THOMSON SURVEY LIMITED

SURVEYORS AND RESOURCE PLANNERS

Our Reference: 10998.1

24 November 2026

Resource Consents Department
Far North District Council
JB Centre
KERIKERI

Dear Sir/Madam

RE: Land Use Consent Application – shed in the General Coastal Zone of the ODP and coastal environment in the PDP-AV – 88E Hansen Road - Hackett

I am pleased to lodge land use consent application on behalf of Ben Hackett for the above referenced activity. The activity is a restricted discretionary activity.

The fee has been paid separately.

Regards

Lynley Newport
Senior Planner
THOMSON SURVEY LTD

315 Kerikeri Road, Kerikeri
P.O. Box 372, Kerikeri 0245, New Zealand.
Email: Kerikeri@tsurvey.co.nz
denis@tsurvey.co.nz, sam@tsurvey.co.nz

Telephone: **09 4077360**
Facsimile: **09 4077322**
After Hours: Director: Denis Thomson 09 4071372
After Hours: Office Manager: Sam Lee 021 1370060

Background picture represents a New Zealand surveying trig station, used to beacon control survey marks

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

HE ARA TĀMATA
CREATING GREAT PLACES
Supporting our people

Private Bag 752, Kaikohe 0440, New Zealand
ask.us@fndc.govt.nz
0800 920 029
fndc.govt.nz

Application for 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 discussion

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

◯ **Yes** ◯ **No** ◯ **N/A**

Have you consulted Council's Infrastructure Officer regarding infrastructure capacity to service the development?

◯ **Yes** ◯ **No** ◯ **N/A**

Have you consulted the Roading Officer regarding any road to vest or departure from District Plan / Engineering standards?

◯ **Yes** ◯ **No** ◯ **N/A**

Contact details of who and how to engage in pre lodgement discussions can be found on the Resource Consent pages of the FNDC website.

2. Type of consent being applied for

(more than one circle can be ticked):

- ☑ **Land Use**
- ◯ **Fast Track (Land Use - Controlled Activity)**
- ◯ **Change of Consent Notice (s.221(3))**
- ◯ **Certificate of Compliance (s.139)**
- ◯ **Extension of time (s.125)**
- ◯ **Discharge:** Total voume = _____ m^3
  Note; volumes >3m³ requires NRC Consent 3m³
- ◯ **Subdivision**
- ◯ **Existing Use Certificate (s.139A)**
- ◯ **Consent under National Environmental Standard**
  (e.g. Assessing and Managing Contaminants in Soil)
- ◯ **Other (please specify)** _____

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:
The Resource Consents Planning Technicians, **planning_technicians@fndc.govt.nz**

5. Applicant details

Name/s: Ben Hackett

Email:

Phone number:

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

Postcode

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: Lynley Newport

Email:

Phone number: Home

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

Postcode 0245

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: B C & A J Hackett

Property address/ location:

Postcode

8. Application site details

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

Name/s: As above

Site address/ location: As above

Postcode

Legal description: Lot 1 DP 449011 **Val Number:**

Certificate of title: 568604

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

Site visit requirements:

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

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

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

Please organise visits with Ben Hackett

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.

Construction of a shed on a site zoned General Coastal in the ODP, with outstanding landscape overlay; and zoned Rural Production in the PDP-AV, within the coastal environment, but where there is no high or outstanding landscape or natural character overlay.

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.

The proposal has been prepared in accordance with the following version of the FNDC Engineering Standards:

○ **2009** ○ **2023**

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** Enter BC ref # here (if known)
- ◯ **Regional Council Consent (ref # if known)** Ref # here (if known)
- ◯ **National Environmental Standard Consent** Consent here (if known)
- ◯ **Other (please specify)** Specify 'other' here

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

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

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

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

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

13. Natural hazards (National Policy Statement for Natural Hazards 2025)

Is the site subject to known or potential natural hazards (for example, flooding, coastal inundation, erosion, or unstable land), as contemplated by the National Policy Statement for Natural Hazards 2025? ◯ **Yes** ☑ **No**

If yes, please identify the relevant natural hazard(s) by ticking the applicable box(es) below:

- ◯ **Flooding**
- ◯ **Landslips**
- ◯ **Coastal Erosion**
- ◯ **Coastal Inundation**
- ◯ **Active Faults**
- ◯ **Liquefaction**
- ◯ **Tsunami**

Please ensure all relevant technical reports are submitted with the application.

14. 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**

15. 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 as per s107G of the RMA to enable consideration for the draft conditions.

16. 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) BEN HACKETT

Email:

Phone number:

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

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

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) BEN HACKETT

Signature:
(signature of bill payer)

Date 24-11-26

MANDATORY

17. 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.

18. Declaration

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

Name (please write in full) BEN HACKETT

Signature

Date 24-11-26

See overleaf for a checklist of your information...

Checklist of your information

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

Ben Hackett

CONSTRUCTION OF A SHED IN THE GENERAL COASTAL ZONE of the OPERATIVE DISTRICT PLAN and COASTAL ENVIRONMENT (ZONED RURAL PRODUCTION) of the PROPOSED DISTRICT PLAN – APPEALS VERSION

88E Hansen Road, Kerikeri

PLANNING REPORT & ASSESSMENT OF ENVIRONMENTAL EFFECTS

Thomson Survey Ltd
Kerikeri

1.0 APPLICANT AND PROPERTY DETAILS

Site Address:	88E Hansen Road, Kerikeri
Applicant Name:	Ben Hackett
Legal Description & Record of Title:	Lot 1 DP 449011; 568604 (refer to Appendix 3)
Site Area:	1.3808ha
Title Owner:	A J & B C Hackett
Zoning:	ODP: General Coastal PDP-AV: Rural Production Zone
Overlays:	ODP: Outstanding Landscape PDP-AV: Within the coastal environment. Coastal fringe of the property is mapped as being subject to coastal flood hazard.
Locality Map:	Refer Appendix 2

Summary of Proposal:	To construct a 135m^2 non habitable shed, 5.84m in height, in recessive colours and low LRV.
Summary of Reasons for Consent:	ODP: Restricted Discretionary activity consent required for breaches of Rules 10.6.5.1.1 and 10.6.5.2.2 (permitted and controlled activity Visual Amenity rules); and 12.1.6.1.5 Buildings in an Outstanding Landscape PDP-AV: Restricted discretionary activity consent required for breaches of CE-R1, part PER-2(c) permitted activity rule in regard to size of building and CE-S1 in regard to maximum height; and CE-R2, part CE-S3 permitted activity, in regard to m^2 area of earthworks.

2.0 Proposal

The applicant seeks to construct a 135m^2 non habitable shed on their property at 88 E Hansen Road on the Purerua Peninsula. The shed has a maximum height of 5.84m. It will be uniformly 'karaka' or similar dark shade with correspondingly low LRV.

The shed is proposed to be located to the northeast and slightly lower elevation than the existing dwelling located centrally within the property. The existing driveway access will serve the shed.

An assessment of compliance against the zone rules and relevant district wide rules of both the Operative and Proposed District Plan, is contained in section 5 of this report.

This assessment and report accompanies the Resource Consent Application, and is provided in accordance with Section 88 and Schedule 4 of the Resource Management Act 1991. The application seeks consent to construct a shed on land in the General Coastal Zone and Outstanding Landscape in the Operative District Plan (ODP), and in the coastal environment in the Proposed District Plan Appeals Version (PDP-AV).

The information provided in this assessment and report is considered commensurate with the scale and intensity of the activity for which consent is being sought. The name and address of the owner of the property is contained in the Form 9 Application form. There are no other activities that are part of the proposal to which the application relates, and no other resource consents required other than those addressed in this application.

3.0 SITE DESCRIPTION

The site is accessed off Hansen Road (Council maintained public road, metal surface) on the Purerua Peninsula. The property is not connected to any Council reticulated system (3 waters). The property has an existing dwelling with on-site wastewater system, water supply and stormwater management. Internal access is existing.

Properties to the south and east all contain existing established dwellings on lots of similar size.

The site is a mixture of grass and various plantings, including fruit trees and gardens, with what is now well established indigenous vegetation plantings on all but the southeastern boundary, and particularly on the slopes adjacent to the coastal marine area. These plants all but obscure existing built development within the site when looking at the property from the water.

The site rises from water's edge in the north, to its high point at its southern end.

The site's zoning and overlays are described in section 1.0 of this report. The site is within a high density kiwi area (DoC, 2020). Soils are mapped as LUC 4.

3.2 Legal Interests

The property has Appurtenant right of way, right to transmit electricity and telecoms and water. The property is subject to Consent Notice 8979565.1, imposed at the time the title was created in 2012. This requires the ongoing protection of the living indigenous vegetation within bush protection areas identified as D & J on the survey plan. Referring to the title plan in Appendix 3, these areas are around the coastal marine area fringe and up and along the property's northeastern boundary. The vegetation is now very well established and has achieved good height. The consent notice also imposes a ban on the keeping of omnivorous exotic animals (such as ferrets, cats or dogs) that might harm kiwi. This is an ongoing requirement to be adhered to by the title owner.

The title is also subject to an Esplanade Strip instrument, registered on the title in 2012, also pursuant to the subdivision creating the site.

Refer to Appendix 3 for copies of relevant instruments.

3.3 Consent History

The property was created in a subdivision issued in 2011, with titles depositing in 2012. A copy of RC 2110393-RMACOM is attached in Appendix 4. Prior to the two separate titles being created, land use consent was obtained for the dwelling on the application site, which was a 'second residential unit' on the title at that time (2003). The land use consent included the dwelling, associated earthworks, and access. The consent included conditions in regard to

indigenous vegetation retention and landscaping plan and planting. The land use consent (RC 2030651) is attached as part of Appendix 4.

The dwelling (& garage) is consented under BC-2003-1143, issued in 2003.

4.0 SCHEDULE 4 – INFORMATION REQUIRED IN AN APPLICATION

Clauses 2 & 3: Information required in all applications

(1) An application for a resource consent for an activity must include the following:	
(a) a description of the activity: .	Refer Sections 1 & 3 of this Planning Report.
(b) an assessment of the actual or potential effect on the environment of the activity:	Refer to Section 6 of this Planning Report.
(b) a description of the site at which the activity is to occur:	Refer to Section 3 of this Planning Report.
(c) the full name and address of each owner or occupier of the site:	This information is contained in the Form 9 attached to the application.
(d) a description of any other activities that are part of the proposal to which the application relates:	Refer to Sections 3 & 5 of this Planning Report.
(e) a description of any other resource consents required for the proposal to which the application relates:	None required.
(f) an assessment of the activity against the matters set out in Part 2:	Refer to Section 7 of this Planning Report.
(g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b), including matters in Clause (2): (*a) any relevant objectives, policies, or rules in a document; and* *(b) any relevant requirements, conditions, or permissions in any rules in a document; and* *(c) any other relevant requirements in a document (for example, in a national environmental standard or other regulations).*	Refer to Sections 6 & 7 of this Planning Report.
(3) An application must also include any of the following that apply:	

(a) if any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1)):	There is an existing consented dwelling with garage on the site.
(b) if the application is affected by section 124 or 165ZH(1)(c) (which relate to existing resource consents), an assessment of the value of the investment of the existing consent holder (for the purposes of section 104(2A)):	Not applicable.
(c) if the activity is to occur in an area within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011, an assessment of the activity against any resource management matters set out in that planning document (for the purposes of section 104(2B)).	The site is not within an area subject to a customary marine title group. Not applicable.

Clause 6: Information required in assessment of environmental effects

(1) An assessment of the activity's effects on the environment must include the following information:	
(a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:	Refer to Section 6 of this planning report. The activity will not result in any significant adverse effect on the environment.
(b) an assessment of the actual or potential effect on the environment of the activity:	Refer to Section 6 of this planning report.
(c) if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use:	Not applicable as the application does not involve hazardous installations.
(d) if the activity includes the discharge of any contaminant, a description of— *(i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and* *(ii) any possible alternative methods of discharge, including discharge into any other receiving*	The proposal does not involve any discharge of contaminant.

environment:	
(e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect:	Refer to Section 6 of this planning report.
(f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:	Refer to Section 8 of this planning report. No affected persons have been identified.
g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:	No monitoring is required as the scale and significance of the effects do not warrant it.
(h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).	No protected customary right is affected.

Clause 7: Matters that must be addressed by assessment of environmental effects (RMA)

(1) An assessment of the activity's effects on the environment must address the following matters:	
(a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:	Refer to Sections 6 and 8 of this planning report and also to the assessment of objectives and policies in Section 7.
(b) any physical effect on the locality, including any landscape and visual effects:	Refer to Section 6.
(c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:	Refer to Section 6. The proposal has no effect on ecosystems or habitat.
(d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:	Refer to Section 6.
(e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and	The proposal will not result in the discharge of contaminants, nor any unreasonable emission of noise.

options for the treatment and disposal of contaminants:	
(f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations.	The application site is not subject to natural hazards and does not involve hazardous installations.

5.0 COMPLIANCE ASSESSMENT

5.1 Weighting of Plan Assessment

We are currently in a state of transition from the Operative District Plan (ODP) to a new Proposed District Plan that has reached Appeals stage (PDP-AV). Until appeals are resolved, the ODP remains the only fully operative plan. In the interim any parts of the PDP-AV not appealed, and therefore beyond challenge, may now be given weight by the consent authority. The Rural Production and Coastal Environment provisions are all subject to appeal. The mapping of the site has not.

I raise this point in advance of the compliance assessment because the Outstanding Landscape notation imposed under the ODP has been removed in the PDP-AV. This reduces the significance of any outstanding landscape notation that may have applied under the ODP.

The PDP-AV would be considered the more responsive and up to date document in regard to giving effect to national policy direction. However, as some relevant rules are appealed, this planning report and AEE assesses the proposal against both Plans.

5.2 Operative District Plan (ODP)

The property is zoned General Coastal and has an Outstanding Landscape overlay applying to it, noting comment above in 5.1. The following is a compliance assessment against the relevant rules in the ODP – specifically the General Coastal zone rules and district wide rules applying to Outstanding Landscapes.

10.6.5.1.1 VISUAL AMENITY
The following are permitted activities in the General Coastal Zone:
(a) any new building(s) not for human habitation provided that the gross floor area of any new building permitted under this rule, does not exceed 50m² or for human habitation provided that the gross floor area does not exceed 25m2; and
(b) the exterior is coloured within the BS5252 standard colour palette range with a reflectance value of 30% or less or are constructed of natural materials which fall within this range; or …

The shed is not for human habitation and exceeds 50m2 in size. **Part (a) cannot therefore be met**. The shed will have LRV of 30% or less, so part (b) is met.

10.6.5.1.4 BUILDING HEIGHT
The maximum height of any building shall be 8m.

The shed is less than 6m in height. Complies.

10.6.5.1.5 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 boundary10.6.5.1.6

The shed is more than 10m from boundary and less than 6m in height. Complies.

STORMWATER MANAGEMENT
The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 10%.

The site is 13,808m^2 in area, 10% of which is 1,381m^2. Total impermeable surfaces, including the proposed shed are under that. Complies.

10.6.5.1.7 SETBACK FROM BOUNDARIES
(a) no building shall be erected within 10m of any site boundary, except that on any site with an area of less than 5,000m², this setback shall be 3m from any site boundary; ….

The proposed shed will be more than 10m from any boundary.

Controlled activity rule
10.6.5.2.2 VISUAL AMENITY
Any new building(s) or alteration/additions to an existing building that does not meet the permitted activity standards in Rule 10.6.5.1.1 are a controlled activity where the new building or building alteration/addition is located entirely within a building envelope that has been approved under a resource consent.

The shed is not within a building envelope that has been previously approved. **Cannot comply.**

Restricted Discretionary rule
10.6.5.3.1 VISUAL AMENITY
The following are restricted discretionary activities in the General Coastal Zone:
(a) any new building(s); or (b) alteration/addition to an existing building that do not meet the permitted activity standards in Rule 10.6.5.1.1 where the new building or building alteration/addition is located partially or entirely outside a building envelope that has been approved under a resource consent.

The shed is outside of any previously approved building envelope. **The activity meets the above restricted discretionary activity rule.**

In regard to outstanding landscape rules, no indigenous vegetation clearance is proposed or necessary.

12.1.6.1.4 EXCAVATION AND/OR FILLING WITHIN AN OUTSTANDING LANDSCAPE
Excavation and/or filling on any site within an Outstanding Landscape as shown on the Resource Maps, is permitted provided that:
(a) it does not exceed 300m3 in any 12 month period per site; and
(b) it does not involve a cut and/or filled face exceeding 1.5m in height i.e. the maximum permitted cut and/or fill height may be 3m; and
(c) any cut or fill areas that will be visible from a viewing point on a public road, public reserve, coastal marine area or the foreshore shall be stabilised using mulch, hydroseeding, or other rapid effective stabilisation technique. All other cut and fill areas will be revegetated as soon as practicable in the spring or autumn immediately following construction.

The applicant advises excavation and/or filling does not exceed 300m^3 and there is no cut/fill face in excess of 1.5m in height. No cut or fill areas are visible from any public road, public reserve or the coastal marine area. Complies.

Note the volume and cut/fill face height thresholds are the same under the Excavation/filling rules applying in the GC Zone. Complies.

12.1.6.1.5 BUILDINGS WITHIN OUTSTANDING LANDSCAPES
The following are permitted activities in an Outstanding Landscape, as shown on the Resource Maps:
(a) where the zoning of the building platform is General Coastal any new building(s) not for human habitation provided that the gross floor area of any new building or buildings permitted under this rule, does not exceed 25m2 ; and
(b) where that building will be visible from a viewing point on a public road, public reserve, coastal marine area or the foreshore that is within 500m of that building, the exterior is coloured within the BS5252 standard colour palette range with a reflectance value of 30% or less or is constructed of natural materials which fall within this range; or …

The shed is in the GC Zone, not for human habitation and is in excess of 25m^2. **Part (a) cannot therefore be met**. Part (b) is met (refer to comments under zone provisions). The inability to meet part (a) of Rule 12.1.6.1.5 results in **restricted discretionary activity status** pursuant to Rule 12.1.6.2 and 12.1.6.2.1.

Overall the activity is considered to be a restricted discretionary activity under the ODP.

5.3 Proposed District Plan Appeals Version (PDP-AV)

The PDP-AV has legal effect. The site is zoned Rural Production, with a coastal environment overlay and notably no outstanding or high landscape or natural character overlay, nor any coastal flooding/erosion overlay affecting the building site.

The following is a compliance assessment against relevant provisions in the PDP-AV. It indicates which PDP-AV provisions are subject to Appeal.

RPROZ-R1 New buildings or structures
PER-2
The new building or structure and relocated building or extension or alteration to an existing building or structure complies with standards:
RPROZ-S1 Maximum height;
RPROZ-S2 Height in relation to boundary;
RPROZ-S3 Setback (excluding from MHWS or wetland, lake and river margins);
RPROZ-S4 Building or structure coverage;
RPROZ-S5 Buildings or structures used to house, milk or feed stock (excluding buildings or structures used for an intensive indoor primary production activity); and
RPROZ-S6 Sensitive activities setback from boundaries of the Mineral extraction zone.
RPROZ-S7 Sensitive activities setback from intensive indoor and outdoor primary production activities; and
RPROZ-S8 Sensitive activities setback from buildings or structures used to house, milk or feed stock (excluding buildings or structures used for an intensive indoor or outdoor primary production activity).
RPROZ-S9 Sensitive activities setback from the boundaries of the Heavy Industrial Zone RPROZ-S10 Sensitive activities setback from the boundary of the Horticulture Precinct.

