

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 Roding 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)

☐ Other (please specify)

☐ Discharge: Total volume = m³

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)

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

Catherine and Roger Jones

Email:

Phone number:

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

Have you been the subject of abatement notices, enforcement orders, infringement notices and/or convictions under the Resource Management Act 1991?

☐ Yes ☒ No

If yes, please provide details:

6. Address for correspondence

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

Planning Focus Limited**Email:****Phone number:**

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

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

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:

Catherine and Roger Jones

Property address/
location:

21 Wellington Street

Russell

Postcode

8. Application site details

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

Name/s:

Catherine and Roger Jones

Site address/
location:

21 Wellington Street

Russell

Postcode

Legal description:

Part Lot 2 DP 25710

Val Number:

Certificate of title:

NA801/182 and NA80D/546

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

Site visit requirements:

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

Is there a dog on the property? ☐ Yes ☐ No

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

9. Description of the proposal

Please enter a brief description of the proposal here. Please refer to Chapter 4 of the *District Plan, and Guidance Notes*, for further details of information requirements.

See attached AEE

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

☐ Regional Council Consent (ref # if known)

☐ National Environmental Standard Consent

☐ Other (please specify)

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

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

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

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

☐ Subdividing land

☐ Disturbing, removing or sampling soil

☐ Changing the use of a piece of land

☐ Removing or replacing a fuel storage system

13. 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

☐ Active Faults

☐ Landslips

☐ Liquefaction

☐ Coastal Erosion

☐ Tsunami

☐ Coastal Inundation

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)

Catherine and Roger Jones

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)

pp. Paul Arnesen

Signature:

(signature of bill payer)

Date 28-September-202

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)

Paul Arnesen

Signature

Date 28-September-202

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

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*

LAND USE RESOURCE CONSENT APPLICATION

ASSESSMENT OF ENVIRONMENTAL EFFECTS & STATUTORY ASSESSMENT

CATHERINE AND ROGER JONES

CAVALLI HOUSE
21 WELLINGTON STREET, RUSSELL

OCTOBER 2026

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1. APPLICANT AND PROPERTY DETAILS

Applicant:

*(Name and address for Council
application fees and charges)*

Catherine and Roger Jones
C/- Salmond Reid Architects
PO Box 105929,
Auckland City 1143

Agent:

*(Name and address for application
correspondence)*

Planning Focus Limited
PO Box 911361
Auckland 1142
Attn: Paul Arnesen
email: pa@planningfocus.co.nz

Site Address:

21 Wellington Street, Russell 0202

Legal Description:

Part Lot 2 Deposited Plan 25710 and Section
1 Survey Office Plan 65689

Site Area:

1087m² (1050m² + 37m²)

**Proposed District Plan (Decisions
Version)**

- Zone: Kororāreka Russell Township
- Heritage Overlay: Part B - Wellington Street
- District Wide: Coastal Environment

Attachments:

1. Resource Consent Application Form
2. Architectural Plans
3. Certificate of Title

2. INTRODUCTION

This Assessment of Environmental Effects has been prepared on behalf of Catherine and Roger Jones (**'the Applicant'**) for an application for land use resource consent to undertake additions and alterations to Cavalli House at 21 Wellington Street, Russell. Under the Far North District Proposed District Plan – Appeals Version (**'PDP-AV'**), restricted discretionary activity consent is required for exceeding the maximum building coverage standard, exceeding the 35% impermeable area rule, and for undertaking earthworks within the required boundary setback.

This report has been prepared in accordance with the requirements of Section 88 and the Fourth Schedule of the Resource Management Act 1991 (the **'RMA'**). The assessment herein describes the site and its surrounds, then analyses the proposal against the relevant provisions of the PDP-AV. An Assessment of Environmental Effects and statutory assessment is provided. It is concluded that consent to the proposal is merited on a non-notified basis.

3. SITE AND SURROUNDS

3.1 Site Location

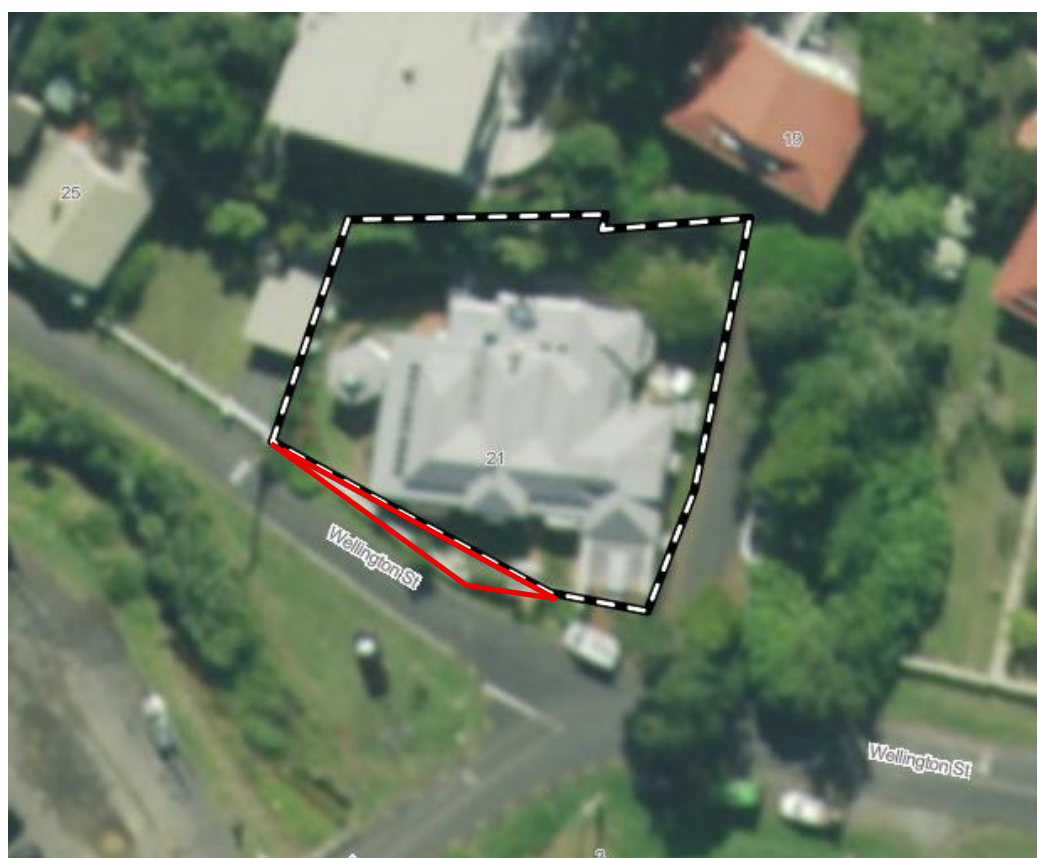


Figure 1 – 21 Wellington Street, Russell

3.2 Site and Surrounds

The site referenced as 21 Wellington Street, Russell, is a 1,050m² irregular shaped site contained in certificate of title NA801/182 (Part Lot 2 Deposited Plan 25710), as outlined in the black and white dashed line in Figure 1 above. The property also incorporates certificate of title NA80D/546 (Section 1 Survey Office Plan 65689), which is a 37m² triangular site that lies between NA801/182 and Wellington Street. The approximate boundaries of NA80D/546 are shown in red in Figure 1.

