, and is not contrary to, the objectives and policies of the Operative District Plan. The proposal also aligns with the policy direction under the Proposed District Plan.

Having regard to the relevant matters in s104(1) of the RMA, the proposal can be approved subject to appropriate conditions of consent.



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




R.W. Muir
Registrar-General
of Land

Identifier 778365
Land Registration District North Auckland
Date Issued 19 April 2018

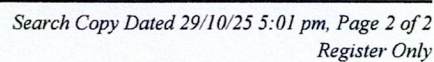
Prior References
NA105B/480

Estate Fee Simple
Area 6711 square metres more or less
Legal Description Lot 2 Deposited Plan 509672

Registered Owners
Timothy Robert Oldham and Diane Lynne Oldham

Interests

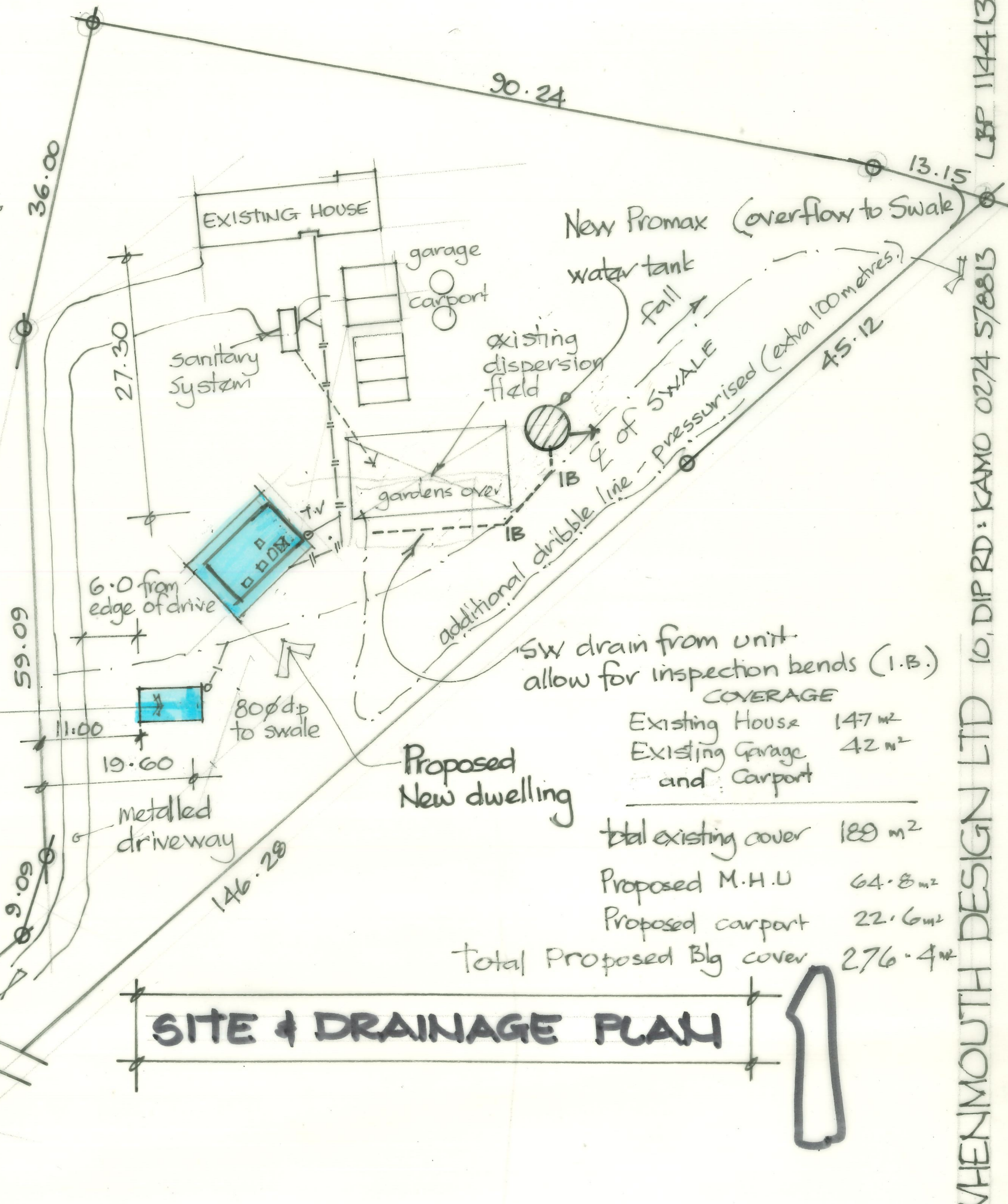
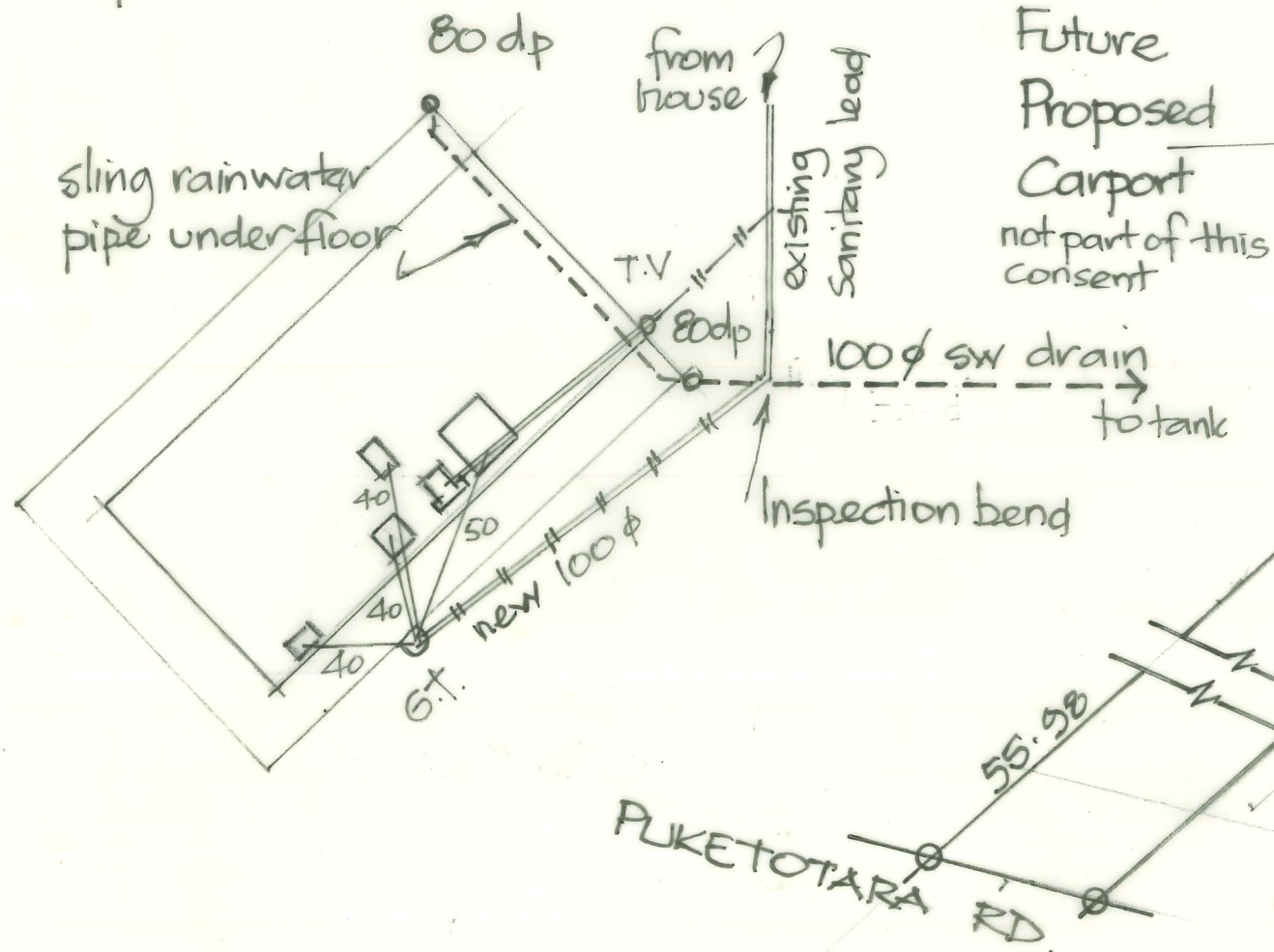
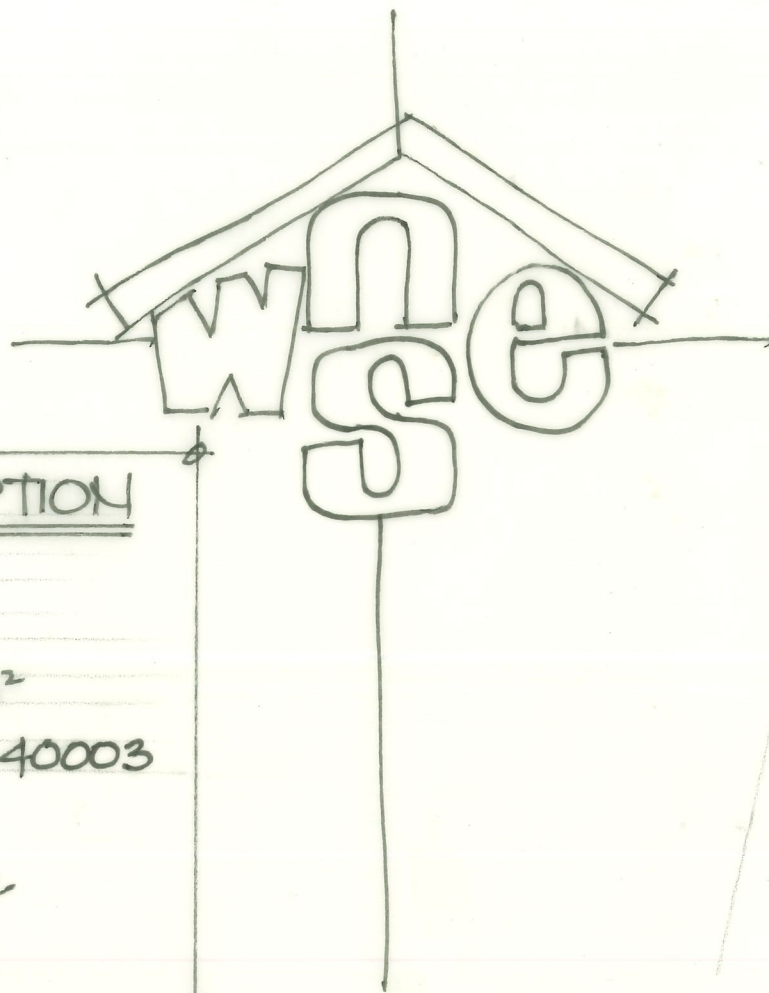
Appurtenant hereto are water supply rights specified in Easement Certificate B235824.7 - 14.11.1983 at 1:35 pm
The easements specified in Easement Certificate B235824.7 are subject to Section 309 (1) (a) Local Government Act 1974
Appurtenant hereto is a water supply right created by Transfer B235824.8 - 14.11.1983 at 1:35 pm
Appurtenant hereto is a right to store water created by Transfer B472450.4 - 22.10.1985 at 9:00 am
Appurtenant hereto is an electricity right created by Transfer B519677.5 - 26.3.1986 at 9:03 am
Appurtenant hereto are water supply rights created by Transfer B519677.6 - 26.3.1986 at 9:03 am
Appurtenant hereto are rights to convey water and electric power created by Transfer D032966.3 - 13.8.1996
11090827.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 19.4.2018 at 4:04 pm
Subject to a right of way over part marked G on DP 509672 created by Easement Instrument 11090827.4 - 19.4.2018 at 4:04 pm
Appurtenant hereto is a right to convey water, electricity, telecommunications and computer media and a right to a right of way (pedestrian access only) created by Easement Instrument 11090827.4 - 19.4.2018 at 4:04 pm
The easements created by Easement Instrument 11090827.4 are subject to Section 243 (a) Resource Management Act 1991
Fencing Covenant in Transfer 11695253.2 - 29.4.2020 at 3:53 pm