The shed is not a 'sensitive activity' so RPROZ-S6-9 are not applicable or relevant. RPROZ-S5 is not relevant as the building is not being used to house, milk or feed stock.

RPROZ-S1 Maximum height: The maximum height of a building or structure, or extension or alteration to an existing building or structure is 12m above ground level.

Building less than 6m in height. Complies.

RPROZ-S2 Height in relation to boundary:

Closest boundary is to the east. The shed is at least 10m from boundary and less than 6m in height. Complies.

RPROZ-S3 Setback: The new building or structure and relocated building, or extension or alteration to an existing building or structure must be setback at least 10m from all site.

The shed is more than 10m from nearest boundary. Complies.

RPROZ-S4 Building or structure coverage: The building or structure coverage of any site is no more than 15%

Allowable building coverage on a site of this size is 2,071m^2 – easily complied with.

RPROZ-R2 Impermeable surface coverage
The impermeable surface coverage of any site is no more than 10%.

Refer to earlier comments in regard to allowable impermeable surface coverage pursuant to the ODP. Complies.

I have not identified any other relevant activity based rule applicable to this proposal. The Rural Production Zone provisions are marked up on the Council's PDP-AV as being subject appeal.

In regard to being within the coastal environment, the following provisions are relevant:

CE-R1 New Buildings or structures
PER-2 If a new building or structure and relocated building is not located within any of the zones referred to in PER-1 it:
1. is not used for a residential activity;
2. is no greater than:
a. 25m2 within an outstanding natural character area;
b. 50m2 within a high natural character area; and
c. 110m2 in all other areas of the coastal environment; and
3. complies with:
a. CE-S1 Maximum height;
b. CE-S2 Colour and materials; and
c. CE-S4 Setbacks from MHWS.

The shed is not within a zone referred to in PER-1, therefore PER-2 is the relevant part of this rule.

The shed is not accommodating a residential activity. It is not within an outstanding natural character area, and not within a high natural character area. **Part (c) establishes a maximum size of 110m^2 which the proposed shed cannot comply with, being 135m^2 in size.** The inability to meet this rule results in restricted discretionary activity status where matters of discretion are restricted to matters in CE-P9 and positive effects.

CE-S1 sets a maximum building height of 5.5m. The shed has a maximum height of 5.84m, just exceeding the permitted height of 5.5m. **CE-S1 cannot therefore be met**.

CE-S2 specifies colours and materials. The shed will be in colours that do not exceed 30% LRV, therefore meeting CE-S2 part 2. The colours will be dark and recessive and comply with CE-S2 part 3.

The shed is more than 30m from the coastal marine area, therefore complying with CE-S4 Setback from MHWS.

CE-R2 Earthworks or indigenous vegetation clearance

No indigenous vegetation clearance is required and the only earthworks is associated with the laying of basecourse across the building platform.

PER-2
The earthworks or indigenous vegetation clearance is not provided for within CE-R2 PER-1 but it complies with standard CE-S3 Earthworks or indigenous vegetation clearance.

I do not believe the earthworks is provided for within CE-R2 PER-1. CE-S3 therefore applies:

Any earthworks must (where relevant):
1. not occur in outstanding natural character areas;
2. not exceed a total area of:
a. 50m2 within a calendar year in an area of high natural character;
b. 100m2 within a calendar year in an area outside high or outstanding natural character areas;
3. not exceed a cut height or fill depth of 1m, or 1.5 where this relates to telecommunication facilities; and
4. screen any exposed faces visible from a public place.

The earthworks associated with the building platform is not within an outstanding natural character area. The threshold for area of earthworks in the coastal environment is therefore 100m^2. Given that the footprint of the shed is greater than that, the area covered with basecourse exceeds exceeds 100m^2, and **CE-S3, part 2(b) cannot be met.** Failure to meet this clause results in restricted discretionary activity status with the same matters of discretion referred to earlier (CE-P9 and positive effects).

The is no cut/fill face in excess of 1m and any exposed faces are not visible from a public place. Therefore the balance of CE-S3 can be met.

The PDP-AV's Coastal Environment provisions are also subject to Appeal. The outstanding landscape mapping and coastal environment overlay applying to the property, however, is not subject to Appeal.

As well as earthworks rules applying specifically to the coastal environment, there are general earthworks rules and thresholds to also be considered.

EW-S1 sets a maximum volume threshold for the zone, of 5,000m^3 and maximum area coverage of 2,500m^2 – both met. However, these standards are superseded by the more restrictive threshold applying to the coastal environment.

EW-S2 sets a maximum depth/height of cut/fill faces of 1.5m. Complies.

EW-S3 requires adherence to the Accidental Discovery Protocol in regard to any unknown and unrecorded archaeological sites. Can comply.

EW-S4 requires reinstatement of earth as soon as possible and no later than 6 months after earthworks (excluding of course the area on which the building is placed). It also requires the re-planting of bare earth with species similar to those already on site. The area of earthwork / soil disturbance is restricted to the building platform, which will be covered by the building. Complies.

EW-S5 requires earthworks be carried out in accordance with GD-05 – Erosion and Sediment Control Guidelines for the Auckland Region. The purpose of this is to minimise silt or sediment from entering stormwater systems, overland flowpaths or roads. Can comply.

EW-S6 requires earthworks to be more than 3m from boundaries. Complies.

EW-S7 requires that earthworks not result in any instability of land at or beyond the boundary. No instability issues. Complies.

EW-S8 requires that fill material only be soil, rock, stone, aggregate, gravel, sand, silt or demolition material. Can comply.

EW-S9 requires that earthworks not divert coastal inundation to another property and does not result in the loss of flood storage capacity within the site or affecting adjacent sites. Can comply.

In summary, the proposal is a restricted discretionary activity under the PDP-AV.

6.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

The application is a restricted discretionary activity for breaches of rules relating to the visual appearance of the building namely its size, and associated earthworks to level and lay base course over the building platform. There are matters of discretion to which the Council restricts itself to when assessing the application. The following AEE refers to those matters.

The ODP's matters of discretion for breaches of the Visual Amenity rules applying in the General Coastal Zone are outlined in Rule 10.6.5.3.1 as follows:

(i) the location of the building;

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

(iii) the colour and reflectivity of the building;

(iv) the extent to which planting can mitigate visual effects; NOTE: The presence of planting can be considered, but cannot require a particular area of landscaping. For further information refer to Operative plan | Far North District Council.

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

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

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

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

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

(x) the extent to which private open space can be provided for future uses; NOTE: The provision of outdoor living spaces, and effects on outdoor living spaces is out of scope in the context of residential activities. For further information refer to Operative plan | Far North District Council.

(xi) the extent to which the siting, setback and design of building(s) avoid visual dominance on landscapes, adjacent sites and the surrounding environment; NOTE: Visual dominance effects on adjacent privately owned sites out of scope in relation to views from private property. For further information refer to Operative plan | Far North District Council.

(xii) the extent to which non-compliance affects the privacy, outlook and enjoyment of private open spaces on adjacent sites. NOTE: The provision of outdoor living spaces, and effects on outdoor living spaces is out of scope in the context of residential activities. For further information refer to Operative plan | Far North District Council.

The notes in smaller font size in parts (iv), (x), (xi) and (xii) are a result of recent amendments to the Resource Management Act that rendered many 'amenity' related matters outside the scope of matters able to be considered by the Council.

The breach of the PDP-AV's building size and height and earthworks rule results in assessment as a restricted discretionary activity, with matters of discretion restricted to those matters listed in CE-P9 and positive effects. Policy CE-P9 reads:

Consider the following matters where relevant when assessing and managing the effects of land use and subdivision on the coastal environment:
a. the presence or absence of buildings, structures or infrastructure;
b. the temporary or permanent nature of any adverse effects, including any cumulative effects;
c. the location, scale and design of any proposed development;
d. any means of integrating the building, structure or activity into the wider landscape;
e. the ability of the environment to absorb change;
f. the need for and location of earthworks or indigenous vegetation clearance and proposed mitigation measures;

g. the operational or functional need of any infrastructure to be sited in the particular location;
h. any viable alternative locations or methods for the activity or development where significant adverse effects may arise;
i. any historical, spiritual or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6;
j. the likelihood of the activity exacerbating natural hazards;
k. the opportunity to enhance public access and recreation;
l. potential effects of land use and subdivision on the coastal marine area and the overall quality of coastal waters;
m. any positive contribution the development has on the characteristics and qualities, including restoration and enhancement;
n. the effects on the characteristics, qualities and values of the coastal environment, including natural character and natural landscape values and the quality and extent of indigenous biodiversity;
o. the extent to which the land use and subdivision complements activities in the coastal marine area; and
p. whether the activity is on a previously approved building platform

This appears to me to not limit discretion relating to the size of building at all. It instead includes all matters relevant to a coastal setting and potential effects generally, no matter what activity is proposed. This is hardly in the spirit of, or consistent with, the Act's intention for restricted discretionary activity status.

Combining matters of discretion from both plans, and focusing on those matters actually pertinent to the proposal at hand – a shed building on a site already supporting a residential dwelling and garage, and already with landscaping and other plantings, where the building is compliant in all matters other than its size – I believe an AEE can address the following:

- Positive effects;
- Location, scale and design of the building;
- Cumulative visual effects (presence or absence of other buildings/structures);
- Integration of building into wider landscape / planting & vegetation;
- Ability of the environment to absorb change;
- Naturalness, visual and amenity values associated with the surrounding landscape;
- Effects of earthworks;
- Likelihood of exacerbating the risk from natural hazards;
- Potential effects on the coastal marine area;
- Potential effects on heritage/cultural values.

Other matters listed are not relevant to the proposal and its potential effects.

6.1 Positive Effects

The site is already developed and well looked after as a secluded residential lifestyle block with an outlook over a tidal inlet. The site features limited built development with an abundance of open space in the form of grassed area and fruit trees, gardens, and comprehensive vegetative cover. This vegetation effectively screens views of the existing dwelling from the water. The site cannot be seen from any public road.

The proposed shed is to be near the dwelling and equally screened from public view. The proposal makes the most of existing visual impact mitigation established through prior subdivision and land use consent processes. This is a positive effect in terms of the natural and physical environment.

6.2 Location, scale and design of the building

Refer to site plan contained in Appendix 1. This shows the proposed shed's location in relation to the existing built development and boundaries. It is at the same, or slightly lower, elevation as the existing dwelling (which is double storey), and is a single storey shed, with maximum height of 5.84m, complying with the ODP's height restriction and marginally over the PDP-AV's 5.5m height restriction. The shed is below the ridgeline.



Existing dwelling's upper floor is just visible above the tree line. The proposed shed is to be located approximately 15-20m to the east (or to the left in the above picture) of the existing dwelling, also screened by the existing tree line.

Refer to shed plans, also in Appendix 1. The shed is 135m^2 in area and 5.84m in height at its apex. It is proposed to be in *karaka green* in its entirety, or similar dark shades.

The proposal includes three water tanks already in situ. These are screened from view with existing vegetative cover.

6.3 Cumulative visual effects

The shed will be the second substantive building on the site. The existing dwelling, consented through historic consents, is two storey and constructed in recessive, natural colours that blend into the landscape. The shed will also be in dark colours and largely screened from public views from the water, by existing vegetation. Access and parking/manouevring areas into and within the site are existing, with little change anticipated as part of this proposal. In any event, that existing access is not visible from the water. In summary I do not believe there to be any minor or more than minor cumulative visual effects.

6.4 Integration of building into wider landscape & ability of that landscape to absorb change

The site has been developed pursuant to land use and subdivision consents, both of which imposed requirements for landscaping, and the latter also imposing bush protection. This has shaped the landscape in the immediate area (the property itself as well as the adjacent property to the east (subject to same subdivision and bush protection). It is within this setting, that an additional building is proposed. It is not a dominant or overly large building and is of low reflectivity. It sits below the ridgeline and has foreground vegetative screening. In summary the shed building will integrate well into the wider landscape with less than minor effects.



Views looking out of the site, looking northwest and north, as indicated.

6.5 Naturalness, visual and amenity values

Whilst the site had an Outstanding Landscape notation in the ODP this has not carried through into the PDP-AV. This has not been appealed. The PDP-AV mapping of outstanding landscapes is taken from the Regional Policy Statement's natural landscape and character mapping which was comprehensively reviewed as part of the Regional Policy Statement

review process. On the basis of that review, and removal of any outstanding or high landscape values associated with the site, the conclusion is that naturalness values are not regarded as high.

This is not surprising for a secluded inlet with limited water views and at least 7 dwellings on properties with water frontage in the immediate vicinity.

I do not believe the addition of a shed on the application site adversely affects the naturalness, visual or amenity values associated with the site and its immediate area.



Views looking out from the site towards the northeast and south as indicated.

The above photograph and that on the previous page are views out from the site. They show existing vegetative cover will effectively screen reverse views into the site.

6.6 Effects of earthworks

The laying of basecourse for the building platform is necessary to support the shed building. These works are at ground level, entirely invisible from any public viewing point, from water or land. The metal basecourse will be covered by the building. There will be very little, if any bare earth. There are no cut/fill faces in excess of 1m in height. The effects of earthworks are less than minor.

6.7 Risk from natural hazards

The site is mapped as being at risk of coastal inundation at its interface with the coastal marine area. The shed is located 100m inland and uphill from any such area. There is no risk from natural hazards, and no exacerbation of natural hazards, as a result of this proposal.

6.8 Potential effects on the coastal marine area

Refer to above comments. The shed is 100m inland and uphill from the coastal marine area, with an abundance of vegetation between the two. Roof runoff is to be captured into tanks.

Any minimal hardstand runoff will soak to ground and given the distance and ground cover between the shed and the coastal marine area, this will have minimal, if any, effects on the coastal marine area.

6.9 Potential effects on heritage/cultural values.

The site is not mapped as containing any NZAA recorded archaeological sites, heritage sites, buildings or areas, nor any Sites of Significance to Maori. The shed is some distance from the coastal marine area. It is to be located in an area of the site that has been previously cleared. I do not believe the proposed shed will adversely impact on heritage or cultural values.

7.0 STATUTORY ASSESSMENT

7.1 Part 2 Considerations

The proposal is a restricted discretionary activity and the general premise is that such activities will be in accordance with Part 2 of the Act because territorial authorities, when writing and reviewing their district plans, will have had regard to Part 2 when determining the provisions and activity status within those plans.

5 Purpose

(1) The purpose of this Act is to promote the sustainable management of natural and physical resources.

(2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being 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; and

(b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and

(c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

The proposal provides for peoples' social and economic well being, and for their health and safety, while sustaining the potential of natural and physical resources, safeguarding the life-supporting capacity of air, water, soil and the ecosystems; and avoiding, remedying or mitigating adverse effects on the environment. It is entirely consistent with s5 of Part 2 of the Act.

6 Matters of national importance

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

(a) 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:

(b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:
(c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:
(d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:
(e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:
(f) the protection of historic heritage from inappropriate subdivision, use, and development:
(g) the protection of protected customary rights:
(h) the management of significant risks from natural hazards.

The site is within the coastal environment, but in an area that is tidal estuary as opposed to open coastline or headland. The immediate environs features over 6 established dwellings set amongst pasture and trees. The natural character values of this part of the coastal environment are not considered outstanding or high. No areas of indigenous vegetation are being cleared, and the title is subject to existing bush protection. There is existing esplanade strip. I do not believe the relationship of Maori with their culture and traditions is adversely impacted and the site has no archaeological or heritage sites. There is no significant risk from natural hazards. The proposal is consistent with s6.

7 Other matters
In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to—
(a) kaitiakitanga:
(aa) the ethic of stewardship:
(b) the efficient use and development of natural and physical resources:
(ba) the efficiency of the end use of energy:
(c) the maintenance and enhancement of amenity values:
(d) intrinsic values of ecosystems:
(e) [Repealed]
(f) maintenance and enhancement of the quality of the environment:
(g) any finite characteristics of natural and physical resources:
(h) the protection of the habitat of trout and salmon:
(i) the effects of climate change:
(j) the benefits to be derived from the use and development of renewable energy.

Regard has been had to any relevant parts of Section 7 of the RMA, "Other Matters". These include 7(b), (c), (d), (f) and (g).

8 Treaty of Waitangi
In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

The principles of the Treaty of Waitangi have been considered and it is believed that this proposed subdivision does not offend any of those principles.

In summary, it is considered that all matters under s5-8 inclusive have been adequately taken into account.

7.2 National Policy Statements & Standards

7.2.1 National Coastal Policy Statement

The NZ Coastal Policy Statement (NZCPS) has relevance to this proposal due to the property's location within the coastal environment. The following objectives and policies are considered relevant to the proposal.

Objective 2: *To preserve the natural character of the coastal environment and protect natural features and landscape values through.....*

The site is outside of any area mapped as having any high or outstanding landscape or natural character values. This suggests its 'natural character' values are moderate to low. The site is not on the open coast line and the site and those in the vicinity are already developed. The site is already subject to bush protection and landscaping requirements pursuant to previously issued consents. This will ensure any remaining natural character values within the site will be protected.

Objective 6: *To enable people and communities to provide for their social, economic, and cultural wellbeing and their health and safety, through subdivision, use, and development, recognising that:*

- *the protection of the values of the coastal environment does not preclude use and development in appropriate places and forms, and within appropriate limits;*

I consider the development to be an appropriate use of the site that provides for people's social and economic wellbeing.

Policy 6: *Activities in the coastal environment*
(1) In relation to the coastal environment:
……(h) consider how adverse visual impacts of development can be avoided in areas sensitive to such effects, such as headlands and prominent ridgelines, and as far as practicable and reasonable apply controls or conditions to avoid those effects; …..
(i) set back development from the coastal marine area and other water bodies, where practicable and reasonable, to protect the natural character, open space, public access and amenity values of the coastal environment; and……

The site is not on a headland and all buildings, including the proposed shed, are below any prominent ridgelines. The shed is set well back from the coastal marine area.

Policy 11: *Indigenous biological diversity (biodiversity)*
To protect indigenous biological diversity in the coastal environment:
(a) avoid adverse effects of activities on:
(i) indigenous taxa4 that are listed as threatened5 or at risk in the New Zealand Threat Classification System lists;

(ii) taxa that are listed by the International Union for Conservation of Nature and Natural Resources as threatened;
(iii) indigenous ecosystems and vegetation types that are threatened in the coastal environment, or are naturally rare;
(iv) habitats of indigenous species where the species are at the limit of their natural range, or are naturally rare;
(v) areas containing nationally significant examples of indigenous community types; and
(vi) areas set aside for full or partial protection of indigenous biological diversity under other legislation; and
(b) avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on:
(i) areas of predominantly indigenous vegetation in the coastal environment;
(ii) habitats in the coastal environment that are important during the vulnerable life stages of indigenous species;
(iii) indigenous ecosystems and habitats that are only found in the coastal environment and are particularly vulnerable to modification, including estuaries, lagoons, coastal wetlands, dunelands, intertidal zones, rocky reef systems, eelgrass and saltmarsh;
(iv) habitats of indigenous species in the coastal environment that are important for recreational, commercial, traditional or cultural purposes; (v) habitats, including areas and routes, important to migratory species; and (vi) ecological corridors, and areas important for linking or maintaining biological values identified under this policy

***Policy 13**: Preservation of natural character*
(1) To preserve the natural character of the coastal environment and to protect it from inappropriate subdivision, use, and development:
(a) avoid adverse effects of activities on natural character in areas of the coastal environment with outstanding natural character; and
(b) avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on natural character in all other areas of the coastal environment;

***Policy 14** Restoration of natural character*
Promote restoration or rehabilitation of the natural character of the coastal environment, including by :
….
And

***Policy 15** Natural features and natural landscapes*
To protect the natural features and natural landscapes (including seascapes) of the coastal environment from inappropriate subdivision, use, and development:
(a) avoid adverse effects of activities on outstanding natural features and outstanding natural landscapes in the coastal environment; and
(b) avoid significant adverse effects and avoid, remedy, or mitigate other adverse effects of activities on other natural features and natural landscapes in the coastal environment;

Refer to earlier comments. The site features an existing esplanade strip along its interface with the coastal marine area, and the protected bush areas, as well as plantings and landscaping elsewhere within the site. No indigenous vegetation clearance is required for this proposal. I consider the proposal to be consistent with the above policies.