The site contains Cavalli House, which is an extensively modified villa dating to circa 1889¹. There is a garage addition to the eastern side of the villa and an enclosed deck addition on the western side. There is also a pagoda style 'summer room' in the northwestern corner of the site.



Figure 2 – Street Front Elevation



Figure 3 – North-eastern view

The site itself is relatively flat, though there is a steep bank to the rear (north of the site as shown in Figure 3 above).

¹ As stated on the sign at the front of the property.

The coastal marine area and Russell boat ramp are located on the opposite side of Wellington Street, to the south of the site. Development is centred around the bay, surrounded by bush covered hills. Development in the area consists of a large number of character buildings. The property to the east of the site at 2 Queen Street contains a scheduled heritage building, which is also a listed Category 2 Historic Place on the Heritage New Zealand Pouhere Taonga list.

The Kororāreka Russell Heritage Area Overlay is described in the PDP-AV as follows:

The Kororāreka Russell Heritage Area Overlay contains the nationally significant Kororāreka Russell, which is a historically significant location of Māori and Early European settlement in the Bay of Islands. It is representative of the rich tapestry of early Māori, European, Colonial, and Modern settlement within the district. Pre-European pā sites are recorded on the headlands to the north and south of the historical town centre, middens are recorded at Matauwhi Bay, with a high concentration of historic heritage buildings within the town centre. In 1830, Kororāreka is recorded as the site of a battle between rival Māori (The 'girls war'), involving Hōne Heke amongst others, as well as the battle of Kororāreka in 1845.

Kororāreka Russell has architectural significance as a very good example of nineteenth and early twentieth century settlement and includes several important historical buildings. Several of these are scheduled in the New Zealand Heritage List as places of national significance. Development in the second half of the 20th century has been limited, and generally of a small scale, so that Kororāreka Russell retains a high degree of historic heritage integrity and context, which is significant at the regional and national level.

The "Part B – Wellington Street" area of the heritage overlay is referenced as per the below:

Part B - Wellington Street:

Covers the Wellington-York Street intersection, the principal feature of which is the Kororāreka Domain, giving the area an open space quality. The residential character of this location is the [sic] low key with informal siting of buildings. The style is predominantly villas or bungalows that have a historic value and contribute to the distinctive character of the area. A bush backdrop extends around to the coastal edge of the part, where the cottages located within it have a feeling of detachment from the Kororāreka Russell Town proper.

4. PROPOSAL

The proposal involves additions and alterations to the north-western corner of the building, replacing the existing kitchen and master bedroom, as shown in Figure 4 below. The proposal will improve the flow between the kitchen, dining area and summer house, and provide a larger master bedroom.

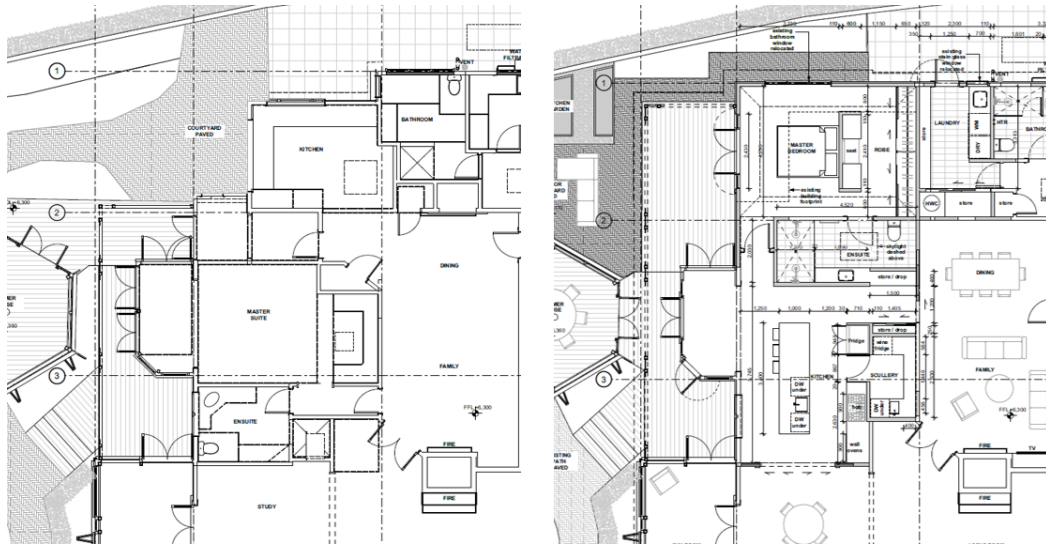


Figure 4 - Existing (left) and Proposed (right)

The additions will be clad with rusticated weatherboards and timber joinery to match the existing cladding, with some of the existing joinery to be re-used. The gable roof and bull-nose verandah will be extended to provide for the addition. The existing chimneys will be retained.

The outdoor living area in the north-western area will also be redeveloped, replacing the existing brick patio and landscaping with new paving, and new 'kitchen garden', and an 'outdoor kitchen' (bench and barbeque). These changes are shown in Figure 5 below.

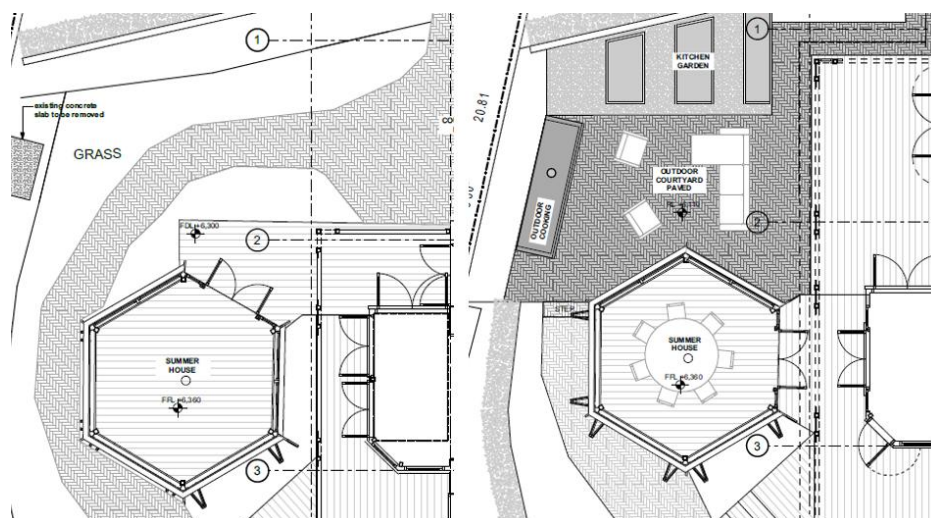


Figure 5 – Existing (left) and Proposed (right)

The additions to the dwelling and outdoor living area will require earthworks over an area of 82.3m² with a maximum cut depth of 0.22m and a maximum fill height of 0.55m. The vast majority of the cut will be topsoil removal/ground scraping rather than excavation. Cut material will be disposed of off-site, and fill material will be hard fill for the area beneath the pavers, and top soil for the landscaped areas.