LEGAL DESCRIPTION

LOT 2
D.P. 509672
AREA : 6711 m²
VALU No. 0029-40003

exposure zone : C
wind zone : HIGH



COVERAGE	
Existing House	147 m ²
Existing Garage and Carport	42 m ²
total existing cover	189 m²
Proposed M.H.U	64.8 m ²
Proposed carport	22.6 m ²
Total Proposed Bldg cover	276.4 m²

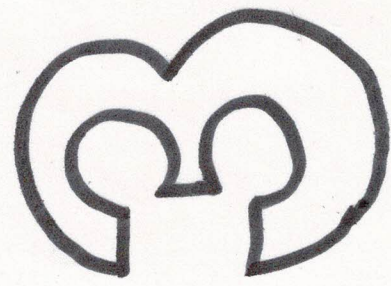
SITE & DRAINAGE PLAN

PROPOSED DWELLING at 444, PUKETOTARA RD : WAIPAPA for T & L OLDHAM

WHENMOUTH DESIGN LTD 10, DIP RD : KAMO 0274 578813 LBP 114413



PROPOSED FREESTYLE 8.4m RELOCATABLE for T + L OLDHAM
at 444 Puketotara Rd
WAIPAPA



- * all timber for deck to be H3.2 tan.
- * all framing to be SGB min.
- * all fixings to be stainless steel.

View Instrument Details



Instrument No	11090827.3
Status	Registered
Date & Time Lodged	19 April 2018 16:04
Lodged By	Baker, Lisa Anne
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Computer Registers	Land District
778364	North Auckland
778365	North Auckland
778366	North Auckland

Annexure Schedule: Contains 2 Pages.

Signature

Signed by Danielle Meddings as Territorial Authority Representative on 19/04/2018 03:23 PM

*** End of Report ***



Far North
District Council

Phone 09 432 8888 ext 40
Toll-free 0800 555 555
Fax 09 432 8888
Email: info@fncc.govt.nz
Web: www.fncc.govt.nz

Tā Kōwhiri o Te Tai Tokerau Kōwhiri

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC 2160115-VAR-A

Being the Subdivision of Lot 1 DP 176875
North Auckland Registry

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

SCHEDULE

Lots 1, 2 & 3 DP 509672

- (i) Reticulated power supply or telecommunication services are not a requirement of this subdivision consent. The responsibility for providing both power supply and telecommunication services will remain the responsibility of the property owner.
- (ii) In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for fire fighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509.
- (iii) Cats and Dogs are permitted on site provided the following conditions are adhered to at all times:
 - Cats must be kept inside at night;
 - Dogs must be either kept inside or tied up at night;
 - Any dog must be within a dog-proof fenced area on the lot and be under effective control at all times when outside of the fenced area, e.g. on a lead.
 - Any dog must be micro-chipped and have a current kiwi aversion trained certification.



Far North
District Council

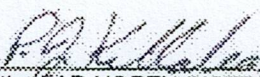
Private Bag 101, Hume Road
Dunedin 9010, New Zealand
Telephone: 0800 123 123
Fax: 03 456 789
Email: info@fndc.govt.nz
Website: www.fndc.govt.nz

Te Kaitiaki o Te Ika Māori Ki Te Kaitiaki

Lot 3 DP 509672

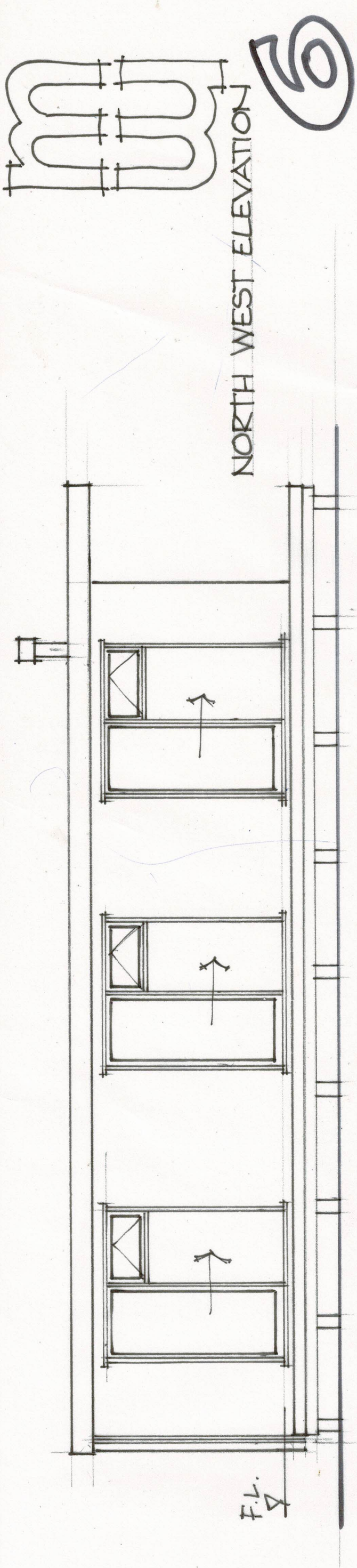
- (iv) The owner shall preserve the indigenous trees and bush within the area shown as 'Y' on the survey plan, and shall not without the prior written consent of the Council and then only in strict compliance with any conditions imposed by the Council, cut down, damage or destroy any of such trees or bush. The owner shall be deemed to be not in breach of the prohibition if any of such trees or bush shall die from natural causes not attributable to any act or default by or on behalf of the owner or for which the owner is responsible.