7.2.2 National Policy Statement – Highly Productive Land (NPS-HPL)

The site does not contain any soils that fall within the definition of "highly productive land".

7.2.3 National Policy Statement – Indigenous Biodiversity (NPS-IB)

The site is subject to existing bush protection consent notice conditions and no clearance of indigenous vegetation is required for this proposal. The site is within a high density kiwi area and is subject to an existing consent notice banning the keeping of cats and dogs.

7.2.4 National Policy Statement – Natural Hazards (NPS-NH)

The NPS-NH provides direction to decision-makers to ensure that development does not increase natural hazard risk, and that new exposure to hazard risk is avoided where practicable. The Objectives and Policies of the NPS-NH seek to appropriately manage the natural hazard risk to people, property and infrastructure, and to ensure that the risk is not increased. The risk is to be assessed on the likelihood of an event and the consequences associated with exposure to the hazard. In this instance, the part of the site immediately adjacent to, and interfacing with, the coastal marine area is mapped as being susceptible to coastal flooding. This area is well away from the proposed building site for a non habitable shed. I believe the risk of flooding to the proposed shed is low, if not non existent.

7.2.5 National Environmental Standard – Freshwater (NES-F)

There are no wetlands or other fresh waterbodies affected by the proposal.

7.2.6 National Environmental Standard – Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS)

As far as I am aware, the land within which the shed is proposed has not historically been, and is not currently being, used for any use or activity listed in the government's Hazardous Activity and Industries List (HAIL).

7.3 Regional Policy Statement for Northland (RPS)

I do not consider the proposal to be inconsistent with any relevant objectives and policies in the RPS for Northland. The proposed shed is part of existing residential use of the site. The site is not rural or used for productive purposes. Biodiversity values within the site are protected. No additional clearance is required. The build site is not affected by any hazard. The shed will be effectively screened from views into the site from the water. The site cannot be seen from any public road. The site is not mapped in the RPS as having any high or outstanding landscape or natural character values. The site does not contain any heritage or cultural features.

7.4 Operative District Plan (ODP) Objectives and Policies

Objectives and policies relevant to this proposal are those listed in Chapter 10.6 General Coastal Zone, and to a lesser degree (noting the site is no longer mapped as outstanding landscape), those found in Chapter 12.1 of the ODP.

10.6.3 General Coastal Zone Objectives	
10.6.3.1 To provide for appropriate subdivision, use and development consistent with the need to preserve its natural character. *10.6.3.2 To preserve the natural character of the coastal environment and protect it from inappropriate subdivision, use and development.* *10.6.3.3 To manage the use of natural and physical resources (excluding minerals) in the general coastal area to meet the reasonably foreseeable needs of future generations.*	*The development is an appropriate one for the site and has less than minor impact on natural character values.*
10.6.4 General Coastal Zone Policies	
10.6.4.1 That a wide range of activities be permitted in the General Coastal Zone, where their effects are compatible with the preservation of the natural character of the coastal environment. *10.6.4.2 That the visual and landscape qualities of the coastal environment in be protected from inappropriate subdivision, use and development.* *10.6.4.3 Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the zone in regards to s6 matters, and shall avoid adverse effects as far as practicable by using techniques including…..,* *10.6.4.4 That controls be imposed to ensure that the potentially adverse effects of activities are avoided, remedied or mitigated as far as practicable.* *10.6.4.5 Maori are significant land owners in the General Coastal Zone and therefore activities in the zone should recognise and provide for the relationship of Maori and their culture and traditions, with their ancestral lands, water, sites, waahi tapu and other taonga and shall take into account the principles of the Treaty of Waitangi.* *10.6.4.6 The design, form, location and siting of earthworks shall have regard to the natural character of the landscape including terrain, landforms and indigenous vegetation and shall avoid, remedy or mitigate adverse effects on those features.*	*Refer to comments throughout this report in regard to moderate to low natural character values associated with the site.* *The development is appropriate for the site.* *Many of the 'techniques' listed in 10.6.4.3 already exist for the site. Other 'techniques' used and of relevance are:* *(a) clustering or grouping development within areas where there is the least impact on natural character and its elements – shed is close to existing built development;* *(b) minimising the visual impact of buildings, particularly as seen from public land and the coastal marine area – build site barely visible, if at all, from any public view.* *The proposal will generate less than minor adverse effects.* *The development does nothing to adversely affect the relationship of Maori and their culture and traditions.* *No clearance of indigenous vegetation is proposed. Minimal earthworks associated with the creation of a building platform, on generally level ground, will not generate any adverse effects on natural character.*
12.1.3 Landscape and Natural Features Objectives	
12.1.3.1 To protect outstanding landscapes and natural	*Whilst the site has previously had an Outstanding*

features from inappropriate, subdivision use and development.	*Landscape notation, it no longer has one. The shed is an appropriate 'development' on a site that is already developed for residential living.*
12.1.3.3 To recognise and provide for the distinctiveness, natural diversity and complexity of landscapes as far as practicable including the complexity found locally within landscapes and the diversity of landscapes across the District.	*Whilst in the coastal environment, the site is within a quiet estuarine inlet setting, and an enclave of built development within a wider maritime setting.*
12.1.3.4 To avoid adverse effects and to encourage positive effects resulting from land use, subdivision or development in outstanding landscapes and natural features and Maori cultural values associated with landscapes.	*The site does not exhibit any outstanding landscape or natural features, nor any Maori cultural values associated with landscape.*
12.1.4 Landscape and Natural Features Policies	
12.1.4.1 That both positive and adverse effects of development on outstanding natural features and landscapes be taken into account when assessing applications for resource consent.	*The site does not exhibit any outstanding landscape or natural features, nor any cultural values.*
12.1.4.2 That activities avoid, remedy or mitigate significant adverse effects on both the natural and the cultural values and elements which make up the distinctive character of outstanding natural features and landscapes.	
12.1.4.3 That the cumulative effect of changes to the character of Outstanding Landscapes be taken into account in assessing applications for resource consent.	*The proposed shed will not have any adverse cumulative effect on outstanding landscape values. It is additional built development on a site already developed, creating a less than minor change to the landscape.*
12.1.4.5 That the adverse visual effect of built development on outstanding landscapes and ridgelines be avoided, remedied or mitigated.	*The proposal will not have any adverse visual effects.*
12.1.4.7 That the diversity of outstanding landscapes at a District-wide and local level be maintained and enhanced where practicable.	*Refer to comments under 12.1.3.3.*
12.1.4.8 That the trend is towards the enhancement rather than the deterioration of landscape values, including the encouragement of the restoration of degraded landscapes.	*There is no need for restoration as the landscape is not degraded.*
12.1.4.9 That the high value of indigenous vegetation to Outstanding Landscapes be taken into account when assessing applications for resource consents.	*The site is subject to existing indigenous vegetation and habitat protection requirements.*

In summary, the proposal is entirely consistent with the objectives and policies in the ODP that are relevant to it.

7.5 Proposed District Plan – Appeals Version (PDP-AV) Objectives and Policies

The property is proposed to be zoned Rural Production in the PDP-AV, with a coastal environment overlay. The proposal breaches no zone rules and is entirely consistent with relevant objectives and policies applying to the zone.

Rural Production Zone Objectives	
RPROZ-O1 *The Rural Production zone is managed to ensure its availability for primary production activities and its long-term protection for current and future generations.* *RPROZ-O2* *The Rural Production zone is used for primary production activities, ancillary activities that support primary production and other compatible activities that have a functional need to be in a rural environment.* *RPROZ-O3* *Land use and subdivision in the Rural Production zone:* *a. protects highly productive land from sterilisation and enables and prioritises it to be used for farming and forestry activities;* *b. protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation;* *c. does not compromise the use of land for farming activities, particularly farming and forestry activities on highly productive land;* *d. does not exacerbate any natural hazards; and* *e. is able to be serviced by on-site infrastructure.* *RPROZ-O4* *The rural character and amenity values associated with a rural working environment are maintained.*	*The site is only 1.3ha in area and not used for any commercial level productive use. Its primary land use is residential activity. Most of the RPZ's objectives are therefore not applicable/relevant.* *The site is mapped as having a small area of hazard along its shoreline. This does not impact on, and is not affected by, the proposed development.* *The site has existing on-site infrastructure servicing the long established and existing residential use.*
Rural Production Zone Policies	
RPROZP1 *Enable primary production activities, provided they internalise adverse effects onsite where practicable, while recognising that typical adverse effects associated with primary production should be anticipated and accepted within the Rural Production zone.* *RPROZP2 Ensure the Rural Production zone provides for activities that require a rural location …* *RPROZP3 Manage the establishment, design and location of new sensitive activities and other non-productive activities in the Rural Production zone to avoid where possible, or otherwise mitigate, reverse sensitivity effects on primary production activities, particularly the reverse sensitivity effects of rural lifestyle development on highly productive land.*	*Refer to earlier comments. The site is not utilised for rural production purposes currently, and is not intended to be, so many policies are of little relevance.* *The site displays little, if any, rural character and amenity values. Given its size and location, there is no need to 'enhance' such values* *The shed is associated with existing residential use on a site that does not, and cannot, exhibit the productive purpose, character or amenity values of the RP zone that larger more arable holdings might. There is no highly productive land. The proposal does not exacerbate natural hazards. The site is already serviced by on-site infrastructure.*

RPROZ-P4 *Land use and subdivision activities are undertaken in a manner that maintains or enhances the rural character and amenity values of the Rural Production zone, which includes:* *RPROZP5* *Avoid land use that:* *a. is incompatible with the purpose, character and amenity values of the Rural Production zone;* *b. does not have a functional need to locate in the Rural Production zone and is more appropriately located in another zone;* *c. would result in the loss of availability and productive capacity of highly productive land, including consideration of the cumulative effects of such losses;* *d. would exacerbate natural hazards; and* *e. cannot provide appropriate on-site infrastructure.* *RPROZP7* *Consider the following matters where relevant when assessing and managing the effects of land use and subdivision in the Rural Production Zone:* *a. whether the proposal will increase production potential in the zone;* *b. whether the activity relies on the productive nature of the soil;* *c. consistency with the scale and character of the rural environment;* *d. location, scale and design of buildings or structures;* *e. for subdivision or non-primary production activities:* *i. scale and compatibility with rural activities;* *ii. potential reverse sensitivity effects on primary production activities and existing infrastructure;* *iii. the potential for loss of highly productive land, land sterilisation or fragmentation* *f. at zone interfaces and the rail designation boundary: i. any setbacks, fencing, screening or landscaping required to address potential conflicts; ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;* *g. the capacity of the site to cater for on-site infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer;* *h. the adequacy of roading infrastructure to service the proposed activity;* *i. Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity;* *j. Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.*	*Of the matters listed in RPROZ-P7, few are relevant to this proposal. The activity does not, nor has any need to, rely on the productive nature of the soil. The overall development on the site is consistent with the character of the surrounding area. The shed is associated with existing activity on the site and is not visually obtrusive. No reverse sensitivity issues arise and there is no zone interface.* *The site has existing on-site infrastructure. The development proposes no additional traffic movements or demands on Council's roading network. The site displays no historic heritage or cultural values, nor any high or outstanding landscape or natural values.*
Coastal Environment Objectives	
CE-O1 The natural character of the coastal environment is preserved and protected from inappropriate land use and	*Refer to earlier comments regarding the lack of any high or outstanding natural character values.*

subdivision. *CE-O2 Land use and subdivision in the coastal environment:* *a. is undertaken in an integrated and coordinated manner* *b. is compatible with the surrounding land use;* *c. does not result in urban sprawl occurring outside of existing urban areas;* *d. promotes restoration and enhancement of the natural character of the coastal environment; and* *e. recognises and provides for the relationship of tangata whenua with their ancestral lands in the coastal environment.*	*The shed is associated with existing residential use of the site and is compatible with the surrounding land use. There is no need to restore or enhance natural character values noting the existing protective measures applying to the site. There are no known cultural values associated with site.*
Coastal Environment Policies	
CE-P1 Identify the extent of the coastal environment as well as areas of high and outstanding natural character using the assessment criteria in APP1- Mapping methods and criteria.	*The site is within the coastal environment, but not mapped as high or outstanding natural character.*
CE-P3 Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of land use and subdivision on the characteristics, qualities and values of natural character areas and natural features and landscapes in the coastal environment not identified as an: *a. outstanding natural character area;* *b. ONL; or* *c. ONF*	*The proposal has no significant adverse effects and less than minor adverse effects on the characteristics, qualities and natural character values,*
Policies CE-P4-P7 inclusive are not relevant to the proposal.	
CE-P8 *Encourage the restoration and enhancement of the natural character of the coastal environment.*	*Refer to earlier comments in regard to natural character.*
CE-P9 Consider the following matters where relevant when assessing and managing the effects of land use and subdivision on the coastal environment: …	*The only matters listed in CE-P9 different from, or additional to those listed in RPROZ-P7 are those listed in Column 1:*
e. the ability of the environment to absorb change *h. any viable alternative locations or methods for the activity or development where significant adverse effects may arise;* *j. the likelihood of the activity exacerbating natural hazards;* *k. the opportunity to enhance public access and recreation;* *l. potential effects of land use and subdivision on the coastal marine area and the overall quality of coastal waters;* *m. any positive contribution the development has on the characteristics and qualities, including restoration and enhancement;* *n. the effects on the characteristics, qualities and values of the coastal environment, including natural character and natural landscape values and the quality and extent of indigenous biodiversity.*	*The site and surrounding area can readily absorb the less than minor change the proposed shed will generate. It is not necessary to consider viable alternatives for the shed as its proposed location and size is appropriate. There is no need for additional public access. The construction of a shed in the proposed location will have no adverse effects on the coastal marine area. Neither will it have any adverse effects on the characteristics, qualities and values of the coastal environment.*

In summary, I believe the proposal to be consistent with the relevant objectives and policies of the PDP-AV.

8.0 CONSULTATION & s95A-E ASSESSMENT

8.1 S95A Public Notification Assessment

A consent authority must follow the steps set out in s95A to determine whether to publicly notify an application for a resource consent. Step 1 specifies when public notification is mandatory in certain circumstances. No such circumstances exist. Step 2 of s95A specifies the circumstances that preclude public notification. No such circumstance exists and Step 3 of s95A must be considered. This specifies that public notification is required in certain circumstances. No such circumstances exist. Public notification is not required pursuant to Step 3 of s95A.

8.2 S95B Limited Notification Assessment

A consent authority must follow the steps set out in s95B to determine whether to give limited notification of an application for a resource consent, if the application is not publicly notified pursuant to s95A. Step 1 identifies certain affected groups and affected persons that must be notified. None exist in this instance. Step 2 of s95B specifies the circumstances that preclude limited notification. No such circumstance exists and Step 3 of s95B must be considered. This specifies that certain other affected persons must be notified. I have not identified any affected persons. Refer to section 8.4 below.

8.3 S95D Level of Adverse Effects

The AEE in this report assesses effects on the environment and concludes that these will be no more than minor.

8.4 S95E Affected Persons

A person is an 'affected person' if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but are not less than minor). A person is not an affected person if they have provided written approval for the proposed activity. In this instance effects on adjacent properties are less than minor, for the reasons outlined in section 6 of this report.

9.0 CONCLUSION

The site is considered suitable for the proposal, and effects on the wider environment are less than minor. The proposal is consistent with the relevant objectives and policies of the Operative and Proposed District Plans, and the Regional Policy Statement, as well as Part 2 of the Resource Management Act.

There is no District Plan rule or national environmental standard that requires the proposal to be publicly notified and no persons have been identified as adversely affected by the proposal. No special circumstances have been identified that would suggest notification is required.

It is therefore requested that the Council grant approval on a non-notified basis, subject to appropriate conditions.



Lynley Newport Date 24th November 2026
Senior Planner
Thomson Survey Ltd

10.0 APPENDICES

Appendix 1 Site, Floor and Elevation Plans

Appendix 2 Location Map

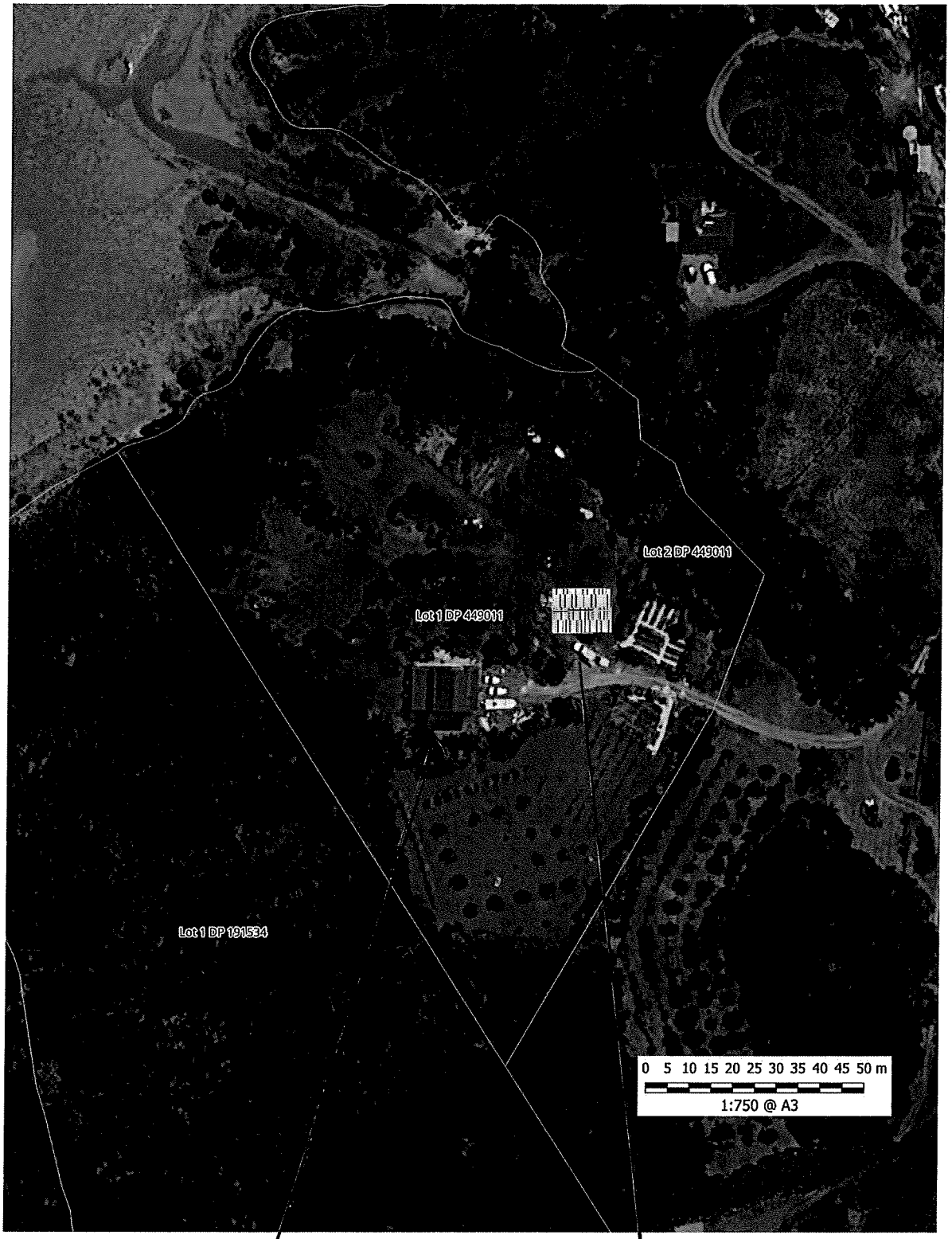
Appendix 3 Record of Title & Relevant Instruments

Appendix 4 Relevant historic consents

Appendix 1

Site, Floor and Elevation Plans

Site Plan of Proposed Shed
Lot 1 DP 449011



existing dwelling

proposed shed

NORTH



SITE LOCATION - AERIAL PLAN
Not to scale

SITE NOTES:

Legal Description: Lot 1 DP 449011
Street Address: 57 Hansen Road, Te Tii 0294
Territorial Authority: Far North District Council

ACTIVITY:

The new building is an Outbuilding.