A spa pool will be placed on the north-eastern corner of the site. The circular spa pool will measure 1.05m in height and 1.9m in diameter. The establishment of the spa pool will require minor excavations to provide a level platform, with 5.2m³ of cut over an area of 15m².

5. REASONS FOR CONSENT

The proposal has been assessed under the PDP:AV. None of the rules of the PDP:AV of relevance to this application are referenced as subject to appeal, and as such it is not necessary to address the rules of the Operative Far North District Plan.

The rules assessment has been undertaken based on the site constituting Part Lot 2 Deposited Plan 25710 only, because neither of the certificates of title are subject to any interest that prevents them from being dealt with separately without prior consent from Council². This is also a more conservative method of calculation with regard to building coverage and landscaped area, because Section 1 Survey Office Plan 65689 is almost fully landscaped/pervious. The coverage calculations and boundary setbacks shown on the drawings within Attachment (a) are also based on the site constituting only Part Lot 2 Deposited Plan 25710.

5.1 Kororāreka Russell Township zone

Table 1 below addresses the rules and relevant standards of the Kororāreka Russell Township zone ('KRTZ').

Rule	Requirement	Proposal	Assessment
Activity Rules			
KRT-R1 New buildings or structures and relocated buildings or extensions or alterations to existing buildings or structures	PER-1 Extension or alteration to an existing building or structure, will accommodate a permitted, controlled or restricted discretionary activity. PER-3	The proposal involves an extension to a residential building	Permitted

² As per the definition of 'site' within the PDP-AV

	The new building or structure and relocated buildings or extension or alteration to an existing building or structure complies with standards: • KRT S1; • KRT S2; • KRT S3; • KRT S4; • KRT S5; • KRT S6; and • KRT S7.	As set out below, the proposal does not comply with standard KRT-S4 – building coverage	Restricted Discretionary
KRT-R2 Impermeable surface coverage	PER-1 The impermeable surface coverage of any site is no more than 35%.	Proposed impermeable area is 63.67% ³	Restricted discretionary
KRT-R3 Residential activity	PER-1 The site area per standalone residential unit is at least 1,000m ² .	The site measures more than 1,000m ² .	Complies
Standards			
KRT-S1 Maximum height	7.2m	5.4m maximum	Complies
KRT-S2 Height in relation to boundary	North 2m+55° West 2m+45°	The proposal will readily comply with the height in relation to boundary standard due to distance from the boundary and topography.	Complies
KRT-S3 Setback	1. 3m from road boundaries; and 2. 2m from any other site boundary, except that no setback is required for a maximum total length of 10m along any one such boundary.	The addition is setback 8.56m from the western boundary and 7.2m from the northern boundary	Complies
KRT-S4 Building or structure coverage	20% maximum in the Kororāreka Russell Heritage Area Overlay	46.52% proposed ⁴	Does not comply
KRT-S5 Outdoor living space	1. Each residential unit must have an exclusive outdoor living space: a. of at least 50m² at ground level with a minimum dimension of 5m; or b. at least 8m² (with a minimum dimension of 2m) where the	An outdoor living area well in excess of 50m ² is maintained.	Complies

³ Including permeable area beneath the eaves.

⁴ Including the area beneath the eaves.

	residential unit is not located on the ground floor. 2. The outdoor living space must: a. be directly accessible from a habitable room in the residential unit; b. be free of buildings, structures, storage, parking areas and manoeuvring areas; and c. be orientated to the north, east or west side (or a combination) of the residential unit.		
KRT-S6 Fencing and boundary walls	All fences and boundary walls (including retaining walls) must not exceed a maximum height above ground level of 1.2m on any site.	No new fences or walls proposed	Not applicable
KRT-S7 Outdoor storage	Any outdoor area used for storage or stockpiling must be screened from view of adjoining sites and public places.	No outdoor storage or stockpiling areas proposed.	Not applicable

Table 1 - Kororāreka Russell Township zone

As detailed in Table 1 above, the proposals requires consent under the KRTZ rules of the PDP-AV for the following reasons:

- the proposal provides 46.46% building coverage where standard KRT-S4 permits 20% building coverage, requiring **restricted discretionary** activity resource consent pursuant to rule KRT-R1 PER-3; and
- the proposal infringes the 35% impervious surface rule of KRT-R2, with 63.67% proposed, requiring resource consent as a **restricted discretionary** activity.

5.2 Heritage Area

The site is located within the Part B Wellington Street Heritage Area. Table 2 below addresses the relevant rules and standards rules of the Heritage Areas Overlay of the PDP-AV. With regard to the assessment below, the house and picket fence on the site to the east (Pt Lot 1 of OLC 288A, Lot 3 DP25710) is a scheduled heritage resource (Site 32 within Schedule 2).

Rule	Requirement	Proposal	Assessment
Activity Rules			
HA-R2 Additions or alterations to existing buildings or structures	PER-1 The building or structure is not a scheduled Heritage Resource.	The building is not a scheduled heritage resource.	Permitted
	PER-2 The addition or alteration to the building or structure complies with standards: - HA-S1 Setback from a scheduled Heritage Resource; and - HA-S2 Heritage Colours	As set out below, the proposal will comply with HA-S1 and HA-S2.	Permitted
	PER-3 The addition or alteration is not located in the part of the site between the street boundary and the street facing elevation of the principal building on the site in the Part B Wellington Street Heritage overlay.	The addition is located at the rear of the building.	Permitted
HA-R5 Earthworks	PER-1 The earthworks: - are setback a minimum of 20m from a scheduled Heritage Resource; - comply with standard HA-S3 Accidental Discovery Protocol.	The earthworks are located circa 26m from the boundary of the site containing heritage item 32 Will comply	Permitted
Standards			
HA-S1 Setback from a scheduled Heritage Resource	Any construction of buildings or structures, or additions and alterations to buildings or structures, shall be setback a minimum of 20m from a scheduled Heritage Resource.	The proposed additions are located circa 26m from the boundary of the site containing scheduled Heritage Resource 32.	Complies
HA-S2 Heritage Colours	The exterior facades of all buildings or structures must be: - constructed of natural materials; or - if the exterior surface is painted, finished with a colour scheme from either the heritage colour	Rusticated timber weatherboards will be used	Complies

	palette or the BS5252 standard colour palette as shown in Appendix 7.		
HA-S3 Accidental discovery protocol	On discovery of any suspected sensitive material, the person must take the following steps: ...	A condition of consent is invited requiring implantation of the accidental discovery protocol.	Will comply

Table 2 – Heritage Area Overlays

As set out in Table 2 above, the proposal is a **permitted** activity under the rules and standards of the Heritage Area Overlays chapter of the PDP-AV.