SIGNED:


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

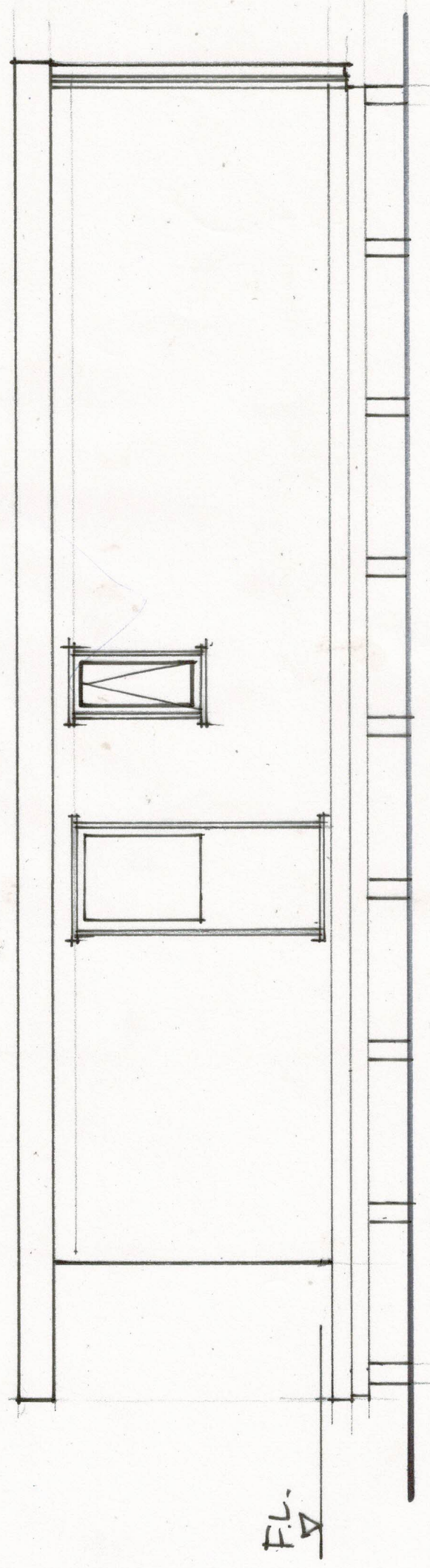
DATED at KERIKERI this 19th day of April 2018