BUILDING DESIGN DATA:

Importance Level (IL): IL1
Climate Zone: 1
Earthquake Zone: 1
Exposure Zone: D
Wind Zone: High (Modified)
Snow Load: 0.00 kPa
Snow Region: N0
Floor Area: 135m²

HEALTH & SAFETY:

Install adequate fencing and gates that complies with NZBC FS/AS1 to restrict unauthorised entry to the construction site.

Install signage warning of a restricted area.

EROSION CONTROL:

Implement erosion containment if required to prevent silt runoff. (Refer to local T.A. for erosion control and sediment control).

SET OUT:

Locate boundary pegs before commencing setout of foundation. If they can't be located arrange for surveyor to re-instate them.

DESIGNER
endeavour sheds
www.endeavoursheds.co.nz

PROJECT :
PROPOSED BUILDING
FOR BEN SCOTT
57 HANSEN ROAD, TE TII 0294

DRAWING TITLE :
SITE INFORMATION

This drawing is the copyright © of Endeavour Sheds Ltd. Do not scale from this drawing. Contractor must verify all dimensions on site.

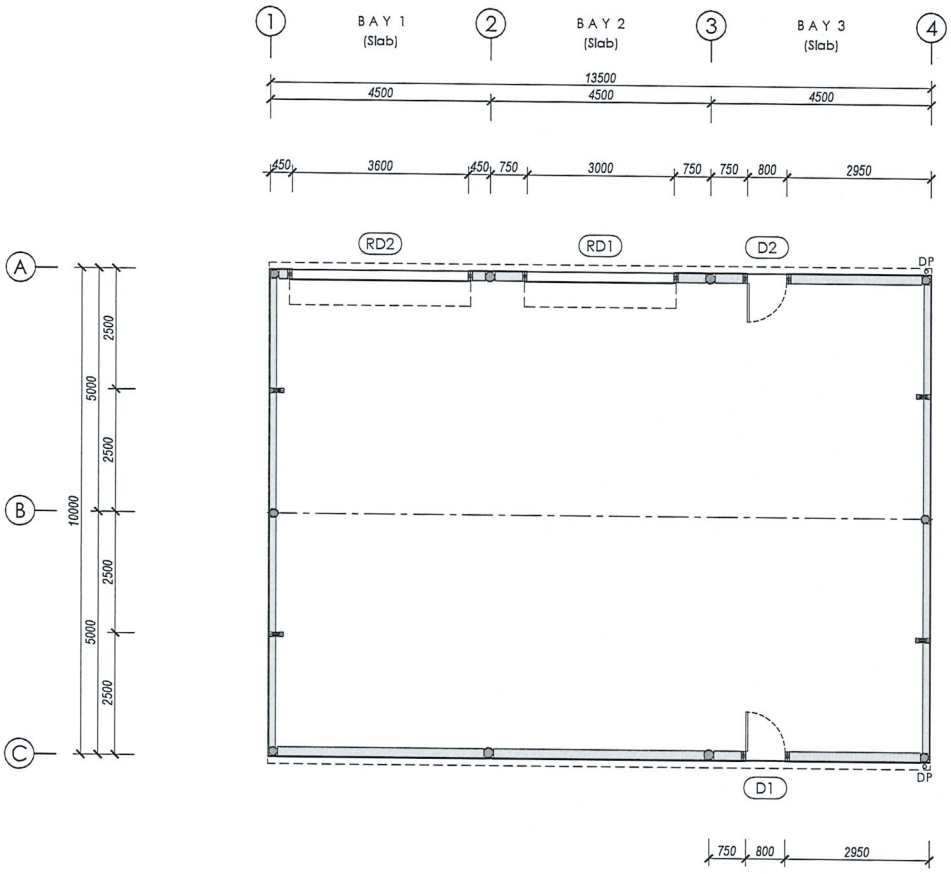
REV	DATE	DESCRIPTION
-	02-11-2026	CONSENT ISSUE

MERCHANT
CARTERS
Your Building Partner
32 Commerce Street,Whangarei,0110
09 438 3659
Tiano.Arona@carters.co.nz
https://www.carters.co.nz/

DRAWN :	AUTO
SCALE :	N.T.S. (A3)
PROJECT NO :	CAN0174-2
SHEET NO :	1.0
REV :	-

FLOOR PLAN NOTES:

Floor Area: 135m²



FLOOR PLAN

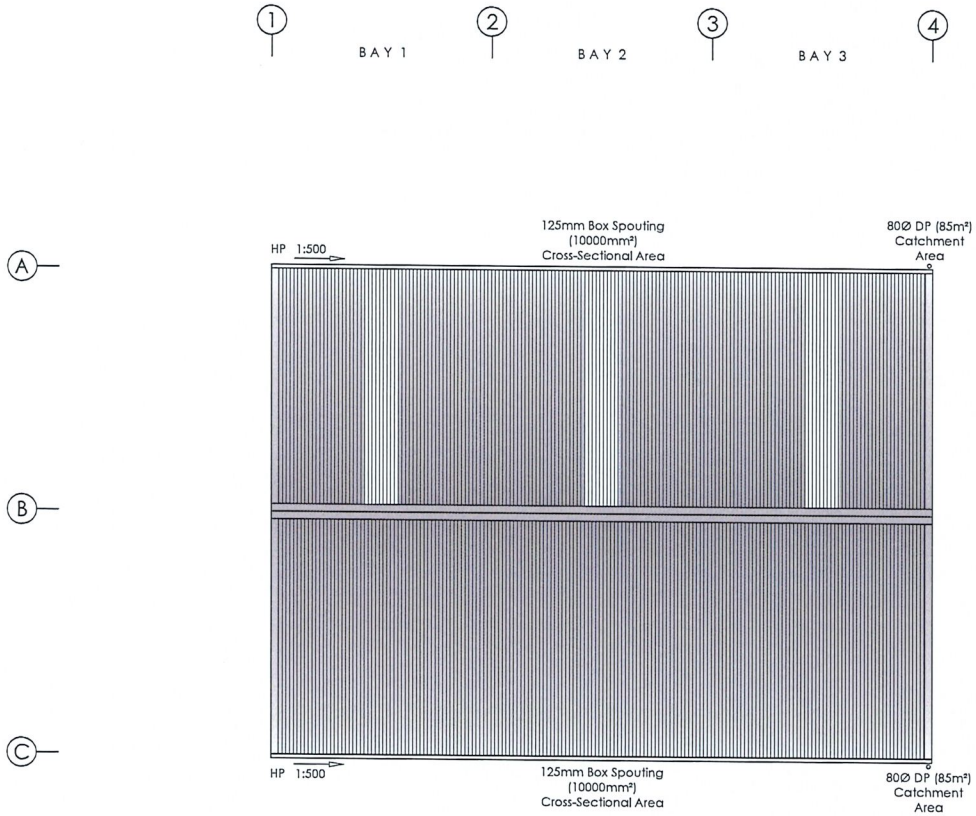
SCALE 1 : 100

DESIGNER: endeavour sheds, www.endeavoursheds.co.nz	PROJECT: PROPOSED BUILDING FOR BEN SCOTT 57 HANSEN ROAD, TE TII 0294	REV: - / DATE: 02-11-2026 / DESCRIPTION: CONSENT ISSUE
DRAWING TITLE: FLOOR PLAN	This drawing is the copyright © of Endeavour Sheds Ltd. Do not scale from this drawing. Contractor must verify all dimensions on site.	

MERCHANT

CARTERS
Your Building Partner
32 Commerce Street,Whangarei,0110
09 438 3659
Tiano.Arona@carters.co.nz
https://www.carters.co.nz/

DRAWN :	AUTO
SCALE :	1:100 (A3)
PROJECT NO :	CANO174-2
SHEET NO :	1.2
REV :	-



ROOF PLAN
SCALE 1 : 100

ROOF PLAN NOTES :

Roof Type: Gable
Roof Pitch: 15°
Roof Area: 135m²
Roof Cladding: Freeman Roofing Corrugate 0.55mm BMT Colorsteel Dridex
Roof Clearlights: Alsynite Topglass GC 2400g/m² with underliner
Roof Netting: Thermakraft Ausmesh Safety Netting 2mm Galv.
Flashings: 0.55mm BMT G300
Spouting: 125mm Box 0.55mm BMT
Downpipes: 80mm Ø uPVC, fasten with clips/munzing rings

SERVICES NOTES :

- Stormwater to comply with NZBC E1/AS1.
- Drainlayer is to provide local T.A. with as built documentation on completion.
- Downpipe controlled discharge to be directed away from building and not affecting other property.

DESIGNER
endeavour sheds
www.endeavoursheds.co.nz

PROJECT :
PROPOSED BUILDING
FOR BEN SCOTT
57 HANSEN ROAD, TE TII 0294

DRAWING TITLE :
ROOF PLAN

This drawing is the copyright © of Endeavour Sheds Ltd. Do not scale from this drawing. Contractor must verify all dimensions on site.

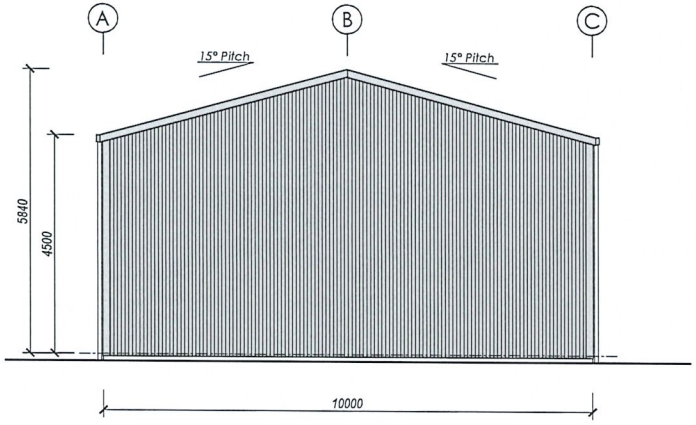
REV	DATE	DESCRIPTION
-	02-11-2026	CONSENT ISSUE

MERCHANT
CARTERS
Your Building Partner
32 Commerce Street,Whangarei,0110
09 438 3659
Tiana.Arona@carters.co.nz
https://www.carters.co.nz/

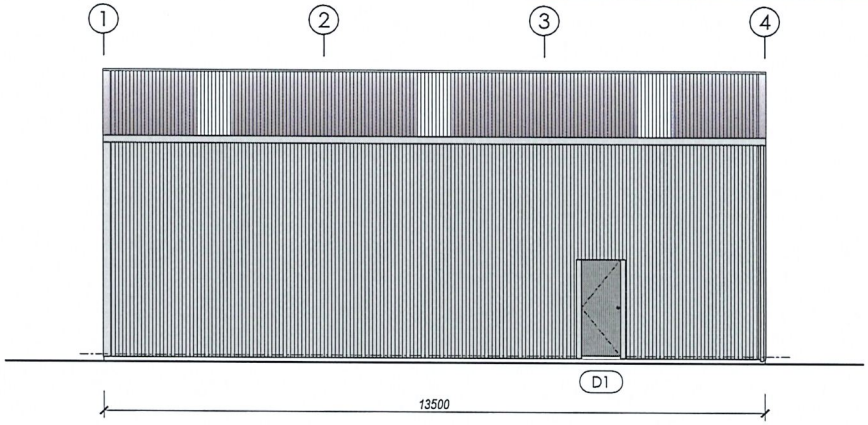
DRAWN : AUTO
SCALE : 1:100 (A3)
PROJECT NO : CANO174-2
SHEET NO : 1.4
REV : -

ELEVATIONS NOTES :

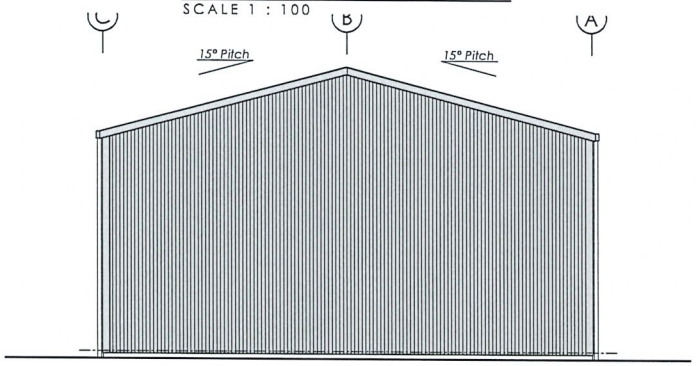
Roof Type: Gable
Roof Pitch: 15°
Roof Cladding: Freeman Roofing Corrugate 0.55mm BMT Colorsteel Dridex
Roof Clearlights: Alsynite Topglass GC 2400g/m² with underliner
Roof Netting: Thermakraft Ausmesh Safety Netting 2mm Galv.
Wall Cladding: Freeman Roofing Corrugate 0.40mm BMT Colorsteel
Flashings: 0.55mm BMT G300
Spouting: 125mm Box 0.55mm BMT
Downpipes: 80mm Ø uPVC, fasten with clips/munzing rings
Vehicle Door: Roller door 3.6m (w) x 3.8m (h)
Vehicle Door: Roller door 3.0m (w) x 3.5m (h)
Access Door: Alu. hinged door 0.8m (w) x 2.0m (h)



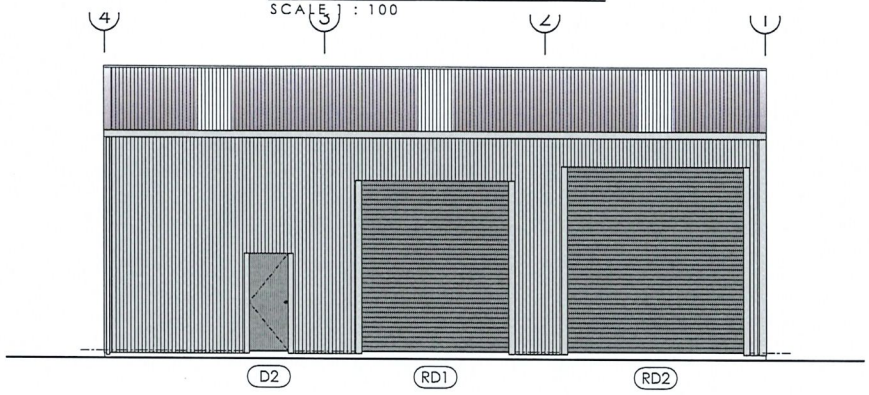
END ELEVATION 1
SCALE 1 : 100



FRONT ELEVATION
SCALE 1 : 100



END ELEVATION 2
SCALE 1 : 100



REAR ELEVATION
SCALE 1 : 100

DESIGNER
endeavour sheds
www.endeavoursheds.co.nz

PROJECT :
PROPOSED BUILDING
FOR BEN SCOTT
57 HANSEN ROAD, TE TII 0294

DRAWING TITLE :
ELEVATIONS

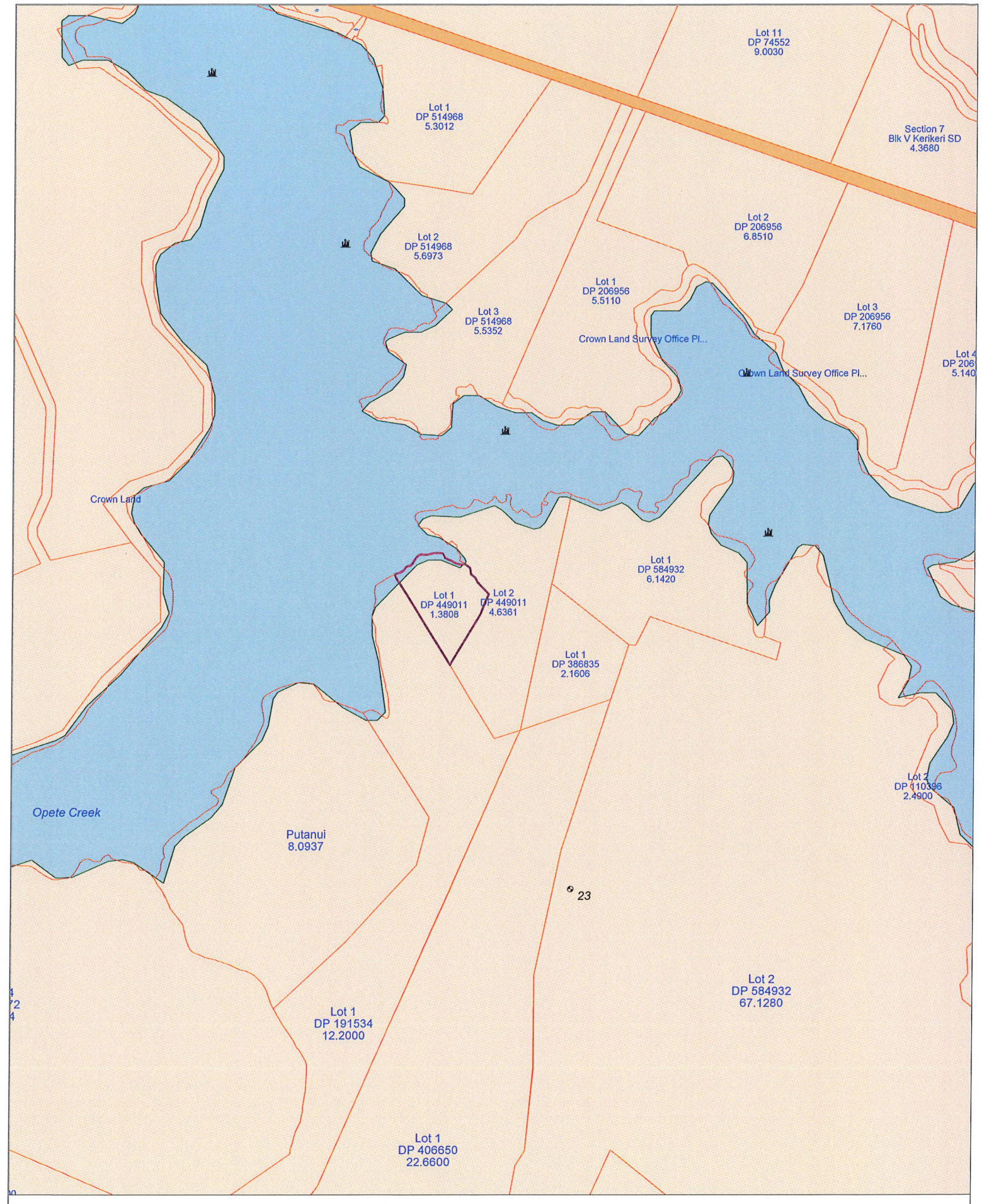
This drawing is the copyright © of Endeavour Sheds Ltd. Do not scale from this drawing. Contractor must verify all dimensions on site.