5.3 Coastal Environment

Table 3 below addresses the rules of the PDP-AV relating to the Coastal Environment. The site is not located within a Coastal Hazard Area as identified on the planning maps, and there will be no clearance of indigenous vegetation associated with the works.

Rule	Requirement	Proposal	Assessment
Activity Rules			
CE-R1 New buildings or structures and relocated buildings and extensions or alterations to existing buildings or structures	PER-3 Any extension or alteration to a lawfully established building or structure is: 1. no greater than 20% of the GFA of the existing lawfully established building or structure; and 2. complies with CE-S1 Maximum height.	The addition is 21.68m ² , which equates to 4.6% of the existing floor area (466.83m ²). The proposal complies with CE-S1 (see below).	Permitted Permitted
CE-R2 Earthworks or indigenous vegetation clearance	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.	The earthworks are not provided for by PER-1, but do comply with CE-S3 (see below).	Permitted
Standards			
CE-S1 Maximum height	1. The maximum height of any new building or structure and relocated building above ground level is 5.5m; or 2. Any extension to a building or structure must not exceed the height of the existing	The height of the extension does not exceed the height of the existing structure.	Complies

	building above ground level		
CE-S2 Colours and materials	The exterior surfaces of new buildings shall: 1. be constructed of natural materials; or 2. be finished to achieve a reflectance value no greater than 30%; and 3. if the exterior surface is painted, have an exterior finish within Groups A, B or C as defined within the BS5252 standard colour palette in Appendix 6 or equivalent. This standard does not apply to: a. The Orongo Bay zone; and b. the: Kohukohu, Mangōnui, Paihia, Rawene and Kororāreka Russell Heritage Area Overlays.	The Part B Wellington Street heritage overlay is part of the Kororāreka Russell Heritage Area Overlay. The standard does not to the Kororāreka Russell Heritage Area Overlay.	Not applicable
CE-S3 Earthworks or indigenous vegetation clearance	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 site is not within an outstanding natural character area. The area of earthworks is 82m² The earthworks do not relate to a telecommunications facility. There will be no exposed faces.	Complies
CE-S4 Setbacks from MHWS	An extension or alteration to an existing building or	The additions are setback circa 75m from MHWS	Complies

	structure must be setback at least 26m		
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Table 3 – Coastal Environment

As detailed in Table 3 above, the proposal is a **permitted** activity under Coastal Environment rules of the PDP-AV.

5.4 Earthworks

Table 4 below addresses the earthworks rules of the PDP-AV.

Rule	Requirement	Proposal	Assessment
Activities			
EW-R1 Earthworks	PER-1 The earthworks complies with standards: • EW-S1 Maximum earthworks thresholds; • EW-S2 Maximum depth; • EW-S3 Accidental discovery protocol; • EW-S4 Site reinstatement; • EW-S5 Erosion and sediment control; • EW-S6 Setbacks; • EW-S7 Land stability; • EW-S8 Nature of filling material; and • EW-S9 Flood and coastal hazards EW-R1 does not apply to: a. the placement of aggregate; b. earthworks to control unwanted organisms as a response to directions of a person authorised under the Biosecurity Act 1993.	The proposal does not comply with standard EW-S6 Setbacks.	Restricted discretionary
Standards			
EW-S1 Maximum earthworks thresholds	200m ³ and 2,500m ² permitted	The earthworks volume ⁵ is circa 28m ³ , and the area is 95.6m ²	Complies
EW-S2 Maximum depth	The maximum depth of any cut or height of any fill shall not exceed: 1. 1.5m, i.e. maximum permitted cut and fill height may be 3m; or	The maximum depth of cut is 0.22m and the maximum height of fill is 0.69m.	Complies

⁵ Including topsoil strip and hard fill.

	2. 3m subject to it being retained by a engineered retaining wall, which has had a building consent issued.		
<i>EW-S3 Accidental discovery protocol</i>	On discovery of any suspected sensitive material, the person must take the following steps: ...	The accidental discovery protocol will be implemented as necessary	Will comply
<i>EW-S4 Site reinstatement</i>	As soon as practicable, but no later than six months from the commencement of works: 1. the earthworks area shall be established, filled and/or recontoured in a manner consistent with the surrounding land; and 2. replanted with vegetation which is the same as, or of similar species, to that which existed on the site prior to the earthworks taking place (if any), except that where the site was vegetation with any plant pest, the site may be replanted with indigenous vegetation from locally sourced genetic stocks or sealed, paved, metaled or built over.	The earthworks area will be reinstated with paving and landscaping as shown in the site plan.	Will comply
<i>EW-S5 Erosion and sediment control</i>	Earthworks must for their duration be controlled in accordance with the Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016 (Auckland Council Guideline Document GD2016/005) to minimise silt or sediment from entering any stormwater system, overland flow paths, or roads.	Standard silt and sediment controls will be implemented by the contractor as necessary.	Will comply
<i>EW-S6 Setback</i>	Earthworks must be setback from a site boundary by the	The earthworks will extend to edge of the eastern and western boundaries and	Does not comply

	following minimum distances: 1. supported by engineered retaining walls - 1.5m; or 2. not supported by engineered retaining walls - 3m	will not be supported by a retaining wall.	
<i>EW-S8 Nature of filling material</i>	The fill material shall not: 1. contain putrescible, pollutant, inflammable or hazardous components; or 2. consist of material other than soil, rock, stone, aggregate, gravel, sand, silt, or demolition material; or 3. comprise more than 5% vegetation (by volume) of any load	Imported fill will be hard fill	Complies
<i>EW-S9 Flood and coastal hazards</i>	Earthworks must not: 1. divert flood flow or coastal inundation onto other properties or otherwise result in any increase in flood hazard or coastal inundation beyond the boundaries of the site; or 2. result in the loss of any flood storage volume within a flood hazard area, unless equivalent flood storage is provided.	The earthworks will not affect flow paths or flood plains.	Complies

Table 4 – Earthworks

As set out in Table 4, the proposal will involve earthworks that are not supported by a retaining wall within 3m of a boundary, thus infringing standard EW-S6, and requiring resource consent as a **restricted discretionary** activity pursuant to rule EW-R1 of the PDP-AV.

5.5 Summary of Reasons for Consent

The proposal requires resource consent under the provisions of the PDP-AV for the following reasons:

- the proposal results in 46.52% building coverage where standard KRT-S4 permits 20% building coverage, requiring **restricted discretionary** activity resource consent pursuant to rule KRT-R1 PER-3;
- the proposal infringes the 35% impervious surface rule of KRT-R2, with 63.67% proposed, requiring resource consent as a **restricted discretionary** activity; and
- the proposal involves earthworks within 3m of the eastern and western side boundaries requiring resource consent as a **restricted discretionary** activity pursuant to rule EW-R1 of the PDP-AV.