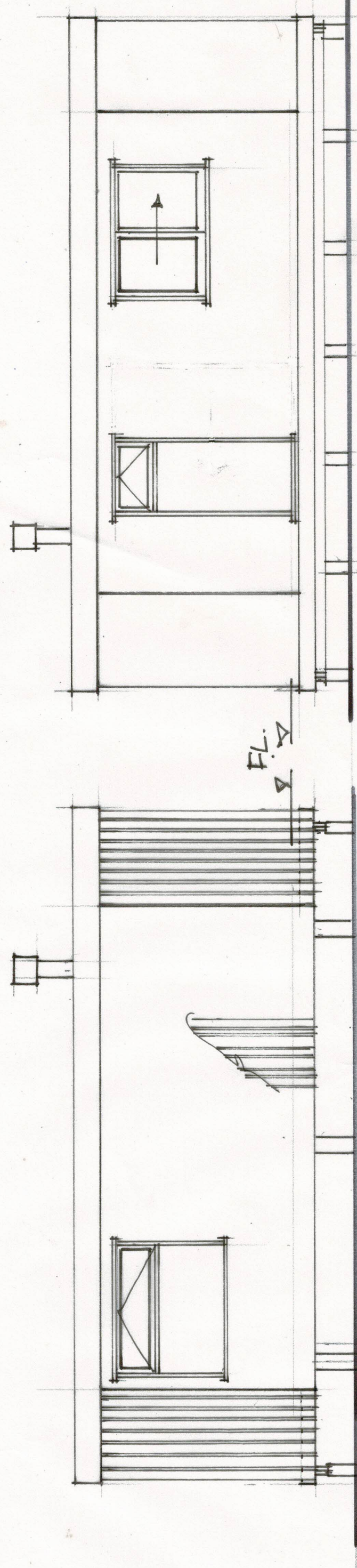
NORTH WEST ELEVATION

F.L.
7



F.L.
7

SOUTH EAST ELEVATION

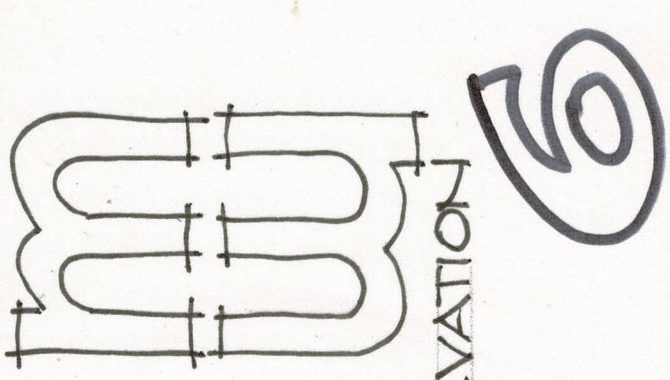


F.L.
7

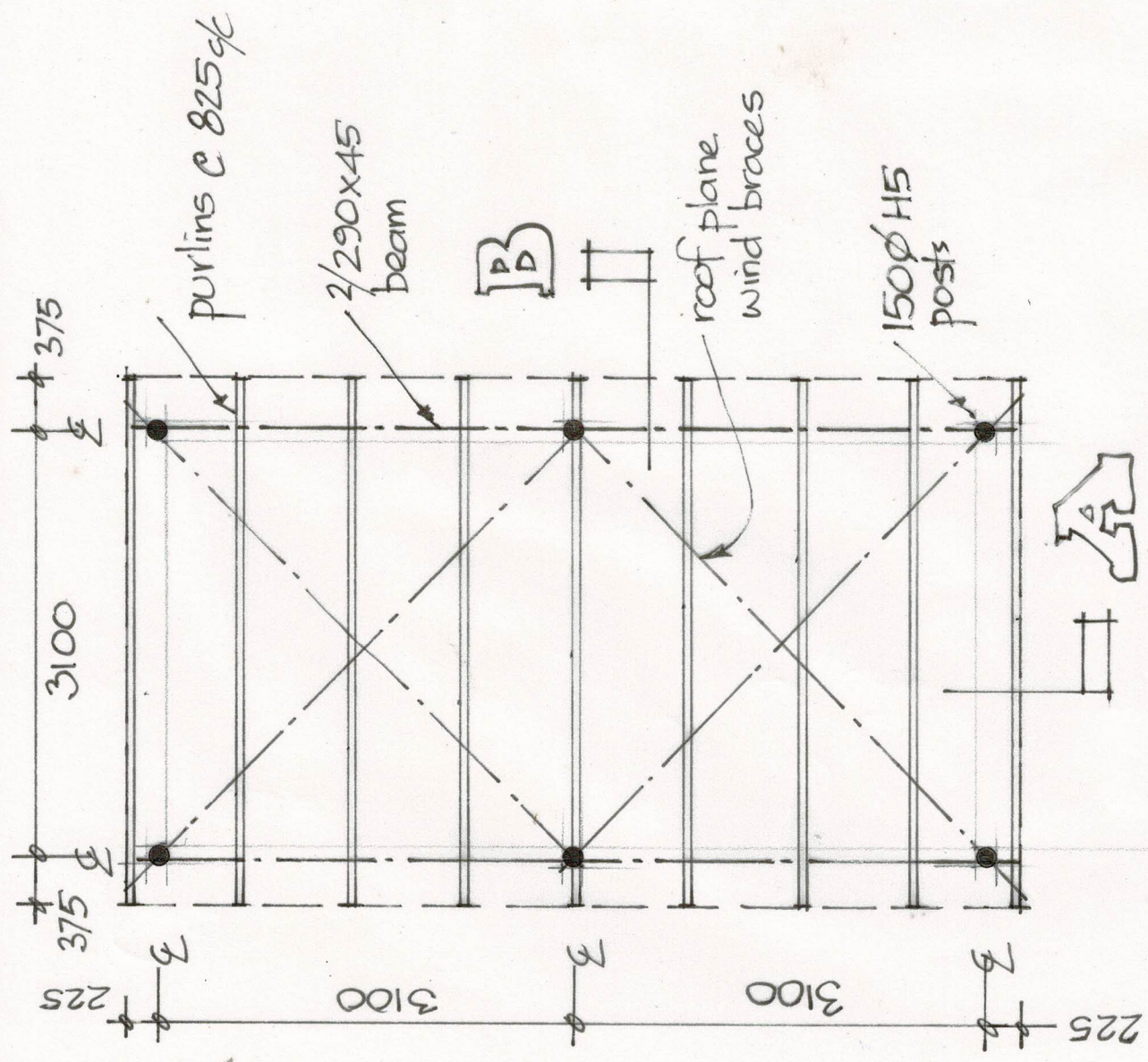
NORTH EAST ELEVATION

SOUTH WEST ELEVATION

PROPOSED RELOCATABLE FREESTYLE 8.4m for T + L OLDHAM at 444, Puketotara Rd: WAIPAPA