REV	DATE	DESCRIPTION
-	02-11-2026	CONSENT ISSUE

MERCHANT
CARTERS
Your Building Partner
32 Commerce Street,Whangarei,0110
09 438 3659
Tiano.Arona@carters.co.nz
https://www.carters.co.nz/

DRAWN : AUTO
SCALE : 1:100 (A3)
PROJECT NO : CANO174-2
SHEET NO : 2.0
REV : -

Appendix 2
Location Map



QuickMap
Custom Software Ltd

0 100 200 300 400 500 600 700 800 900m

Any person wishing to rely on the information shown on this map must independently verify the information

Scale 1:7500 Topographical and Cadastral map derived from LINZ data. Printed: 24-Nov-2026 01:47.

Appendix 3

Record of Title & Relevant Instruments

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**568604**
Land Registration District	**North Auckland**
Date Issued	11 May 2012

Prior References
NA106B/565

Estate	Fee Simple
Area	1.3808 hectares more or less
Legal Description	Lot 1 Deposited Plan 449011

Registered Owners

Benson Charles Hackett, Annelisa Joy Hackett and PM Trustee (2012) Limited

Interests

Appurtenant hereto are rights of way specified in Easement Certificate A331998 - 13.12.1968 at 12:05 pm

Appurtenant hereto is a right of way and a right to transmit electricity and telecommunications created by Transfer D243282.1 - 11.2.1998 at 2:50 pm

The easements created by Transfer D243282.1 are subject to Section 243 (a) Resource Management Act 1991

8979565.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 11.5.2012 at 11:11 am

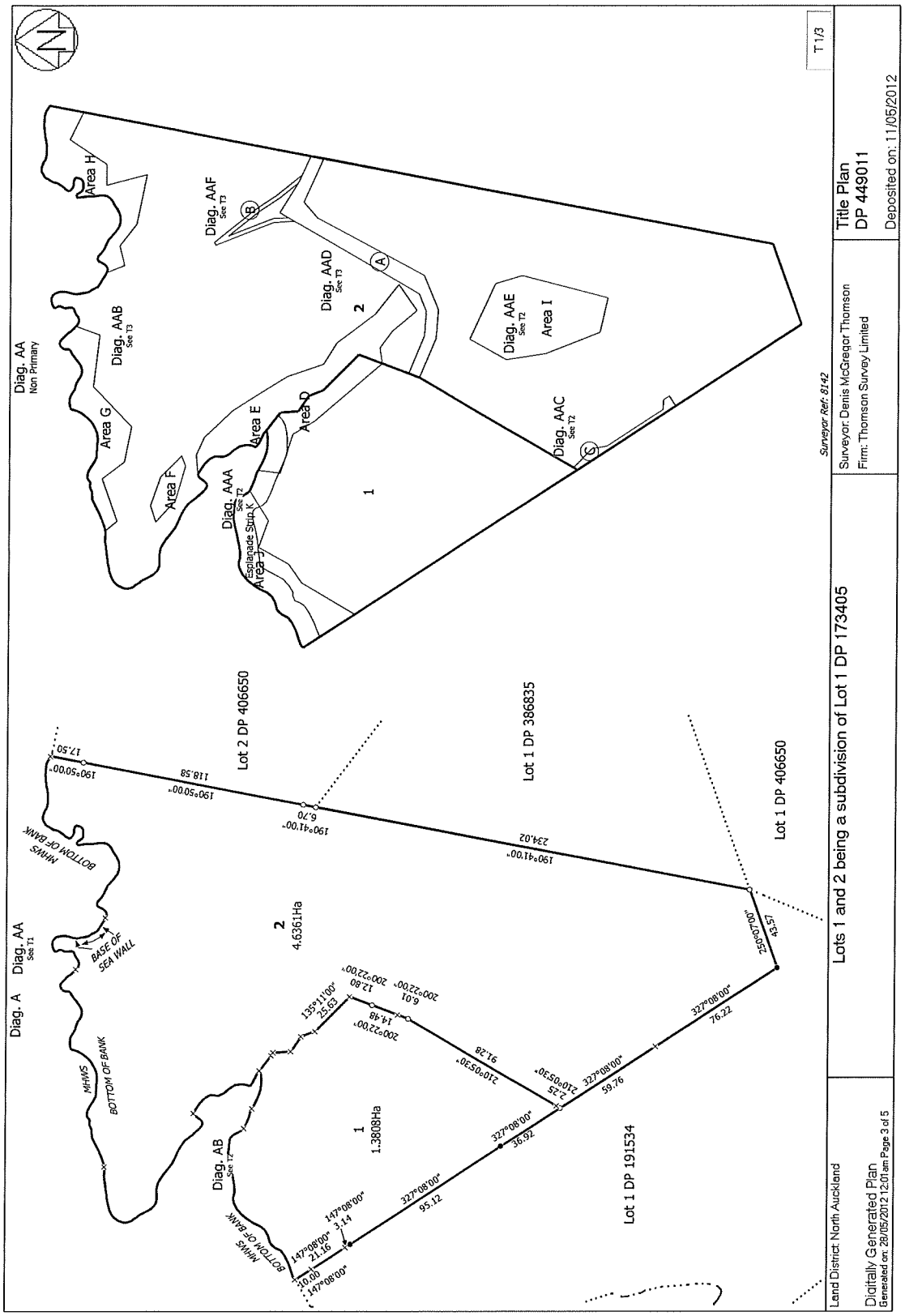
8979565.3 Esplanade Strip Instrument pursuant to Section 232 Resource Management Act 1991 - 11.5.2012 at 11:11 am

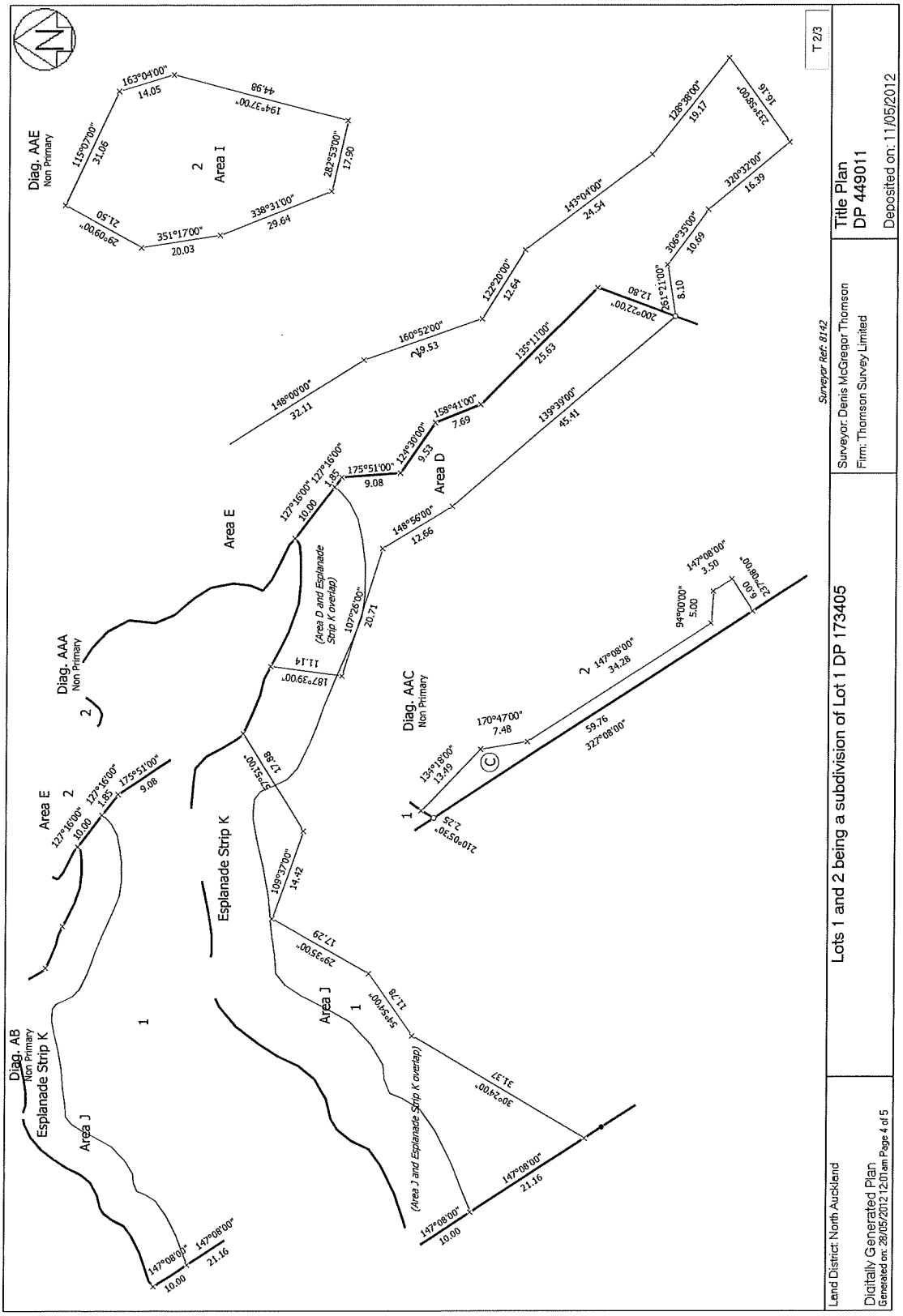
Appurtenant hereto is a right of way and a right to convey electricity and telecommunications created by Easement Instrument 8979565.4 - 11.5.2012 at 11:11 am

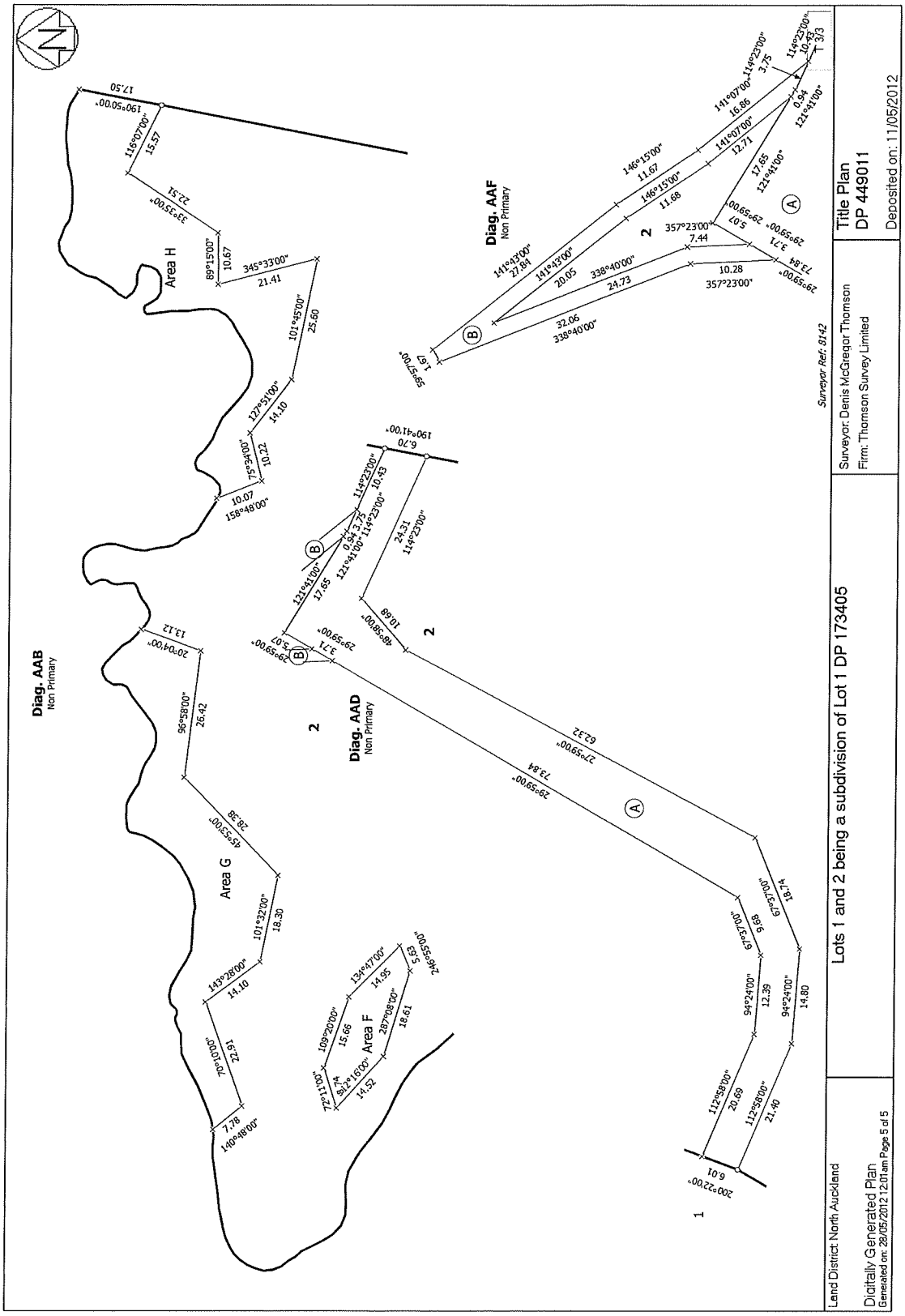
The easements created by Easement Instrument 8979565.4 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right to convey telecommunications and water created by Easement Instrument 8979565.5 - 11.5.2012 at 11:11 am

Fencing Covenant in Transfer 9153825.1 - 17.8.2012 at 5:08 pm


Lots 1 and 2 being a subdivision of Lot 1 DP 173405
Title Plan
DP 449011
Deposited on: 11/05/2012
Surveyor: Denis McGregor Thomson
Firm: Thomson Survey Limited
Surveyor Ref: 8142
Land District: North Auckland
Digitally Generated Plan
Generated on: 28/05/2012 12:01 am Page 3 of 5
T 1/3
Diag. A
Diag. AA
Non Primary
Diag. AA
See T1
Diag. AB
See T2
Diag. AAA
See T2
Diag. AAB
See T3
Diag. AAC
See T2
Diag. AAD
See T3
Diag. AAE
See T2
Diag. AAF
See T3
Area G
Area F
Area H
Area E
Area D
Area I
Esplanade Strip K
Area J
1
2
1.3808Ha
4.6361Ha
Lot 2 DP 406650
Lot 1 DP 386835
Lot 1 DP 406650
Lot 1 DP 191534
MHWS
BOTTOM OF BANK
BASE OF SEA WALL
17.50
190°50'00"
118.58
190°50'00"
6.70
190°41'00"
234.02
190°41'00"
45.57
252°07'00"
327°08'00"
76.22
327°08'00"
59.76
210°05'30"
2.75
210°05'30"
91.28
200°22'00"
14.48
200°22'00"
12.80
200°22'00"
6.01
135°11'00"
25.63
327°08'00"
36.92
327°08'00"
95.12
147°08'00"
3.14
147°08'00"
21.16
147°08'00"
10.00


T 2/3
Lots 1 and 2 being a subdivision of Lot 1 DP 173405
Land District: North Auckland
Digitally Generated Plan
Generated on: 28/05/2012 12:01am Page 4 of 5
Surveyor: Denis McGregor Thomson
Firm: Thomson Survey Limited
Surveyor Ref: 8142
Title Plan
DP 449011
Deposited on: 11/05/2012
Diag. AAE
Non Primary
Area I
Diag. AAA
Non Primary
Diag. AAC
Non Primary
Diag. AB
Non Primary
Area E
Area D
Area J
Esplanade Strip K
(Area D and Esplanade Strip K overlap)
(Area J and Esplanade Strip K overlap)


Lots 1 and 2 being a subdivision of Lot 1 DP 173405
Title Plan
DP 449011
Deposited on: 11/05/2012
Surveyor: Denis McGregor Thomson
Firm: Thomson Survey Limited
Surveyor Ref: 8142
Land District: North Auckland
Digitally Generated Plan
Generated on: 28/05/2012 12:01 am Page 5 of 5
Diag. AAB
Non Primary
Diag. AAC
Non Primary
Diag. AAD
Non Primary
Diag. AAE
Non Primary
Diag. AAF
Non Primary
Area F
Area G
Area H
1
2
A
B

View Instrument Details

Instrument No	8979565.3
Status	Registered
Date & Time Lodged	11 May 2012 11:11
Lodged By	Ticehurst, Anne Louise
Instrument Type	Esplanade Strip under Resource Management Act 1991

Affected Computer Registers	Land District
568604	North Auckland

Annexure Schedule: Contains 2 Pages.

Territorial Authority Certifications

I certify that I have the authority to act for the Territorial Authority and that the party has the legal capacity to authorise me to lodge this instrument ☑

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☑

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☑

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☑

Signature

Signed by Richard George Ashwell Palmer as Territorial Authority Representative on 11/05/2012 10:50 AM

Registered Proprietor Certifications

I certify that I have the authority to act for the Registered Proprietor and that the party has the legal capacity to authorise me to lodge this instrument ☑

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☑

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☑

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☑

Signature

Signed by Richard George Ashwell Palmer as Registered Proprietor Representative on 11/05/2012 10:50 AM

***** End of Report *****

© Copyright: Land Information New Zealand

IN THE MATTER OF	a subdivision of the land in Certificate of Title NA106B/565 (North Auckland Registry) more particularly shown on Deposited Plan 449011
A N D	
IN THE MATTER OF	Section 232 Resource Management Act 1991

INSTRUMENT CREATING ESPLANADE STRIP

1. RECITALS:

1.1 **Ronald Paul Hackett** and **Heather Caryl Hackett** ("the Grantors") are registered as proprietors of the land described in Schedule A hereto ("the land").

1.2 THE FAR NORTH DISTRICT COUNCIL ("the Grantee") is a body corporate under the provisions of the Local Government Act 1974 in whose district the land is located.

2. CREATION OF ESPLANADE STRIP:

The Grantors create in favour of the Grantee an esplanade strip over and along the boundaries of the land described in Schedule B hereto ("the strip").

3. COVENANTS:

3.1 The Grantors and the Grantee covenant:

3.2 The following acts are prohibited on the land over which the strip has been created:

(a) Willfully endangering, disturbing or annoying any lawful user of the strip (including the owner or occupier of the strip);
(b) Willfully damaging or interfering with any structure adjoining or on the land, including any building, fence, gate, stile, marker, bridge or notice;
(c) Willfully interfering with or disturbing any livestock lawfully permitted on the strip.

The prohibitions referred to in paragraph (b) and (c) above do not apply to the owner or occupier of the strip.

3.3 The following further acts are prohibited on the land over which the strip has been created:

(a) Lighting any fire;
(b) Carrying any firearm;
(c) Discharging or shooting any firearm;
(d) Camping;
(e) Taking any animal on to, or having charge of any animal on, the land;

(f) Taking any vehicle on to, or driving or having any charge or control or any vehicle on, the land (whether the vehicle is motorized or non-motorised);

(g) Wilfully damaging or removing any plant (unless acting in accordance with the Noxious Plants Act 1978 or the Biosecurity Act 1993);

(h) Laying any poison or setting any snare or trap (unless acting in accordance with the Agricultural Pests Destruction Act 1967 or the Biosecurity Act 1993);

3.4 The following other restrictions apply on the strip:

All native indigenous vegetation located on the strip is to be preserved and no party may cut down damage or destroy that vegetation.

3.5 The following fencing requirements on the land shall be made in respect of the strip:

Nil

3.6 Access to the strip.

The terms set out in clause 6 of the Tenth Schedule to the Act shall apply.