Overall, resource consent is required as a **restricted discretionary** activity.

6. STATUTORY ASSESSMENT

The following assessment has been prepared against the relevant heads of consideration under section 104 of the RMA, and corresponds with the scale and significance of the effects that the activity may have on the environment.

Pursuant to section 104C of the RMA, in considering applications for a restricted discretionary activity a consent authority may only have regard to those matters over which discretion has been restricted. The assessment below addresses those criteria as listed in the PDP-AV.

6.1 Assessment of Effects on the Environment (Section 104(1)(a))

The proposal requires resource consent under rule KRT-R1 of the PDP-AV for infringing the maximum building coverage standard; under rule KRT-R2 for providing greater than 35% impervious area; and under rule EW-R1 for earthworks within 3m of a site boundary. This section of the report addresses the matters of discretion associated with these resource consent requirements.

6.1.1 Building coverage standard (KRT-R1)

The proposal increases building coverage from 467m² (44.5%) to 489m² (46.5%), where maximum permitted building coverage under standard KRT-S4 is 20%. The matters of discretion relevant to this infringement as set out under rule KRT-R1 are addressed in Table 5 below.

KRT-R1 PER-3	Assessment
a. The matters of discretion of any infringed standard;	
a. the size, location and design of open space;	The proposal will have a negligible adverse effect on open space, and some positive effects, because the majority of the increase in building coverage area will be a verandah over part of the outdoor living area in the northwestern corner of the site, as highlighted in yellow in Figure 6 below. The verandah will improve the amenity and function of the outdoor space.
b. the character and amenity of the surrounding area;	The additional building coverage will have no adverse effect on the character amenity and amenity of the surrounding area because: - the additions will not be visible from the street; - the additions retain the heritage values of the existing dwelling; - the additions set below the level of the dwelling at 4 Flagstaff Road.
c. the extent that screening, planting and landscaping are utilised for mitigating adverse effects; and	There will be no adverse effects on visual amenity associated with additional building coverage.
d. cultural and historic heritage values.	The additions have been designed in a manner that respects the character values of the existing building.
b. The matters listed in Policy KRT-P5	
The matters of relevance to the proposal listed under KRT-P5 are as follows: - Protection of historic heritage; - Consistency with the scale, design, amenity values and character of Kororāreka Russell - for residential activities: i. provision for outdoor living space; ii. privacy for adjoining sites; iii. access to sunlight;	The additions will not be readily visible form, and will have no adverse effects on, the historic heritage values of the scheduled property at 2 Queen Street. The proposed additions are relatively minor and will not affect the scale or appearance of the building as viewed from the street. The proposal provides improved outdoor living space for the site. The additions will have no adverse effects on privacy at 4 Flagstaff Road due to the floor level of the dwelling and the location of the garage on that site. The additions will not impede sunlight access to surrounding sites.

Table 5 – Building Scale Assessment Criteria

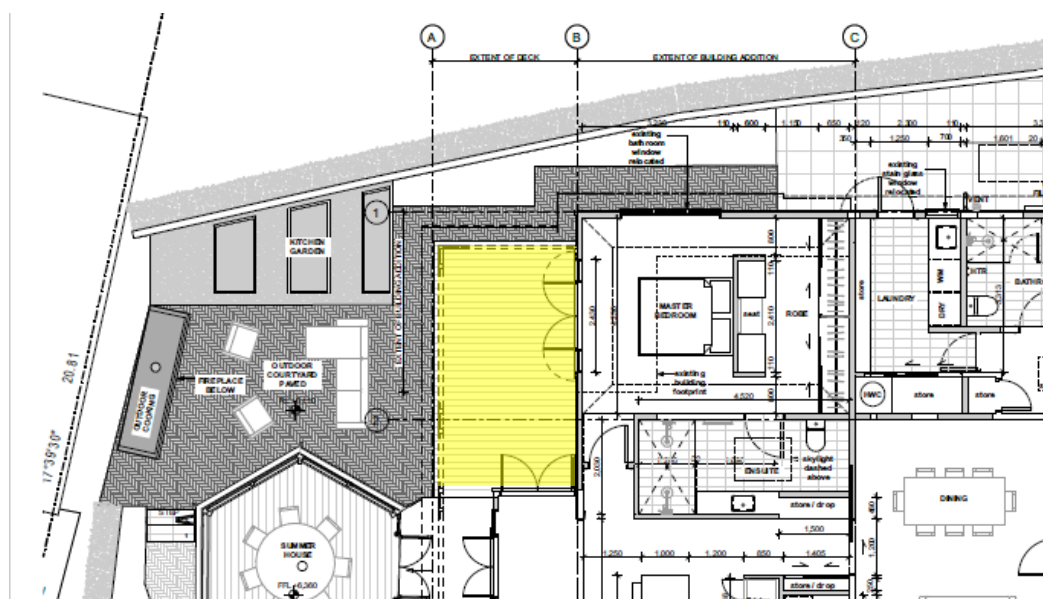


Figure 6 – Verandah addition

The proposal is considered to be consistent with the matters of discretion relating to building coverage infringements within the KRTZ, because the additions will not adversely affect the amenity of the streetscape or surrounding area, will improve the functionality of the on-site outdoor area, will not adversely affect any scheduled historic heritage, and will maintain the special character of the KRTZ.

6.1.2 Impermeable surfaces (KRT-R2)

The proposal infringes the 35% impermeable coverage rule of the KRTZ. Existing impermeable area on the site is 644m² (61.3%) and proposed impermeable area is 669m² (63.7%). Table 6 below addresses the matters of discretion of rule KRT-R2.

KRT-R2	Assessment
a. the extent to which landscaping or vegetation may reduce adverse effects of run-off;	The soft landscaped areas on the site will reduce runoff by absorbing runoff from the brick paths and patios.
b. the effectiveness of the proposed method for controlling stormwater on site;	Stormwater from the roof areas will be directed to the reticulated system, while runoff from the brick paved areas will be absorbed by surrounding lawn and garden areas. The site is located adjacent to mean highwater springs, and as such the small amount of additional runoff being directed to the reticulated network will have a negligible effect on the capacity and function on the public stormwater network.
c. the availability of land for disposal of effluent and stormwater on the site without adverse effects on adjoining waterbodies (including groundwater and aquifers) or on adjoining sites or downstream sites; and	The site connects to the reticulated stormwater and wastewater networks.

d. whether water sensitive design methods and use of green spaces can be used;	The brick pavers are expected to enable some penetration of stormwater.
e. any cumulative effects on total catchment impermeability;	Given the small scale of the addition to the dwelling, and the location of the site at the bottom of the stormwater catchment, any cumulative effects on the wider catchment are anticipated to be negligible.
f. natural hazard mitigation and site constraints; and	The proposed additional impervious area will have no adverse effect on natural hazards.
g. extent of potential adverse effects on cultural, spiritual, heritage and/or amenity values of any affected waterbodies.	The proposed additional impervious area will have no adverse effect on the cultural, spiritual, heritage and/or amenity values of any waterbody.