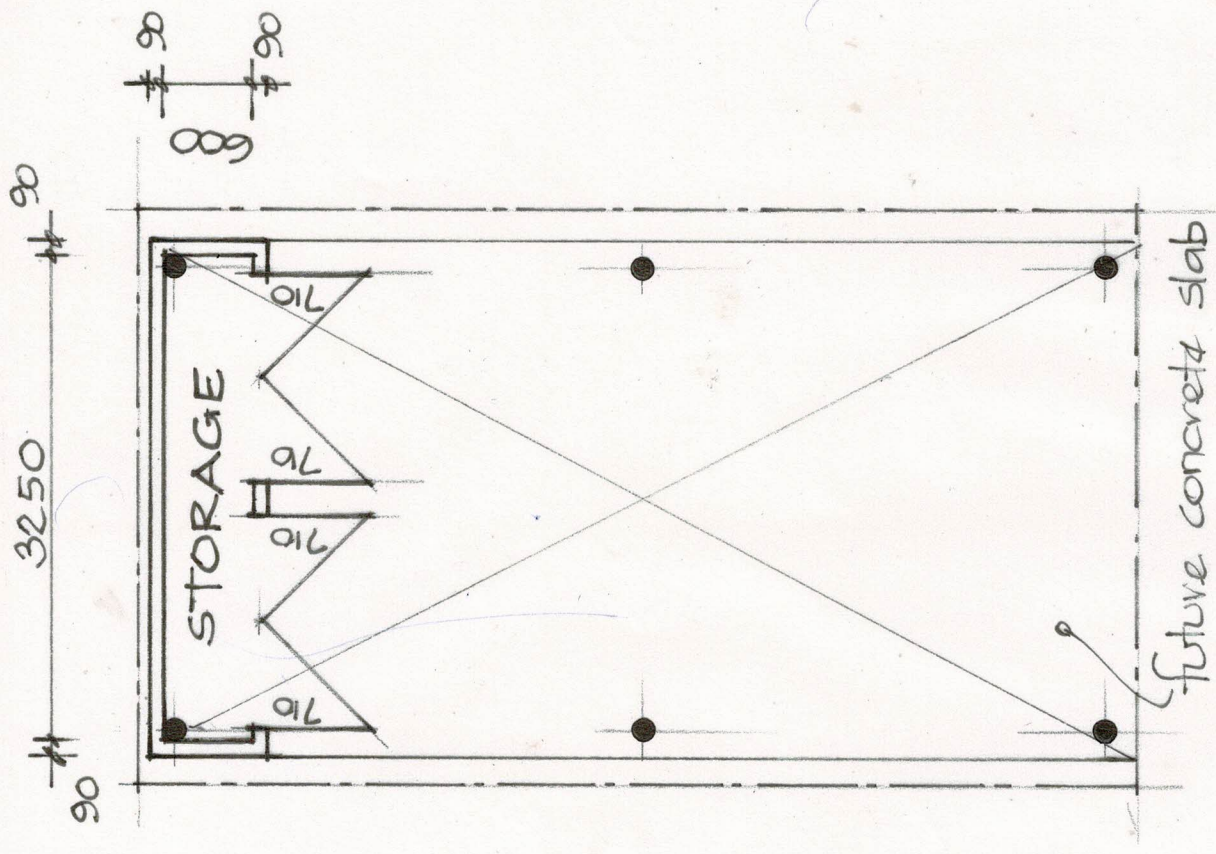


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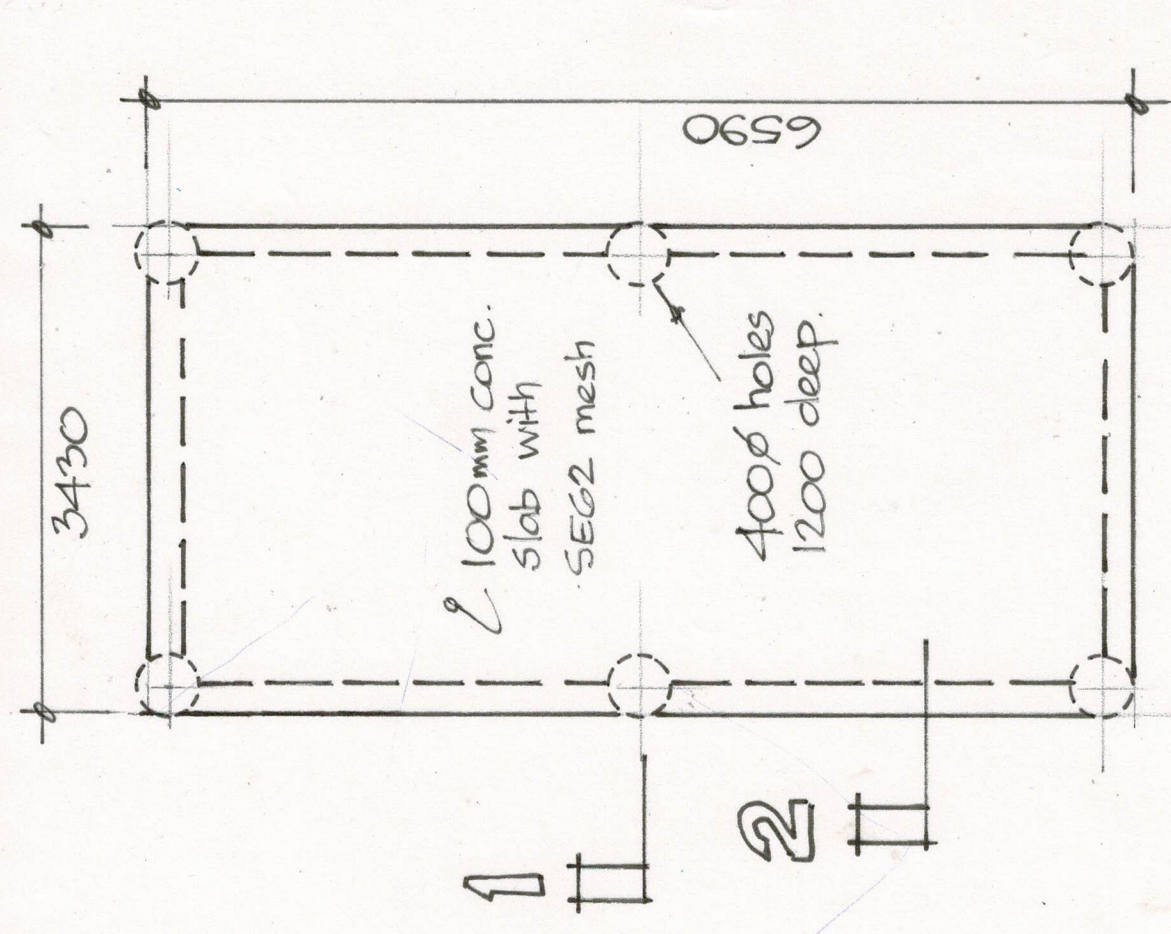
ROOF FRAMING PLAN