SCHEDULE A

1.3808 hectares more or less being Lot 1 DP 449011 Certificate of Title 568604 (North Auckland Registry);

SCHEDULE B

Those parcels of varying width marked "Esplanade Strip K" on Deposited Plan 449011.

DATED this 23 day of March 2012 ~~2011~~.

SIGNED by the said)
Ronald Paul Hackett and)
Heather Caryl Hackett)
in the presence of:-)

Anne Louise Ticehurst
Registered Legal Executive
Palmer Macauley
Kerikeri

THE COMMON SEAL of)
THE FAR NORTH DISTRICT)
COUNCIL was hereunto affixed)
in the presence of:-)

The Common Seal of THE FAR NORTH DISTRICT COUNCIL

Mayor

Chief Executive

Far North District Council

Private Bag 752, Memorial Ave
Kaikohe 0400, New Zealand
Freephone: 0800 920 029
Phone: (09) 405 2750
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC 2110393
Being the Subdivision of Lot 1 DP 173405

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

SCHEDULE

Lot 1 – DP 449011

i) The lot owner shall preserve the living indigenous vegetation within the bush protection areas identified as D & J on the survey plan. They shall not, without the prior written consent of the Council, and then in strict compliance with any conditions imposed by the Council, cut down, damage or destroy that vegetation. Such consent may be given in the form of a resource consent. The owner shall be deemed to be not in breach of this prohibition if any such vegetation dies from natural causes which are not attributable to any act or default by or on behalf of the owner or for which the owner is responsible.

Lot 2 – DP 449011

ii) The lot owner shall preserve the living indigenous vegetation within the bush protection areas identified as E, F, G, H, & I on the survey plan. They shall not, without the prior written consent of the Council, and then in strict compliance with any conditions imposed by the Council, cut down, damage or destroy that vegetation. Such consent may be given in the form of a resource consent. The owner shall be deemed to be not in breach of this prohibition if any such vegetation dies from natural causes which are not attributable to any act or default by or on behalf of the owner or for which the owner is responsible.

Lot 1 & 2 – DP 449011

iii) No occupier of the land shall keep or introduce on to the site carnivorous or omnivorous exotic animals (such as ferrets, cats or dogs) that can harm kiwi.

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

DATED at **KERIKERI** this 13th day of April 2012.

Appendix 4

Relevant historic consents

FAR NORTH DISTRICT COUNCIL

FAR NORTH TRANSITIONAL DISTRICT PLAN
(Bay of Islands Section)
FAR NORTH PROPOSED DISTRICT PLAN

IN THE MATTER OF the Resource Management Act 1991

AND

IN THE MATTER OF an application for Resource Consent under the aforesaid Act, by **BEN & ALISSA HACKETT**

FILE NUMBER RC **2030651**

That pursuant to Sections 105(1)(b) and 108 of the Resource Management Act 1991, Council grants its consent to Ben & Alissa Hackett to construct a second residential unit of 262m^2 in gross floor area, involving approximately 250m^3 of earthworks for the formation of the second house site, and upgrading of vehicle access on land situated adjoining the shores of Opete Creek, with vehicle access via a right of way, extending north off the end of Hansens Road, Purerua Peninsular, being more particularly described as Lot 1 DP 173405(CT No: 106B/565), subject to the following conditions:

1. That the development proceeds in accordance with the information provided with the application and the plans attached to this consent with the Council's "Approved Plan" stamp affixed to it.

2. Prior to commencing the development, obtain all necessary building, plumbing and drainage consents. In conjunction with the building consent application, the applicant shall provide sample colours of the exterior roof cladding and all window and door framing to be approved to the satisfaction of the Manager of Resource Consents, prior to the commencement of the building works. The colour chosen should be of a naturally recessive tone, in keeping with the natural vegetated surrounds to the selected house site.

3. Pay to Council a road upgrading contribution of $1,800 + GST for the second residential unit toward Council's Roading Network.

4. Retain a 2.0m wide vegetation buffer between the fill disposal area and the coastal marine area.

5. To prevent contamination of the adjoining watercourse and Opete Creek, run-off from disturbed areas shall be collected and directed to sediment pits.

6. During construction and development, intercept and prevent stormwater from discharging across disturbed areas of earth.

7. Spread topsoil over the re-contoured fill and re-establish vegetation cover within six months of the date of this decision.

8. That the, access, parking and manoeuvring area shown on the site plan shall be formed and metalled with a minimum of 100mm of compacted hardfill. That the consent holder shall maintain a suitable impermeable

hard surface for the identified parking area to an unsealed-smooth standard, to the satisfaction of the Council.

9. Retain the existing Tii Tree vegetation to the west and south of the proposed dwelling site, to provide a vegetated backdrop of the developed site when viewed from the Rangihoua Road, and Opete Creek.

10. Undertake and complete the landscape/planting as shown on the landscaping plan (labelled as appendix 7), with Council's approved plan stamp affixed to this decision, within the first planting season (12 months) of this decision with any plants requiring removal due to damage, disease, or any other cause to be replaced with a similar specimen within the following planting season (defined as April to July).

The Reasons for the Decision:

In consideration of the application under Section 104 of the Act, the Council has made its decision for the following reasons:

1. Those persons potentially affected by the development have given their written approvals in support.

2. Subject to the conditions of consent, the proposal will not unduly affect the outstanding landscape and coastal character or amenity values of the site and surrounds, while any other potential environmental effects will be no more than minor.

3. The proposal is consistent with the policies and objectives of the Bay of Islands Section of the Transitional Far North District Plan, and the Proposed Far North District Plan.

4. The

CONSENT ISSUED UNDER DELEGATED AUTHORITY:

P J Killalea.

P J Killalea
MANAGER OF RESOURCE CONSENTS
This decision was prepared by: ***N.J Steed-Resource Planner***
Date: 13th March 2003.

RC 2030651

FAR NORTH DISTRICT COUNCIL

SCHEDULE B
EARTHWORKS PERMIT

N° 20350

DATE: 06103103

RECEIPT N°: Issued in conjunction with RC 2030651

PAID BY:

VALUATION ASSESSMENT N°: 211 - 102 - 03

1. OWNER: B. Hackett
ADDRESS: Hansens Road

CONTRACTOR:
ADDRESS:

2. LOCATION: LOT: 1 D.P.: 173405 SECTION: BLK:
S.D.: STREET: TOWN/DISTRICT:

3. ZONING:

4. NATURE OF PERMIT (tick box):

Excavation:	✓	Cellar:		Filling:	✓	
Length:		Metres:		Width:		Depth:

5. DESCRIPTION OF WORK AND MAIN USE OR PURPOSE:

Excavation to provide building platform and recontouring of site with fill material

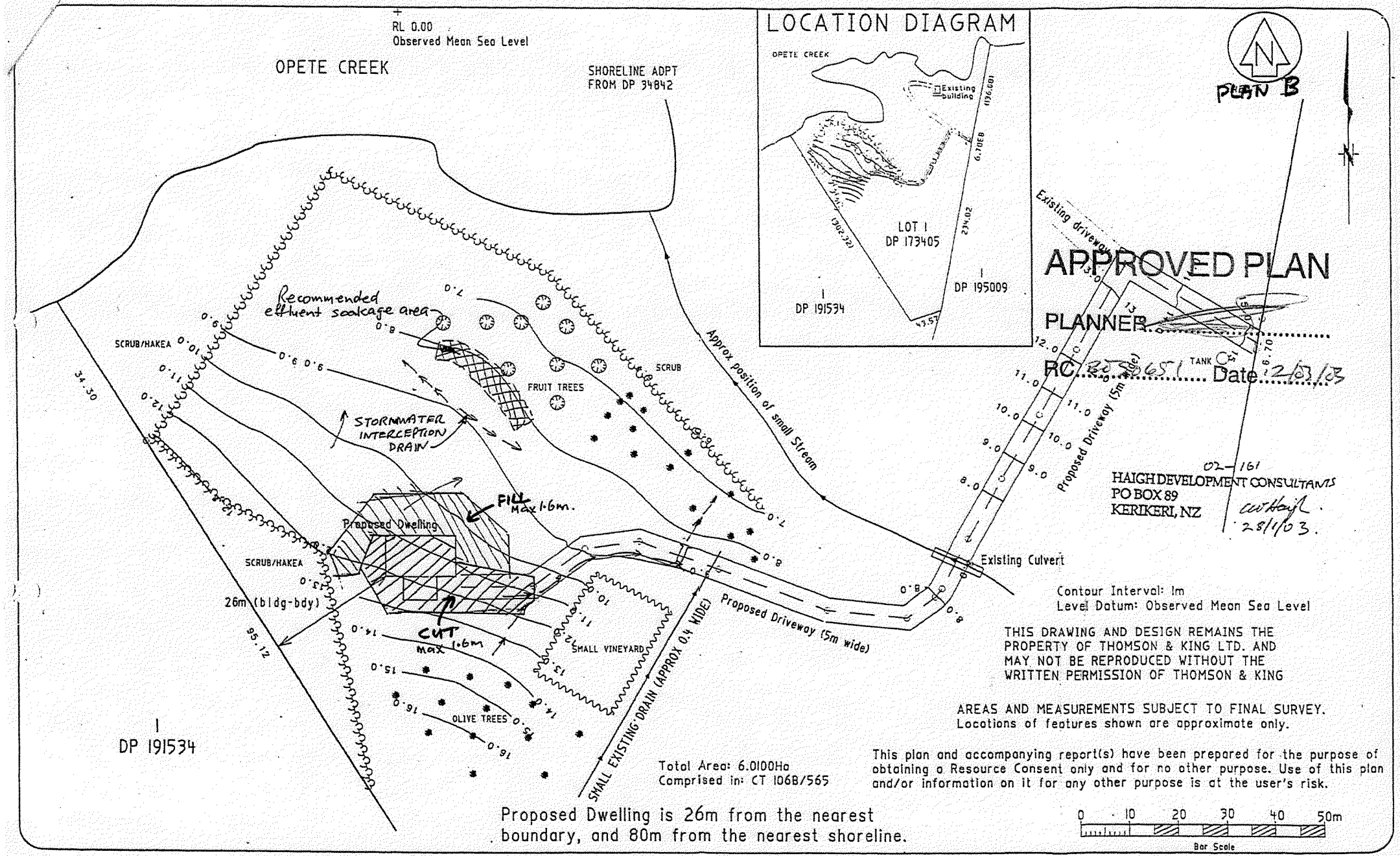
6. SPECIAL CONDITIONS:

1/ Retain a 20m wide vegetation buffer between the fill disposal area and the Coastal Marine Area.

2/ Spread topsoil over the recontoured fill and reestablish vegetative cover.

PERMISSION IS HEREBY GRANTED to carry out the proposed works described herein in accordance with the approved drawings, documents and conditions imposed: such work to be subject at any time during progress to inspection and to be carried out in strict conformity with the requirements and sut to the contractor taking full responsibility for any damage done to any works such as telephone cables, power cables, water mains, sewers, pipes, footpaths, r or other services or any adjacent property.

Issuing Officer: L M Stamm



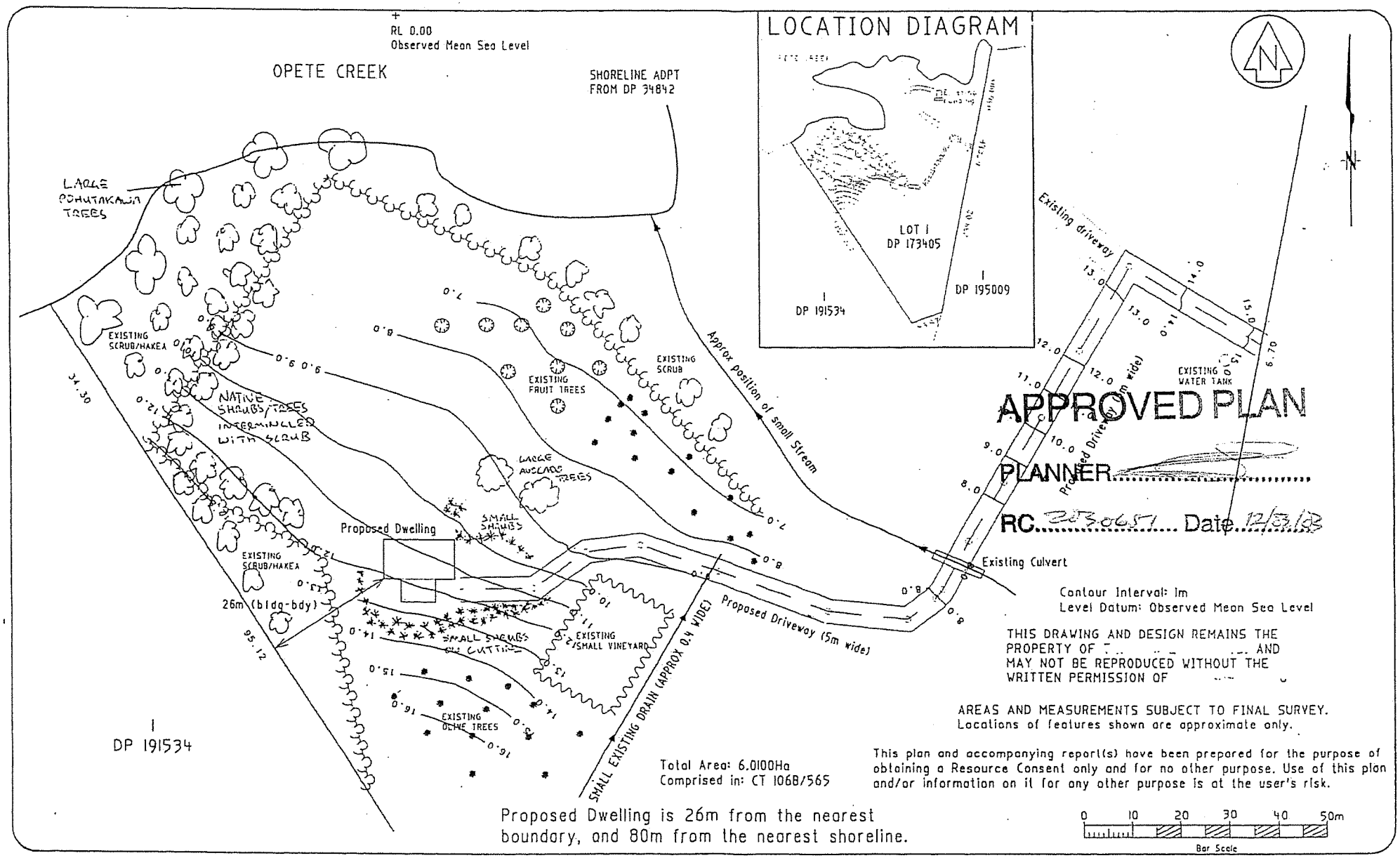
THOMSON AND KING LIMITED
Registered Land Surveyors, Planners & Land Development Consultants
Ph (09) 4077360 Fax (09) 4077322
P.O Box 372 Kerikeri

PROPOSED DWELLING ON LOT 1 DP 1[illegible]405

TK6/ shacketti-500*1	Name	Date
Survey		
Design		
Drawn	SH	09/02
Approved		
Rev.		

ORIGINAL
SCALE REDUCED 1:500
SHEET SIZE A2

Surveyors Ref. No:
Series
Sheet 1 of 1



LANDSCAPE PLAN FOR PROPOSED DWELLING ON LOT 1 DP 173405

TK6/ snackell_landscape	Name	Date	ORIGINAL
Survey			SCALE 1:750
Design			SHEET SIZE A2
Drawn	SH	09/02	
Approved			
Rev.			

Surveyors Ref. No:

Series

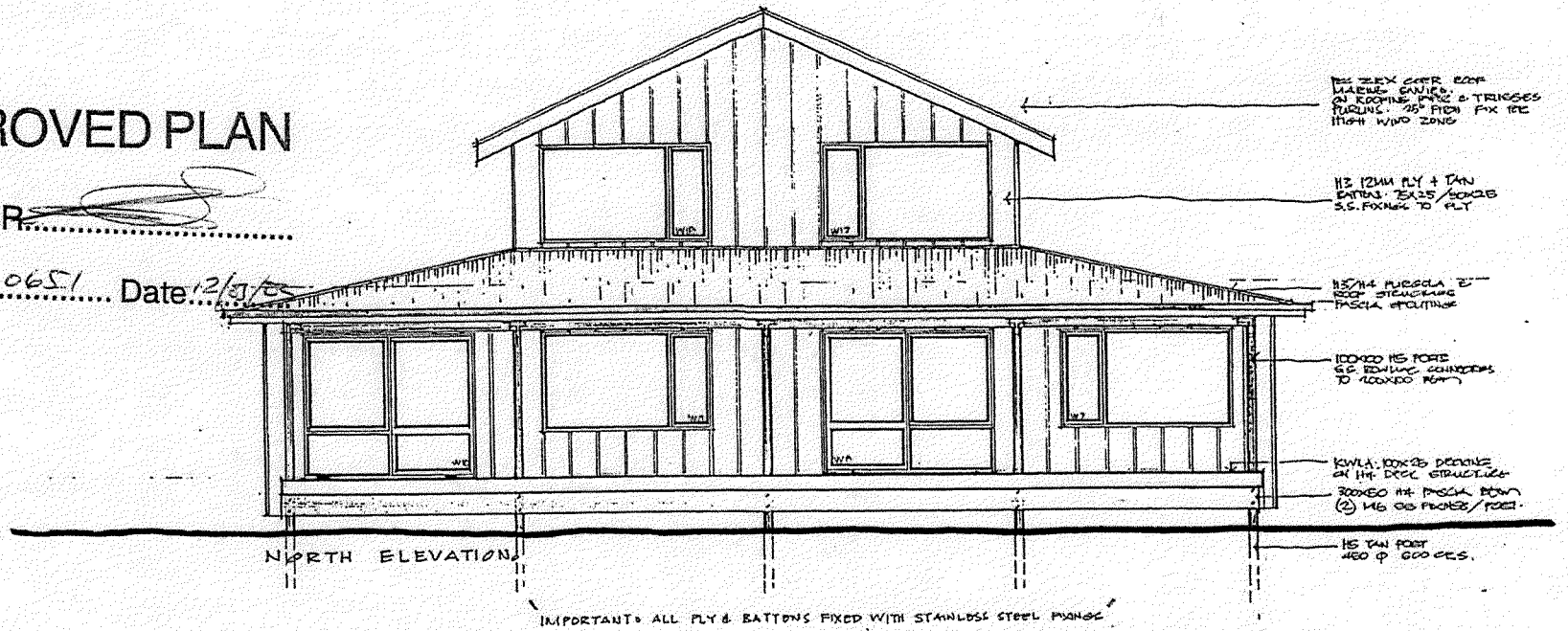
Sheet 1 of 1

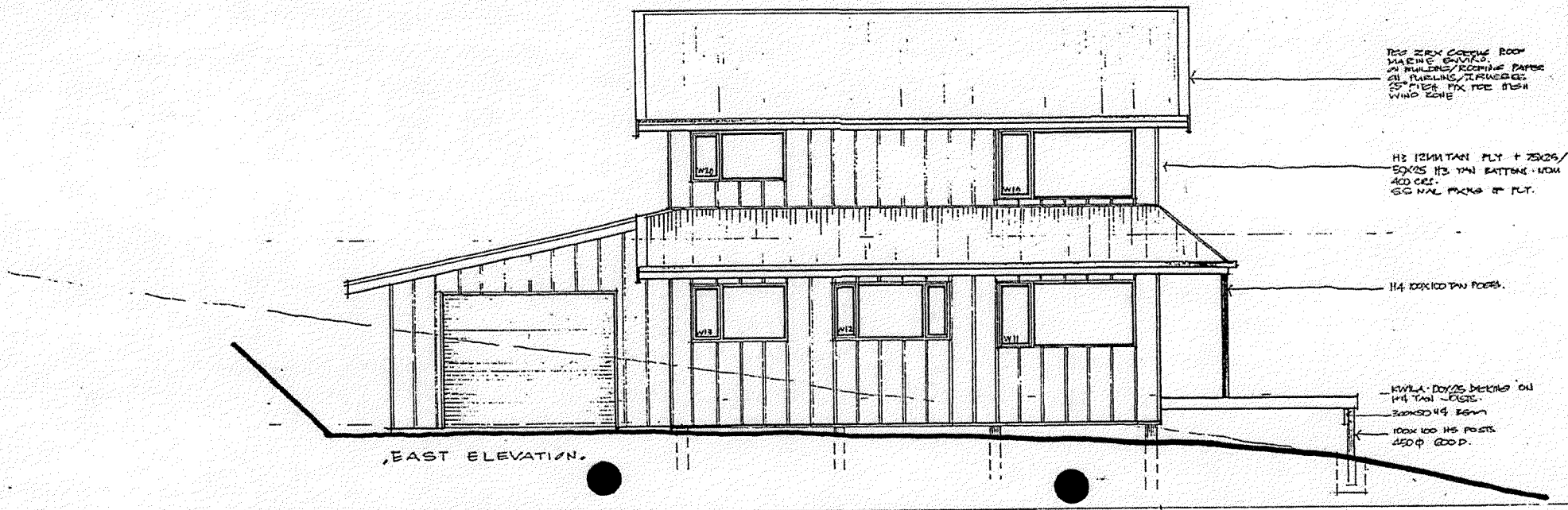
Appendix 7 Landscaping Plan

APPROVED PLAN

PLANNER.....