Table 6 – Impermeable Area Assessment Criteria

In conclusion, the effects of the proposed development in terms of stormwater management are considered to be acceptable.

6.1.3 Earthworks

Table 7 below addresses the matters of discretion relating to earthworks as set out under rule EW-R1 PER-1 of the PDP-AV

12.5A.7 Assessment Criteria	Assessment
the location, scale and volume;	The earthworks will be located within the proposed building platform and landscape area, and will be relatively minor in scale, comprising top soil removal and minimal recontouring.
depth and height of cut and fill;	Maximum cut depth is 0.22m and maximum fill depth is 0.69m. This will result in minimal visual landform modification.
the nature of filling material and whether it is compacted;	The paved area will require minor compaction of basecourse to provide a stable surface.
the extent of exposed surfaces or stockpiling of fill;	No stockpiling of fill be required, and the exposed surfaces will be stabilised as soon as practicable with hard fill and landscaping.
erosion, dust and sediment controls;	Silt control measures will be implemented by the contractor as necessary.
the risks of natural hazards, particularly flood events;	The earthworks are very minor and are not located within a floodplain, and therefore are not at risk from natural hazards.
stormwater controls;	No additional stormwater controls are required or proposed.
flood storage, overland flow paths and drainage patterns;	The earthworks area is unaffected by floods and overland flow.
the stability of land, buildings and infrastructure;	The earthworks will not affect the stability of land, buildings or infrastructure. The earthworks will tie in with existing levels at the boundaries of the property to the east (19 Wellington Street) and west (4 Flagstaff Road). The garage of 4 Flagstaff Road abuts the western shared boundary, and the small amount of fill

	proximate to the garage will not affect this building. The vegetated access strip of the rear site at 19 Wellington Street abuts the eastern shared boundary.
natural character, landscape, natural features, historic heritage, spiritual and cultural values;	The earthworks will have no effect on natural character, landscape, natural features, historic heritage, spiritual or cultural values.
the life-supporting capacity of soils;	The earthworks will have no adverse effect on the life-supporting capacity of soils.
the location and use of infrastructure;	The earthworks are not being undertaken for the purpose of providing infrastructure.
temporary or permanent nature of any adverse effect;	The earthworks will not give rise to any adverse effect.
traffic and noise effects;	The earthworks will not give rise to traffic or noise effects.
time of year earthworks will be carried out and duration of the activity; and	The earthworks are expected to take 1-2 days to complete, and could be completed any time of the year, weather dependant.
impact on visual and amenity values.	The earthworks will not be visible from a public place, will have a minimal effect on landform, and will have no adverse effects on visual or amenity values.

Table 7 – Earthworks Assessment Criteria



Figure 7 – Garage at 4 Flagstaff Road

In summary, the proposed earthworks will have no adverse effects on stability, natural hazards, the receiving environment, or on visual amenity.

6.1.4 Section 104(1)(a) Conclusion

Overall, the proposal's effects arising from the building coverage, impermeable surface and earthworks infringements are considered acceptable. The modest additions will maintain the heritage character and amenity of the site and surrounding area while improving the functionality of the outdoor living space; stormwater effects will be negligible because roof runoff will discharge to the reticulated network and runoff from paved areas will be absorbed by surrounding landscaped areas; and the minor, short-duration earthworks will be appropriately managed and will not adversely affect land stability, natural hazards, the receiving environment, historic heritage, or visual amenity.

6.2 **Relevant Statutory Documents (Section 104(1)(b))**

In considering an application for resource consent, Section 104(1)(b) of the RMA requires consideration of any relevant provisions of a plan or proposed plan, national environmental standards, and national and regional policy statements.

This application is for a restricted discretionary activity and the only relevant document is considered to be the PDP-AV. Furthermore, because the application requires restricted discretionary activity resource consent, the objectives and policies of the PDP-AV are only relevant insofar as they inform the assessment criteria addressed on section 6.1 above.

6.2.1 Kororāreka Russell Township zone

The objective and policy framework of the PDP-AV seeks to enable residential development and compatible non-residential activities within the KRTZ while ensuring that development remains subordinate and sympathetic to its distinctive historic village character, landscape and coastal setting, cultural and ecological values, and established amenity. Development is expected to be appropriately scaled, designed, landscaped and serviced, while maintaining a high-quality residential environment and supporting the social and economic wellbeing of the community.

The proposed additional building coverage and impermeable area will have no adverse effect on the historic or amenity values of Kororāreka Russell, and the proposal will provide additional outdoor living amenity for the occupants of the site. Any adverse effects with regard to stormwater runoff will be negligible, due to the small scale of the additional impermeable area, and the location of the site adjacent to the coastal marine area.

6.2.2 Earthworks

The objectives and policies of the earthworks chapter of the PDP-AV seek to enable earthworks necessary for subdivision, development and infrastructure while managing adverse effects. They seek to protect amenity, heritage and cultural values, natural character and biodiversity, maintain land stability and public safety, and manage natural hazards, erosion, sediment, stormwater and drainage. Earthworks should also be appropriate to the site and integrated with the design of subdivision and development.

The proposal requires consent for earthworks due to the proximity of the earthworks to the boundary. Only a small area of fill is proposed proximate to the boundary, so that there will be no adverse effect on the stability of the neighbouring sites at 4 Flagstaff Road and 19 Wellington Street. The earthworks are not of a scale, or in a location, where there will be adverse effects with regard to natural hazards or amenity, cultural or ecosystem values.

6.3 **Other Matters (Section 104(1)(c))**

No other matters are considered relevant with respect to this application.

6.4 **Part 2 of the Act**

The proposal is consistent with the purpose of the RMA as it promotes the efficient use of residential land resources through the development of the site to meet the needs of the occupants, and the protection of historic heritage, without creating unacceptable adverse effects on the environment.

6.5 **Section 104 Conclusion**

The above assessment has been undertaken in accordance with the relevant considerations set out in section 104 of the RMA. Based on this assessment it is concluded that:

- The adverse effects on the environment will be acceptable and the proposal will have positive effects on on-site amenity.
- The proposal is consistent with the objectives and policies of the PDP-AV.
- With reference to Section 104(1)(c) of the RMA, no other matters are considered relevant to the assessment of the application.
- The proposal is consistent with the purpose and principles of the RMA.

7. NOTIFICATION ASSESSMENT

Council is required to consider public and limited notification of a restricted discretionary activity resource consent application in accordance with sections 95A and 95B of the RMA, respectively.

7.1 Public Notification Assessment (Section 95A)

Section 95A of the RMA sets out circumstances where public notification of a resource consent application is mandatory or precluded, and, in instances where these circumstances do not arise, the standard tests for notification. The steps that must be followed in determining whether to notify a resource consent application are set out in Table 8, below.