1:50



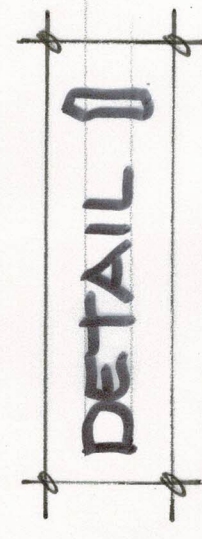
FLOOR PLAN

1:50

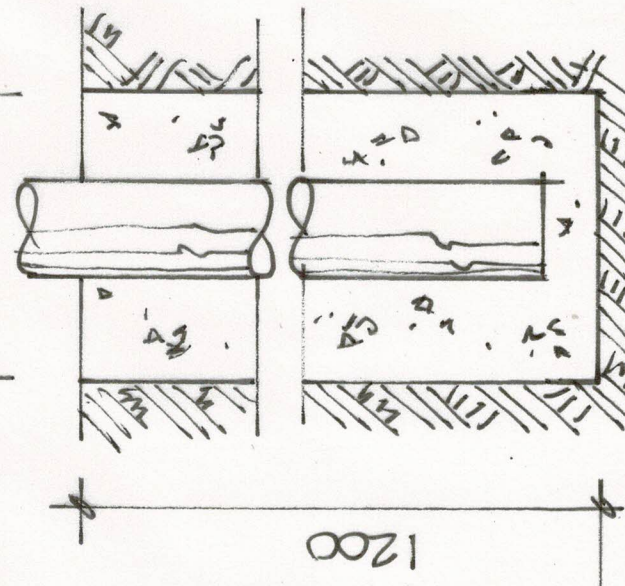


FOUNDATION PLAN

1:50



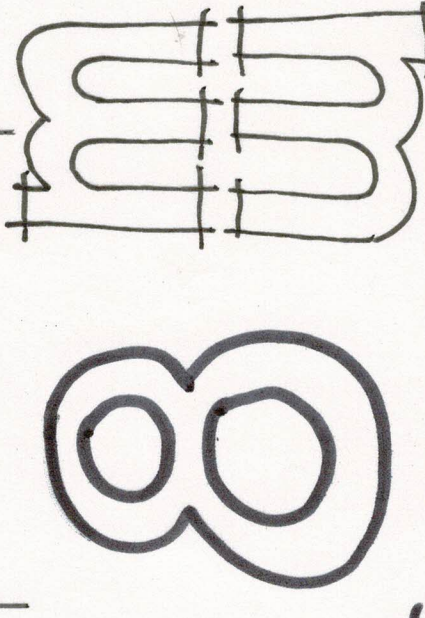
100 punch pad



400Ø

D.10 bars @ 600c/c

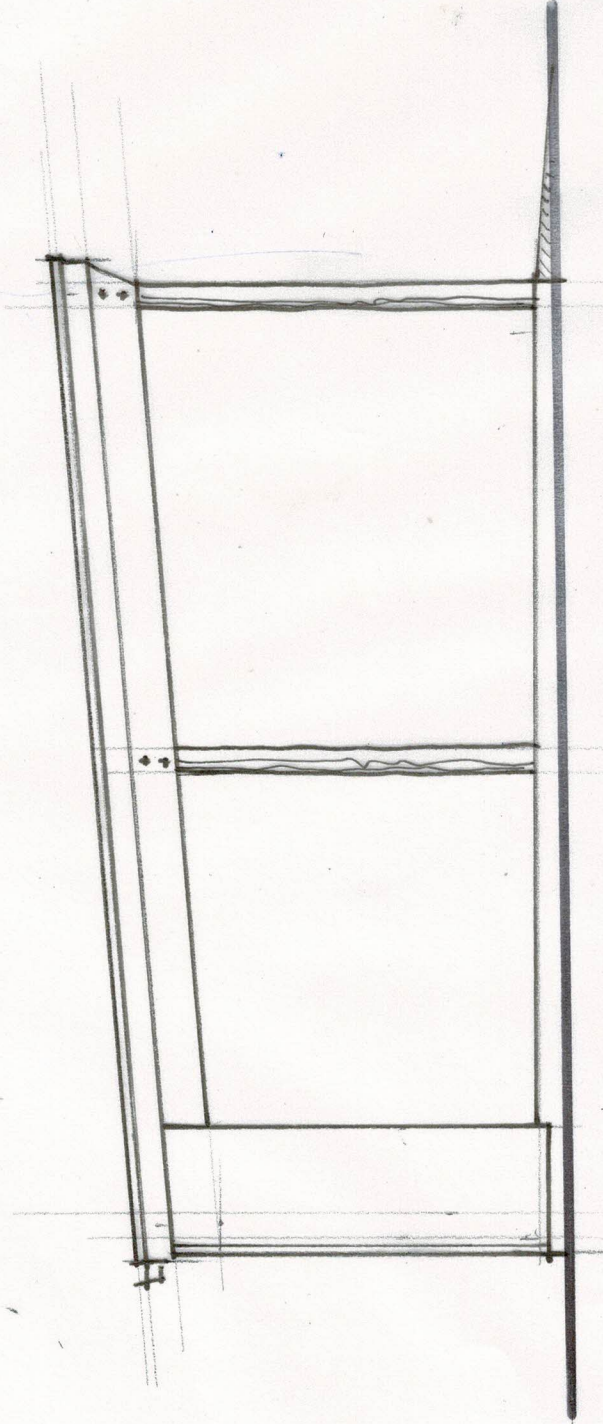
SEG2 mesh



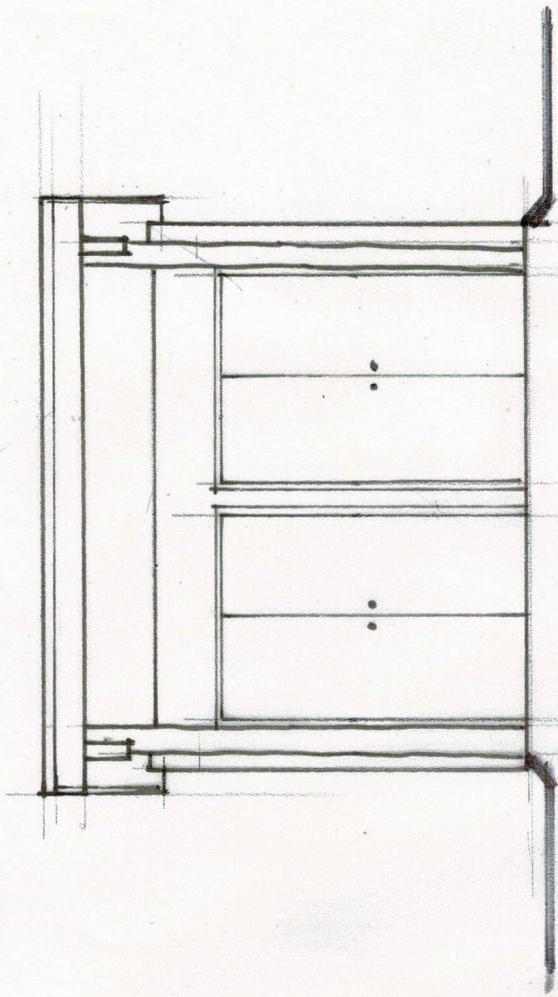
D.12 bars top & bottom