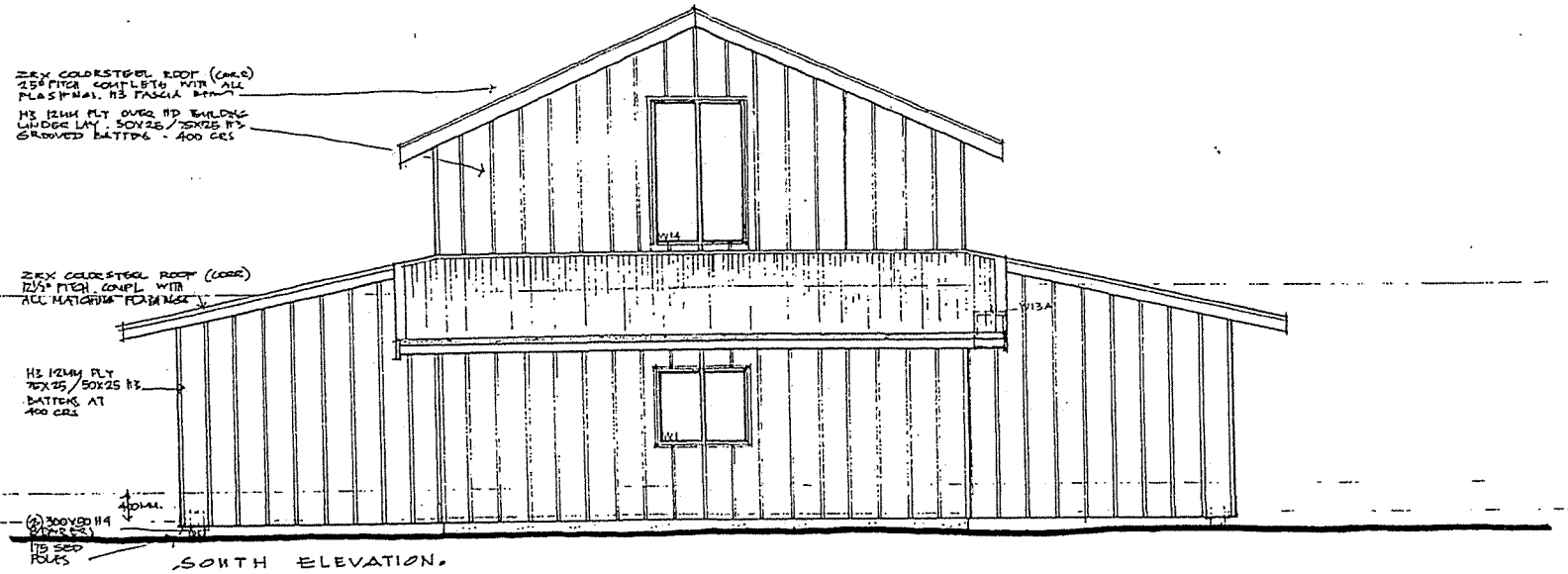
RC.2030651..... Date.12/9/05



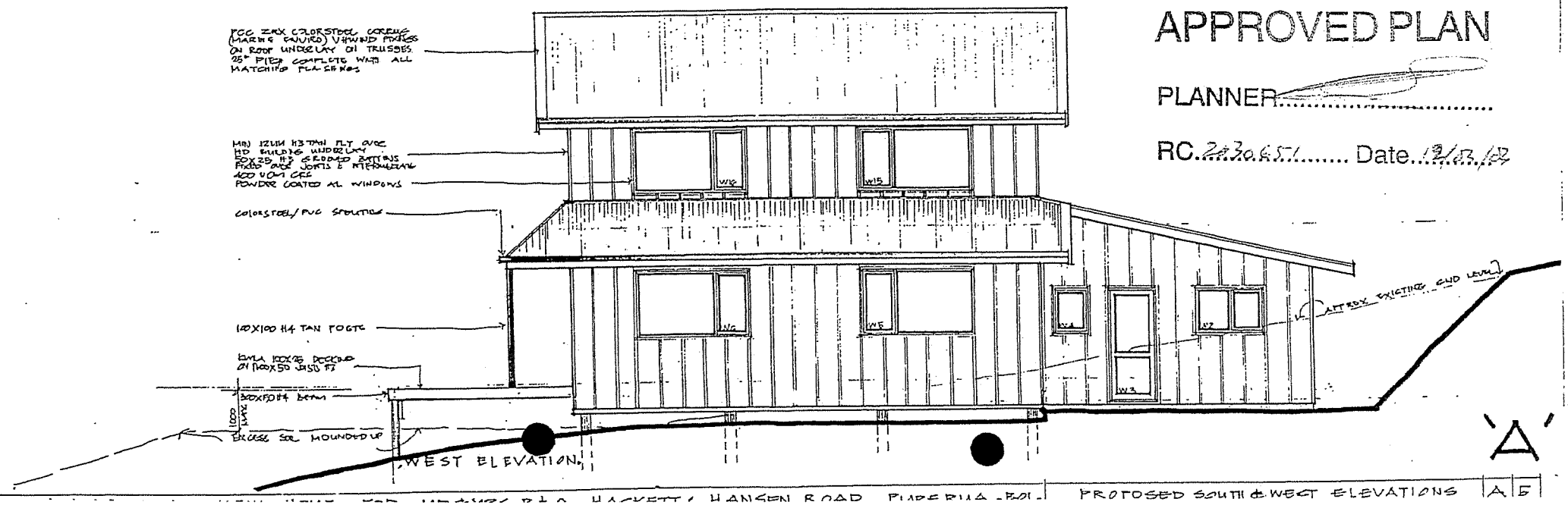


Appendix 2 Floor Plan and Elevations

PROPOSED NEW HOME FOR MR&MRS B&A HACKETT · HANSEN ROAD PUREREWA · BOI.	PROPOSED NORTH & EAST ELEVATIONS	A 4



IMPORTANT: ALL PLY & BATTENS FIXED WITH STAINLESS STEEL FIXINGS



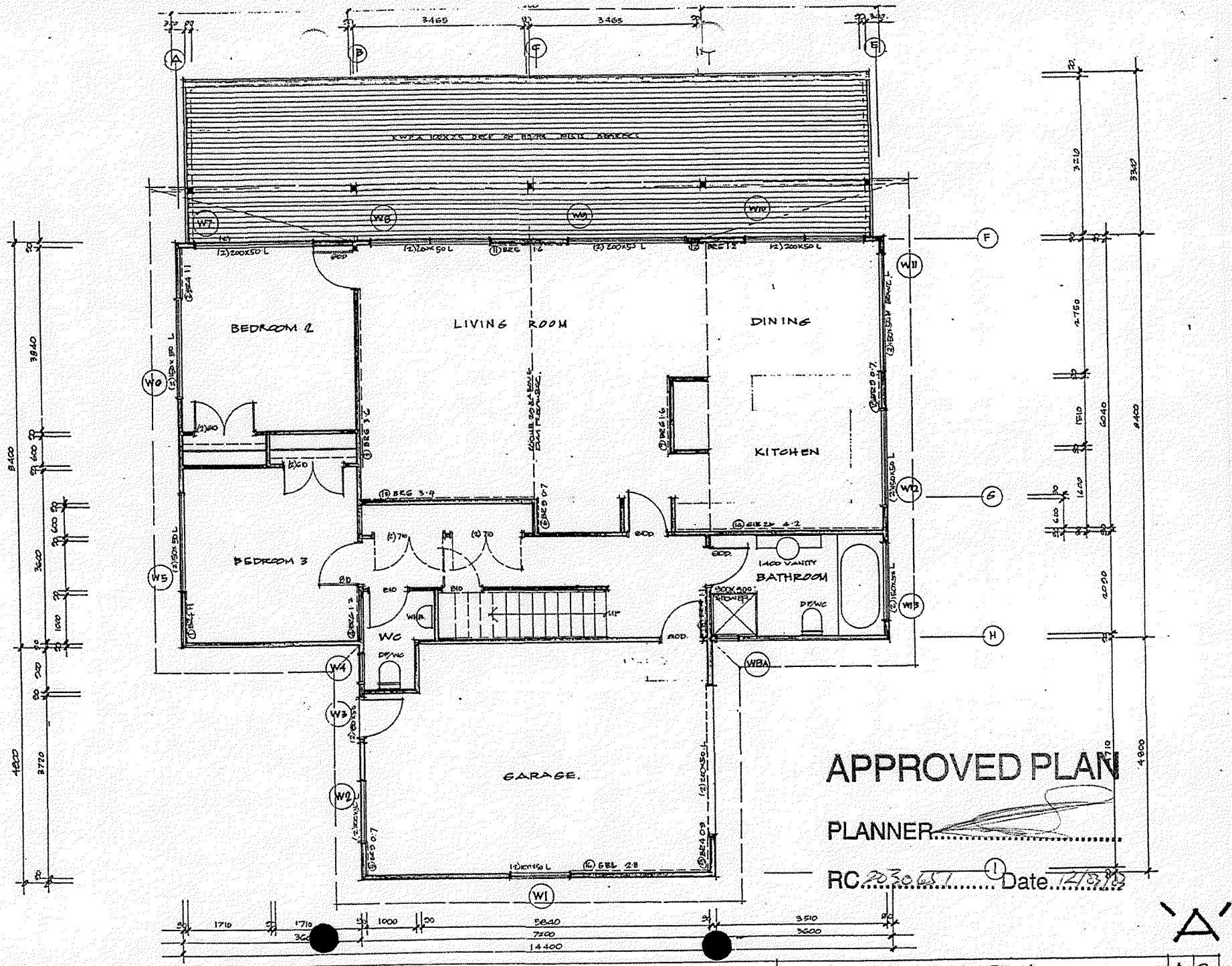
APPROVED PLAN

PLANNER.....

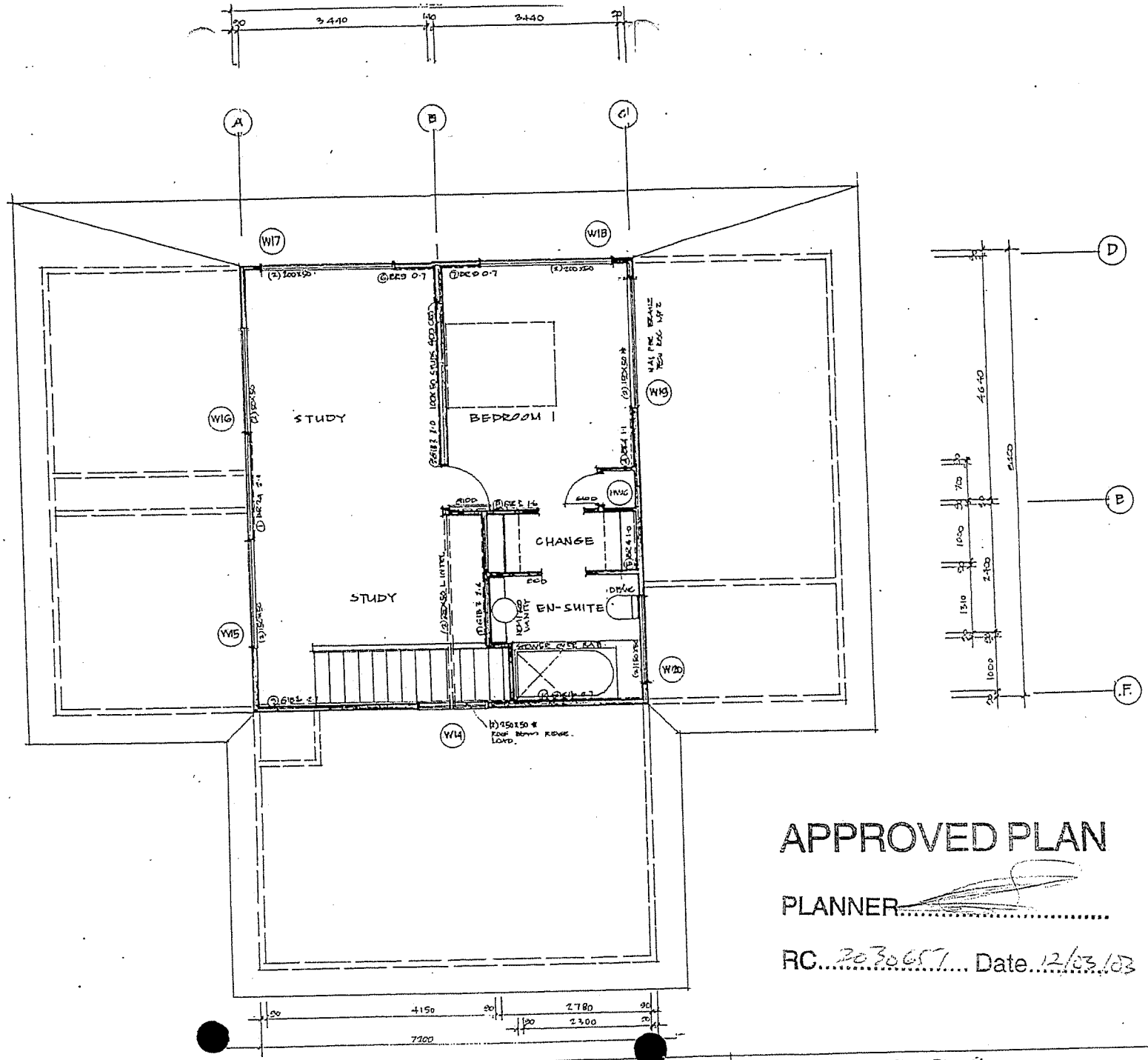
RC. 2030651..... Date. 12/03/02

'A'

HACKETT, HANSEN ROAD PUPERUA - BOL. | PROPOSED SOUTH & WEST ELEVATIONS | A | 5



PROPOSED NEW HOME FOR MR & MRS B & A HACKETT • HANSEN ROAD PURERUA • B.01 | GROUND FLOOR PLAN | A 2



APPROVED PLAN

PLANNER.....

RC...2030657... Date..12/03/03

PROPOSED NEW HOME FOR MR & MRS B & A HACKETT - HANSEN ROAD PUKEKOHE - 5.01

UPPER FLOOR PLAN

A 3

Far North
District Council

FAR NORTH DISTRICT COUNCIL

FAR NORTH OPERATIVE DISTRICT PLAN
DECISION ON RESOURCE CONSENT APPLICATION (COMBINED)

Resource Consent Number: 2110393-RMACOM

Pursuant to section 104C & D and 104C of the Resource Management Act 1991 (the Act), the Far North District Council hereby grants resource consent to:

Ron and Heather Hackett

Decision A – Subdivision:
Two lot subdivsion

Decision B – Landuse:
Retrospective consent for a sleepout building

Subject Site Details

Address:	57 Hansen Road, Kerikeri
Legal Description:	LOT 1 DP 173405
Certificate of Title reference:	NA-106B/565

Pursuant to Section 108 of the Act, this consent is issued subject to the following conditions:

Decision A – Subdivision:

1. The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Thomson Survey, referenced Proposed Subdivision of Lot 1 DP 173405, dated 25/05/11, and attached to this consent with the Council's "Approved Stamp" affixed to it.

2. The survey plan, submitted for approval pursuant to Section 223 of the Act shall show:

   (a) All easements to be duly granted or reserved.

   (b) 10m wide esplanade strip on Lot 1 where it adjoins the coastal marine area.

   (c) The areas of native indigenous vegetation identified on the landscape plan submitted with the application. These areas are identified on the plan as Ti Tree with mixed natives.

3. Prior to the approval of the survey plan pursuant to Section 223 of the Act, the consent holder shall:

   (a) Provide to Council for its approval the esplanade strip instrument which will be registered against the title of Lot 1,which is to provide for protection of the native indigenous vegetation located in that area.

(b) Provide to Council a report and 'as built' plan prepared by a Chartered Professional Engineer or approved TP58 writer which identifies both the effluent disposal area and 100% reserve area for the existing system on Lot 2 and confirms that both areas identified are fully contained with the Lot boundaries.

4. Prior to the issuing of a certificate pursuant to Section 224(c) of the Act, the consent holder shall:

(a) Upgrade the existing access shown as right of way A on DP 173405 to provide a 3m wide formed and metalled carriageway with passing bays complying with rule 15.1.6.1.3 of the District Plan up to the entrance to Lot 1 DP 386835. The formation shall consist of a minimum of 200m of compacted hardfill plus a GAP 40 running course and include watertable drains and culverts as required to direct and control stormwater runoff.

(b) Provide a solicitors undertaking that the esplanade strip instrument approved by Council as per condition 3(a) will be registered against the title of Lot 1.

(c) Secure the condition below by way of a Consent Notice issued under Section 221 of the Act, to be registered against the titles of the affected allotment. The costs of preparing, checking and executing the Notice shall be met by the Applicant.

i) The lot owner shall preserve the living indigenous vegetation within the bush protection areas identified as ___ on the survey plan. They shall not, without the prior written consent of the Council, and then in strict compliance with any conditions imposed by the Council, cut down, damage or destroy that vegetation. Such consent may be given in the form of a resource consent. The owner shall be deemed to be not in breach of this prohibition if any such vegetation dies from natural causes which are not attributable to any act or default by or on behalf of the owner or for which the owner is responsible. **[Lot 2]**

ii) The lot owner shall preserve the living indigenous vegetation within the bush protection areas identified as ___ on the survey plan. They shall not, without the prior written consent of the Council, and then in strict compliance with any conditions imposed by the Council, cut down, damage or destroy that vegetation. Such consent may be given in the form of a resource consent. The owner shall be deemed to be not in breach of this prohibition if any such vegetation dies from natural causes which are not attributable to any act or default by or on behalf of the owner or for which the owner is responsible. **[Lot 1]**

iii) No occupier of the land shall keep or introduce on to the site carnivorous or omnivorous exotic animals (such as ferrets, cats or dogs) that can harm kiwi. **[Lot 1 & 2]**

Decision B – Landuse:

1. The activity shall be carried out in accordance with the approved plans prepared by the applicant, referenced sleepout building R & H Hackett, no date and attached to this consent with the Council's "Approved Stamp" affixed to it.]