95A Public Notification	Assessment
Step 1: <i>Council must publicly notify an application for resource consent if:</i> (a) <i>the applicant has requested that the application be publicly notified:</i> (b) <i>public notification is required under section 95C:</i> (c) <i>the application is made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977</i>	The Applicant does not request public notification and the application is not made jointly with an application to exchange recreation reserve land. <i>Public notification not required</i>
Step 2: Step 2: <i>If not required by Step 1, public notification is precluded in the following circumstances (unless Step 4 applies):</i> (a) <i>the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes public notification:</i> (b) <i>the application is for a resource consent for 1 or more of the following, but no other, activities:</i> (i) <i>a controlled activity:</i> (ii) <i>repealed</i> (iii) <i>a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity</i> (iv) <i>repealed</i>	The proposed development is a restricted discretionary activity but is not precluded from public notification. <i>Public notification not precluded</i>
Step 3: <i>If not precluded by Step 2, public notification is required where:</i> (a) <i>the application is for a resource consent for 1 or more activities, and</i>	As set out in section 6.1 above, the adverse effects of the proposal in relation to those matters over which discretion has been restricted will be no more than minor.

95A Public Notification	Assessment
<i>any of those activities is subject to a rule or national environmental standard that requires public notification:</i> <i>(b) the consent authority decides, in accordance with section 95D, that the activity will have or is likely to have adverse effects on the environment that are more than minor.</i>	<i>Public notification not required</i>
Step 4: <i>Notwithstanding the outcome of Steps 1 to 3, an application for resource consent must be publicly notified where special circumstances exist in relation to the application that warrant public notification.</i>	There are no special circumstances that make the public notification of the application desirable. The proposal involves only minor additions to an existing dwelling that are not subject to any heritage protections. <i>No special circumstances</i>

Table 8: Section 95A Public Notification Assessment

In this instance, public notification of the application is not considered to be necessary under section 95A of the RMA.

7.2 Limited Notification Assessment (Section 95B)

If a consent authority does not publicly notify an application for a resource consent, it must decide whether there are any affected persons under section 95B of the RMA. Section 95B also sets out circumstances where limited notification of a resource consent is mandatory and where limited notification is precluded. In instances where these circumstances do not arise, the standard tests for limited notification apply. The steps that must be followed in determining whether to limited notify a resource consent application are set out in Table 9, below.

95B Limited Notification	Assessment
Step 1: <i>(2) Council must determine whether there are any:</i> <i>(a) affected protected customary rights groups; or</i> <i>(b) affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity).</i> <i>(3) Council must then determine:</i> <i>(a) whether the proposed activity is on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement</i>	No such circumstances apply. <i>Limited notification not required</i>

95B Limited Notification	Assessment
<i>made in accordance with an Act specified in Schedule 11; and</i> (b) <i>whether the person to whom the statutory acknowledgement is made is an affected person under section 95E.</i> <i>Council must notify the application to each affected group identified under subsection (2) and each affected person identified under subsection (3).</i>	
Step 2: <i>If not required by Step 1, limited notification is precluded in the following circumstances (unless Step 4 applies):</i> (a) <i>the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification:</i> (b) <i>the application is for a resource consent for either or both of the following, but no other, activities:</i> (i) <i>a controlled activity that requires consent under a district plan (other than a subdivision of land):</i> (ii) <i>a prescribed activity (see section 360H(1)(a)(ii)).</i>	The proposed development is not precluded from limited notification. Limited notification not precluded
Step 3: <i>If not precluded by Step 2, limited notification is required where Council determines that</i> (1) <i>In accordance with section 95E, the following persons are affected persons:</i> (a) <i>in the case of a boundary activity, an owner of an allotment with an infringed boundary; and</i> (b) <i>in the case of any activity prescribed under section 360H(1)(b), a prescribed person in respect of the proposed activity.</i> (2) <i>In the case of any other activity, a person is an affected person in accordance with section 95E.</i>	Refer to the Section 95E assessment, below. Limited notification not required.
Step 4: <i>Notwithstanding the outcome of Steps 3 and 4, an application for resource consent must be limited notified to persons where Council determine that special circumstances exist in relation to the</i>	There are no special circumstances with respect to this application. No special circumstances

95B Limited Notification	Assessment
<i>application that warrant the application being publicly notified to any other persons not already determined to be eligible for limited notification.</i>	

Table 9: Section 95B Limited Notification Assessment

7.3 Section 95E Assessment (Affected Persons)

Section 95E of the Act states that the consent authority, in assessing an activity's adverse effects on a person for the purpose of that section:

- (a) *may disregard an adverse effect of the activity on the person if a rule or a national environmental standard permits an activity with that effect;*
- (b) *must, if the activity is a controlled activity or a restricted discretionary activity, disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion;*
- (c) *must have regard to every relevant statutory acknowledgement made in accordance with an Act specified in Schedule 11.*

The matters for which resource consent is sought are set out in Section 5 of this assessment. Effects on specific sites, identified in Figure 8 adjoining the proposed development have been addressed in further detail, below.



Figure 8: Adjacent sites

7.3.1 4 Flagstaff Road

The proposal will not adversely affect the amenity or outlook of 4 Flagstaff Road. The garage at 4 Flagstaff Road also abuts the shared boundary and provides a visual buffer, and the dwelling at 4 Flagstaff Road sits above the level of the existing dwelling and proposed additions on the subject site. The additions readily comply with the applicable height in relation to boundary standards. Accordingly, they will not materially interrupt views or outlook from the property, result in an overbearing built form, or give rise to additional shading or loss of privacy. The associated earthworks are minor and tie into existing levels at the boundary. Overall, any adverse effects on the amenity and views of 4 Flagstaff Road will be less than minor.

7.3.2 19 Wellington Street

The proposal will not adversely affect the amenity or outlook of 19 Wellington Street. As shown in Figure 6, that property is located to the north of the site, with established vegetation and separation between the respective dwellings. The additions are modest in scale, are integrated with the existing form and roofline of Cavalli House, and do not increase the maximum height of the building. While the addition may be visible from 19 Wellington Street, it will be read as a relatively small extension to the existing dwelling rather than as a new or dominant built element. The proposal will therefore not materially obstruct the outlook available from 19 Wellington Street or alter the existing residential character and amenity experienced from that property. Any adverse effects on amenity and views will be less than minor.

There will be minor excavations adjacent to the western boundary of the access leg serving 19 Wellington Street. The earthworks are required to provide a platform for the spa pool, and will tie into existing levels at the boundary. The minor earthworks will have no adverse effects on the stability of the access strip serving 19 Wellington Street.

7.3.3 2 Queen Street

The dwelling at 2 Queen Street is located to the east of the application site and is separated from the subject site by a substantial area of open lawn and established vegetation. The proposed additions are confined to the north-western part of the existing dwelling. The proposed additions will not be visible from the dwelling at 2 Queen Street. Any adverse effects on amenity, outlook and heritage setting will therefore be less than minor.