PROPOSED CARPORT at 444, PUKE TOTARA RD: WAIPAPA for T+L OLDHAM

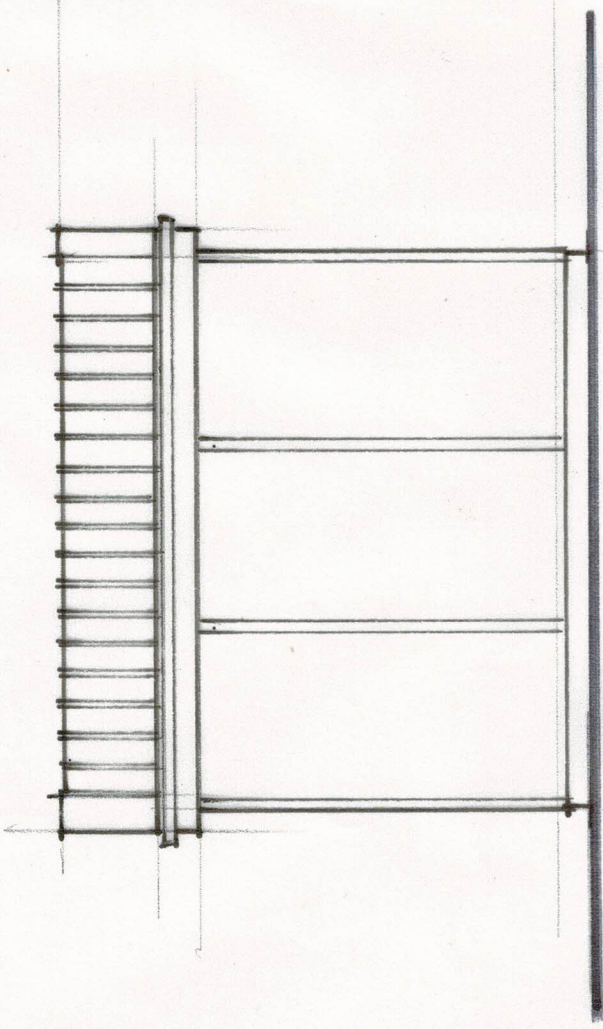
WHENIMOUTH DESIGN LTD 10, DIP RD: KAMO 0274.578813 LBP 114413



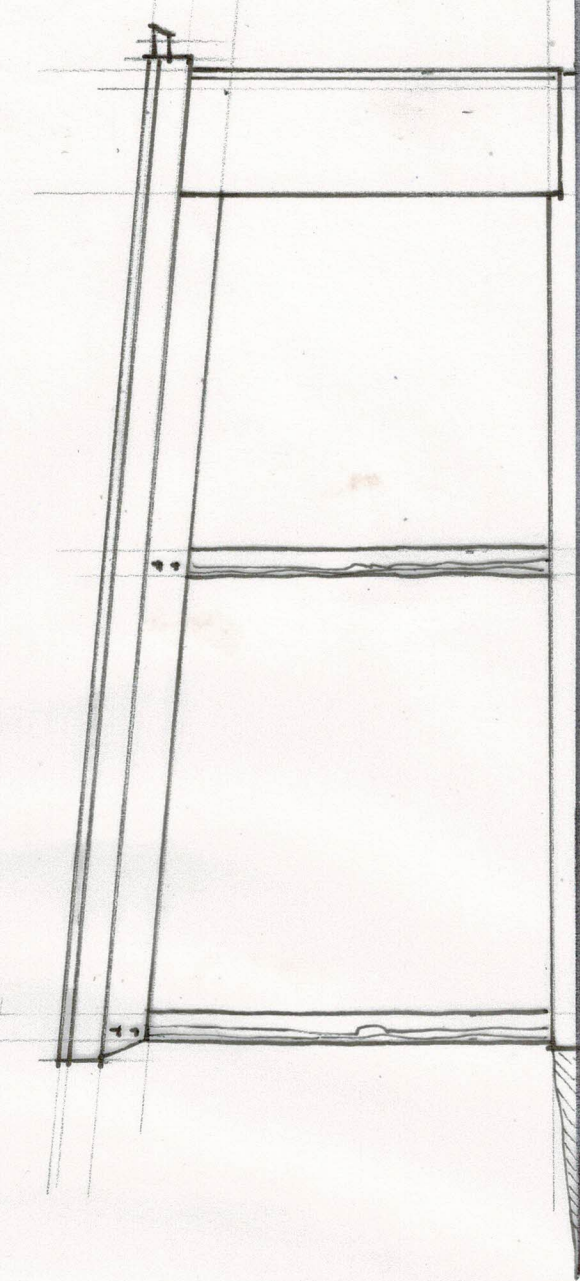
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

10

PROPOSED CARPORT at 444, PUKE TOTARA RD: WAIPAPA for T & L OLDHAM