2. If the Consent Holder re-paints the sleepout or replaces the roof of the building it shall be done in recessive colours that have a reflectance value of 30% or less.

3. The lot owner shall not remove the indigenous vegetation in front of the sleepout building adjoining the coastal marine area identified as 'Ti Tree with mixed natives' on the approved landscape plan attached to this consent with the Council's "Approved Stamp" affixed to it.

Advice Notes

1. Archaeological sites are protected pursuant to the Historic Places Act 1993. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority obtained from the New Zealand Historic Places Trust. Should any site be inadvertently uncovered, the procedure is that work should cease, with the trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains).

2. The sleepout is not permitted to be used as a separate residential unit.

Statutory Information

1. Pursuant to section 102 of the Local Government Act 2002, the Far North District Council has prepared and adopted a development contributions policy. Under this policy, the activity to which this consent relates maybe subject to development contributions.

   You will be advised of the assessment of the development contributions payable under separate cover in the near future.

   It is important to note that the development contributions must be paid prior to commencement of the work or activity to which this consent relates.

   Further information regarding council's development contributions policy may be obtained from the long term council community plan (LTCCP) or council's web page at www.fndc.govt.nz

Reasons for the Decision

1. **Description of the Activity:**
   Decision A – Subdivision:
   Two lot subdivsion.
   Decision B – Landuse:
   Retrospective consent for a sleepout building.

2. **District Plan Rules Affected:**

Subdivision:
The proposed activity does not comply with controlled activity rule 13.7 of the Operative District Plan and is a non complying activity in accordance with rule 13.11 of the Operative District Plan.

Landuse:
The proposed activity does not comply with permitted activity rules 12.1.6.1.5 (Outstanding Landscape) & 10.6.5.1.1 (Visual Amenity-General Coastal) of the Operative District Plan and is a restricted discretionary activity in accordance with rules 12.1.6.2 & 10.6.5.3 of the Operative District Plan.

3. **Principal Issue[s] in Contention and Main Findings on those Issues:**
Subdivision:
The principal issue was whether the subdivision would result in any additional effects to what was already being created by the existing development on the site. It was determined that it did not result in any additional effects as the site is already developed with two existing dwellings which are operating independently of each other. It is considered that the development will provide for the protection of existing native vegetation on the site, protect kiwi and upgrading of an existing right of way.

Landuse:
The principal issue was whether the existing sleepout was resulting in adverse visual amenity affects. It was determined that the existing building was located in a suitable location, it was screened by existing vegetation, it was only 40m2 in size (65m2 including deck) and it was in appropriate materials and colours. Conditions of consent were imposed to protect the existing vegetation screening the building and ensuring that if the building is repainted it is in recessive low reflectance colours.

4. **Relevant Statutory Provisions:**
Plan Provisions:
Operative Far North District Plan;

Objectives:
10.6.3.1 To provide for appropriate subdivision, use and development consistent with the need to preserve its natural character.
10.6.3.2 To preserve the natural character of the coastal environment and protect it from inappropriate subdivision, use and development.
12.1.3.1 To protect outstanding landscapes and natural features from inappropriate, subdivision use and development.
12.1.3.2 To protect the scientific and amenity values of outstanding natural features.

Policies:
10.6.4.2 That the visual and landscape qualities of the coastal environment in be protected from inappropriate subdivision, use and development.
10.6.4.3 Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the zone in regards to s6 matters
12.1.4.1 That both positive and adverse effects of development on outstanding natural features and landscapes be taken into account when assessing applications for resource consent.
12.1.4.2 That activities avoid, remedy or mitigate significant adverse effects on both the natural and the cultural values and elements which make up the distinctive character of outstanding natural features and landscapes.
12.1.4.3 That the cumulative effect of changes to the character of Outstanding Landscapes be taken into account in assessing applications for resource consent.
12.1.4.8 That the trend is towards the enhancement rather than the deterioration of landscape values, including the encouragement of the restoration of degraded landscapes.
12.1.4.9 That the high value of indigenous vegetation to Outstanding Landscapes be taken into account when assessing applications for resource consents.

It is considered that the proposal is not contrary to the above objective and polices of the Plan as the development will result in protection of existing indigenous vegetation, protection of kiwi and their habitat and enhancement overtime of the amenity values of the adjoining costal environment.

Part 2 Matters
The Council has taken into account the purpose & principles outlined in sections 5, 6, 7 & 8 of the Act. It is considered that granting this resource consent application achieves the purpose of the Act.

5. Notification and Affected Parties
The Council has determined (by way of an earlier report and resolution) that the adverse environmental effects associated with the proposed activity are no more than minor and that there are no affected persons or affected order holders.

6. Overall Evaluation
It is considered that the overall affects are no more than minor, are not contrary to the objectives and policies of the Plan and that the activity is consistent with the sustainable management purpose of the RMA.

Approval
This resource consent has been prepared by Tammy Wooster, Resource Planner and is granted under delegated authority (pursuant to section 34A of the Resource Management Act 1991) from the Far North District Council by:

P.J. Killalea

Pat Killalea, Principal Planner Resource Consents

11th July 2011

Date

Right of Objection
If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Resource Management Act 1991) to object to the decision. The objection must be in writing, stating reasons for the objection and must be received by Council within 15 working days of the receipt of this decision.

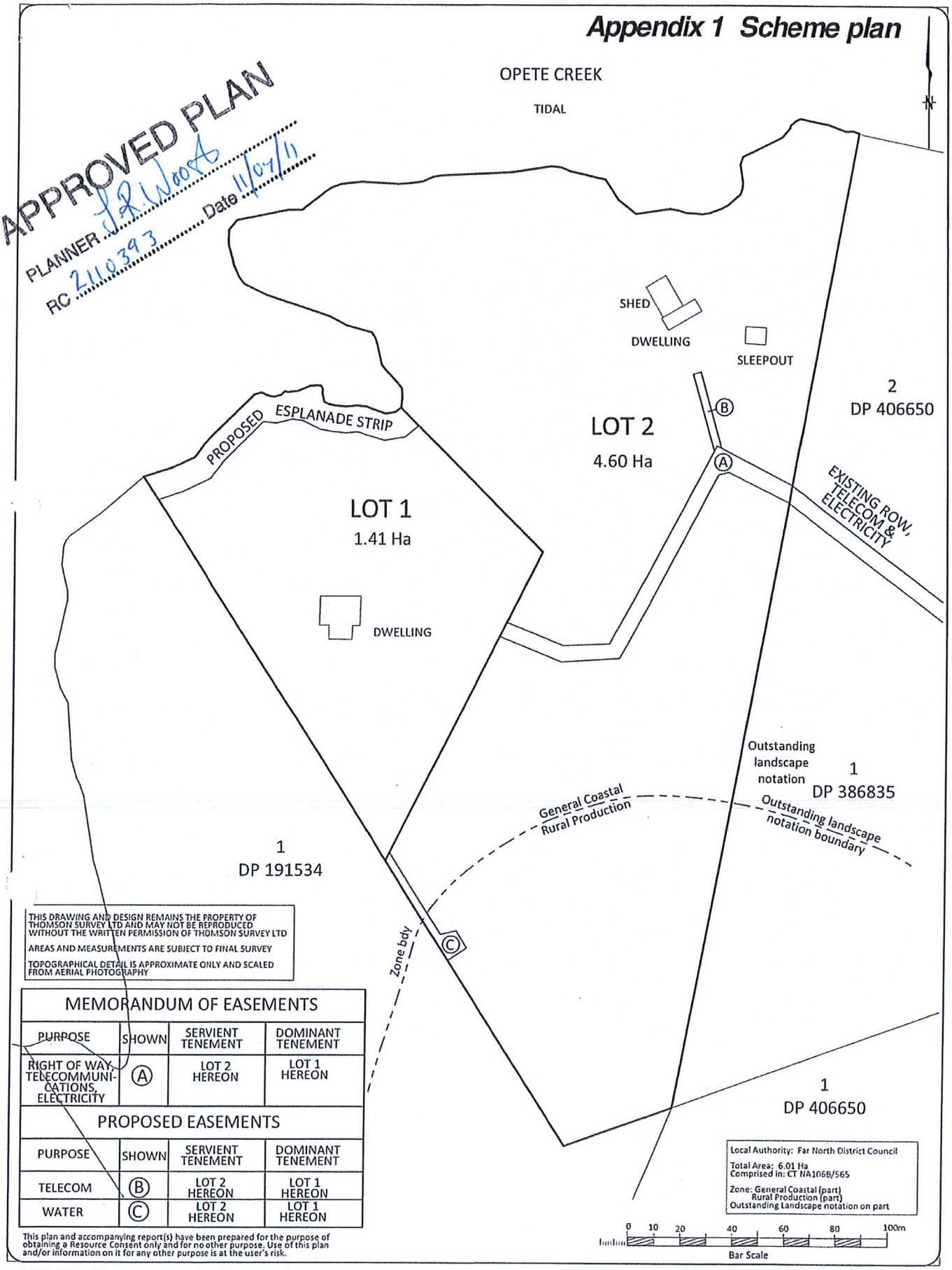
Lapsing Of Consent
Pursuant to section 125 of the Resource Management Act 1991, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;

The consent is given effect to; or

An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Resource Management Act 1991.

Appendix 1 Scheme plan

APPROVED PLAN
PLANNER S.R. Woods Date 11/04/11
RC 2110393



THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF THOMSON SURVEY LTD AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THOMSON SURVEY LTD

AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY

TOPOGRAPHICAL DETAIL IS APPROXIMATE ONLY AND SCALED FROM AERIAL PHOTOGRAPHY

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNI-CATIONS, ELECTRICITY	(A)	LOT 2 HEREON	LOT 1 HEREON

PROPOSED EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
TELECOM	(B)	LOT 2 HEREON	LOT 1 HEREON
WATER	(C)	LOT 2 HEREON	LOT 1 HEREON

Local Authority: Far North District Council
Total Area: 6.01 Ha
Comprised in: CT NA106B/565
Zone: General Coastal (part)
Rural Production (part)
Outstanding Landscape notation on part

0 10 20 40 60 80 100m
Bar Scale

This plan and accompanying report(s) have been prepared for the purpose of obtaining a Resource Consent only and for no other purpose. Use of this plan and/or information on it for any other purpose is at the user's risk.

THOMSON SURVEY LIMITED
315 Kerikeri Rd
P.O. Box 372 Kerikeri
Email: kerikeri@tsurvey.co.nz
Ph: (09) 4077360 Fax (09) 4077322
Registered Land Surveyors, Planners & Land Development Consultants

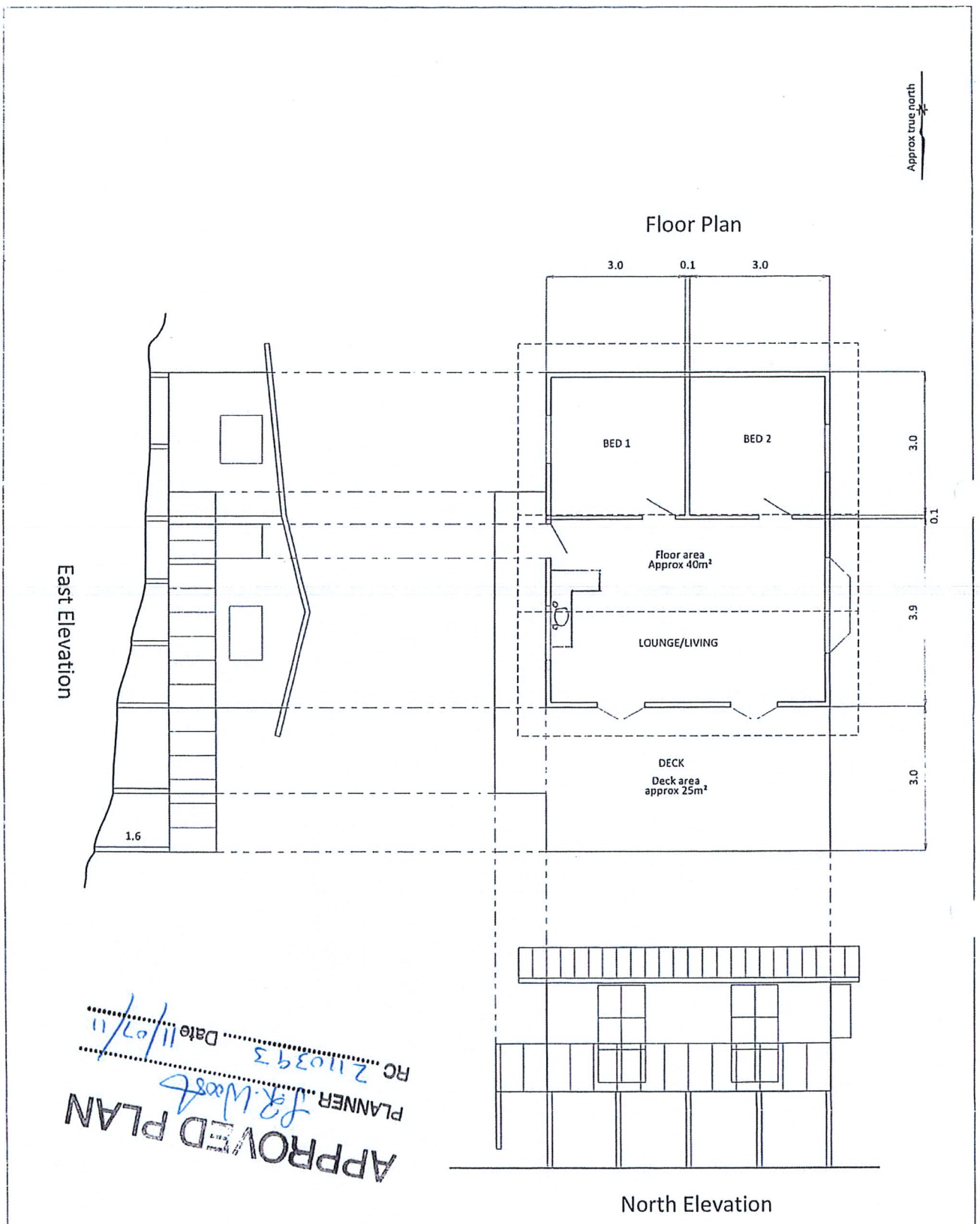
PROPOSED SUBDIVISION OF LOT 1 DP 173405
PREPARED FOR: R & H HACKETT

	Name	Date	ORIGINAL
Survey			
Design			SCALE 1:1250 / SHEET SIZE A3
Drawn	SH	21-05-11	
Approved			
Rev			

8142 2011-05-21 Scheme.lcd

Surveyors Ref No: 8142
Series
Sheet 1 of 2

Appendix 7 Sleep-out floor plan and elevations

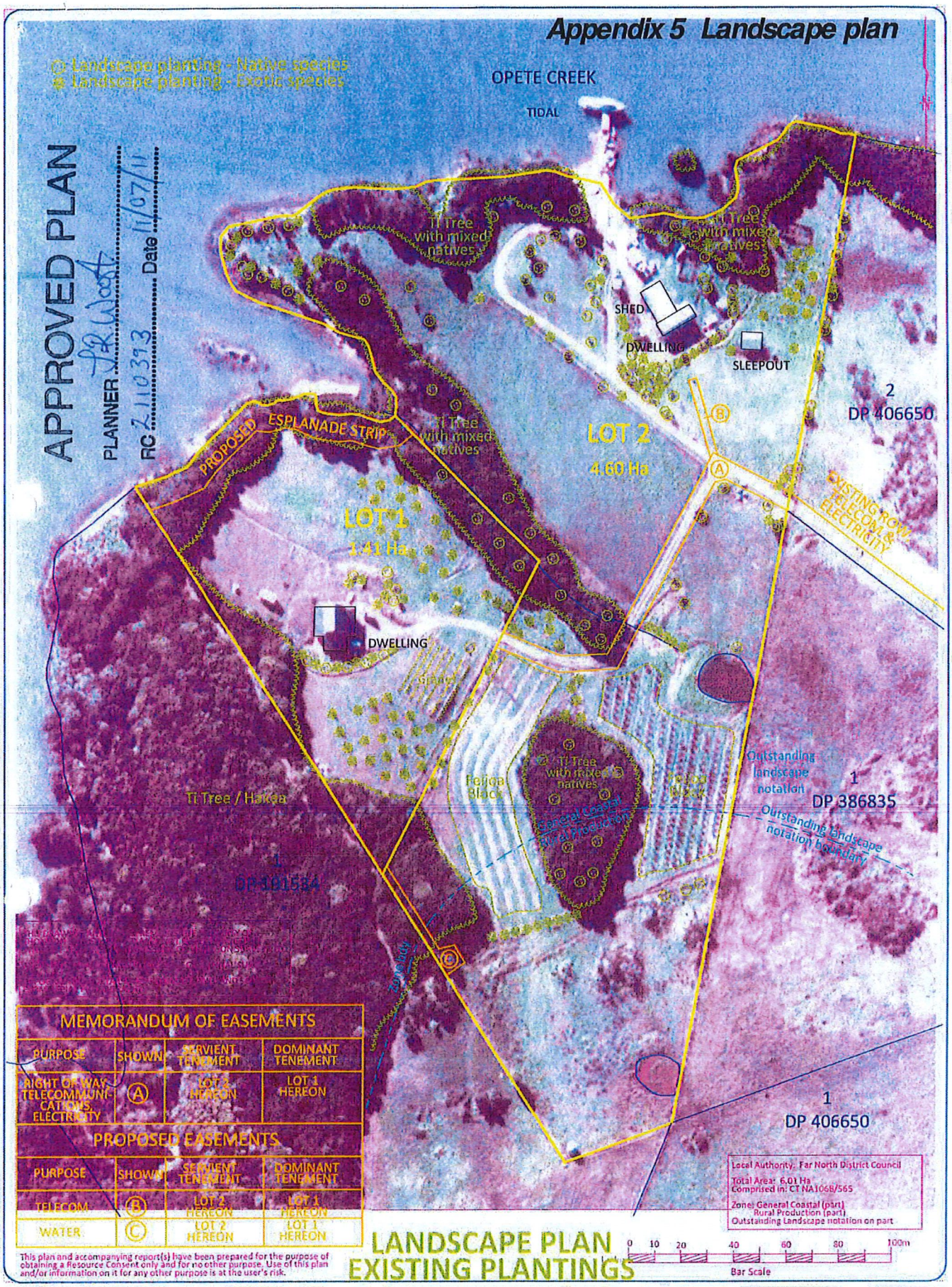


APPROVED PLAN
PLANNER
RC 2110343
Date 11/07/11

Sleepout Building
R & H Hackett
Hansen Road
Lot 1 DP 173405

SCALE 1:75 @A3

Appendix 5 Landscape plan



THOMSON SURVEY LIMITED
315 Kerikeri Rd
P.O. Box 372 Kerikeri
Email: kerikeri@tsurvey.co.nz
Ph: (09) 4077360 Fax (09) 4077322
Registered Land Surveyors, Planners & Land Development Consultants

PROPOSED SUBDIVISION OF LOT 1 DP 173405

PREPARED FOR: R & H HACKETT

	Name	Date
Survey		
Design		
Drawn	SH	21-05-11
Approved		
Rev		

ORIGINAL
SCALE 1:1250
SHEET SIZE A3
8142 2011-05-21 Scheme.lcd

Surveyors Ref. No: 8142
Series
Sheet 1 of 2