7.4 Notification Recommendation

It is recommended that, pursuant to sections 95A and 95B of the RMA, this application is processed without notice because:

- The adverse effects of the proposal will be less than minor;
- The Applicant does not invite public notification;
- No persons are considered to be adversely affected to a degree that is minor or more than minor; and
- There are no special circumstances to warrant notification.

8. CONCLUSION

This application seeks land use resource consent for additions and alterations to Cavalli House at 21 Wellington Street, Russell, together with the redevelopment of the associated outdoor living area and minor earthworks. The site is within the Kororāreka Russell Township zone, the Part B – Wellington Street Heritage Area Overlay and the Coastal Environment under the PDP-AV. Overall, the proposal requires restricted discretionary activity consent for exceeding the maximum building coverage standard of the KRTZ, for providing more than 35% impermeable area in the KRTZ, and for undertaking earthworks within the required boundary setback.

The assessment concludes that the proposal's adverse effects on the environment will be acceptable. The additions are modest, integrate with the existing dwelling, maintain the heritage character and amenity of the site and surrounding area, and improve the functionality of the on-site outdoor living space. Stormwater effects will be negligible, and the minor earthworks can be appropriately managed without adversely affecting land stability, natural hazards, the receiving environment, historic heritage or visual amenity. The proposal is consistent with the relevant objectives and policies of the PDP-AV and with the purpose and principles of the RMA.

Accordingly, it is recommended that the application be processed without public or limited notification pursuant to sections 95A and 95B of the RMA. It is requested that Council grant land use resource consent to the proposal under delegated authority, subject to appropriate conditions.

PLANNING FOCUS LIMITED

Author

Reviewed by

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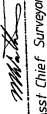


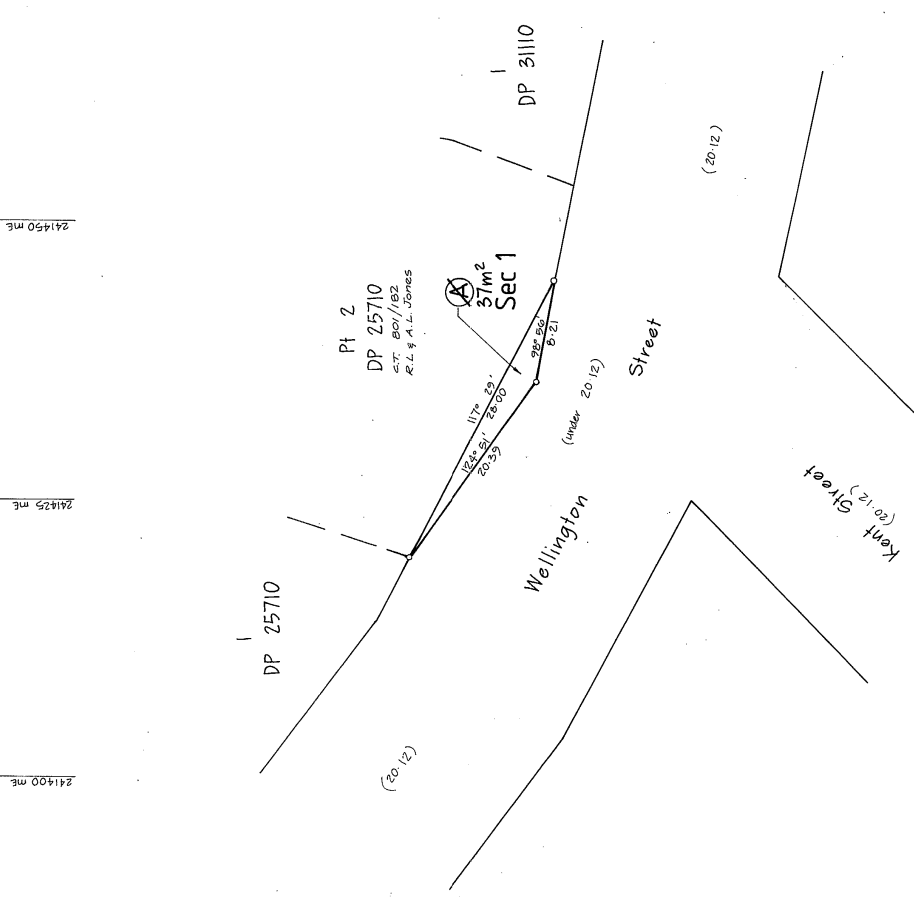

R.W. Muir
Registrar-General
of Land

Identifier **NA80D/546**
Land Registration District **North Auckland**
Date Issued 16 November 1990

Estate Fee Simple
Area 37 square metres more or less
Legal Description Section 1 Survey Office Plan 65689
Registered Owners
Roger Bruce Jones, Catherine Louise Jones and Robert Lewis England

Interests
12065380.2 Mortgage to ANZ Bank New Zealand Limited - 31.3.2021 at 1:57 pm

		Appendix Roads shown are legal.	
ROAD TO BE STOPPED Shown Pt 2, DP 25710		Area 57m ²	
Road Public by Crown Grant Southwesternward A			
is adopted pursuant to Section 342 (1) (a) Local Government Act 1974 and the 10th Schedule thereto. Now Section 1, SO 65689  13.11.90 Asst Chief Surveyor			
Total Area 57m ² Comprised in		I, David Brett, King of Russell Registered Surveyor and holder of an annual practicing certificate (or who is a duly qualified Surveyor) do hereby certify that this plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof. Date of Plan this 19th day of August 1990 at Russell in the Northland District Field Book P. Traverse Book P. Reference Plus Examined  Correct Approved as to Survey 7/9/90 Asst Chief Surveyor Deposited this 19 day of 1990 District Land Registrar File T100-OL-C350 SO 65689 Received Instructions	



241450 mE
 241425 mE
 241400 mE
 679425 mN
 679400 mN
 679375 mN
 Pt 2
 DP 25710
 C.T. BO/182
 R.L. & A.L. JONES
 37m²
 Sec 1
 117° 59'
 124.51
 20.33
 174° 59'
 6.21
 (under 20 12)
 Wellington Street
 (20 12)
 Kent Street
 (20 12)

LAND DISTRICT NORTH AUCKLAND SURVEY BLK. & DIST. 1 RUSSELL NZMS 261 SHT 608 RECORD MAP No 3-08	ROAD TO BE STOPPED Surveyed by Von Sturmer, Galkoon & Henry Scale 1 : 250 Date August 1990	TERRITORIAL AUTHORITY For North District Council Surveyed by Von Sturmer, Galkoon & Henry Scale 1 : 250 Date August 1990
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 CENTIMETRES
 DATE 22.11.90
 MICROFILM SYSTEMS



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UNDER LAND TRANSFER ACT 2017
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R.W. Muir
Registrar-General
of Land

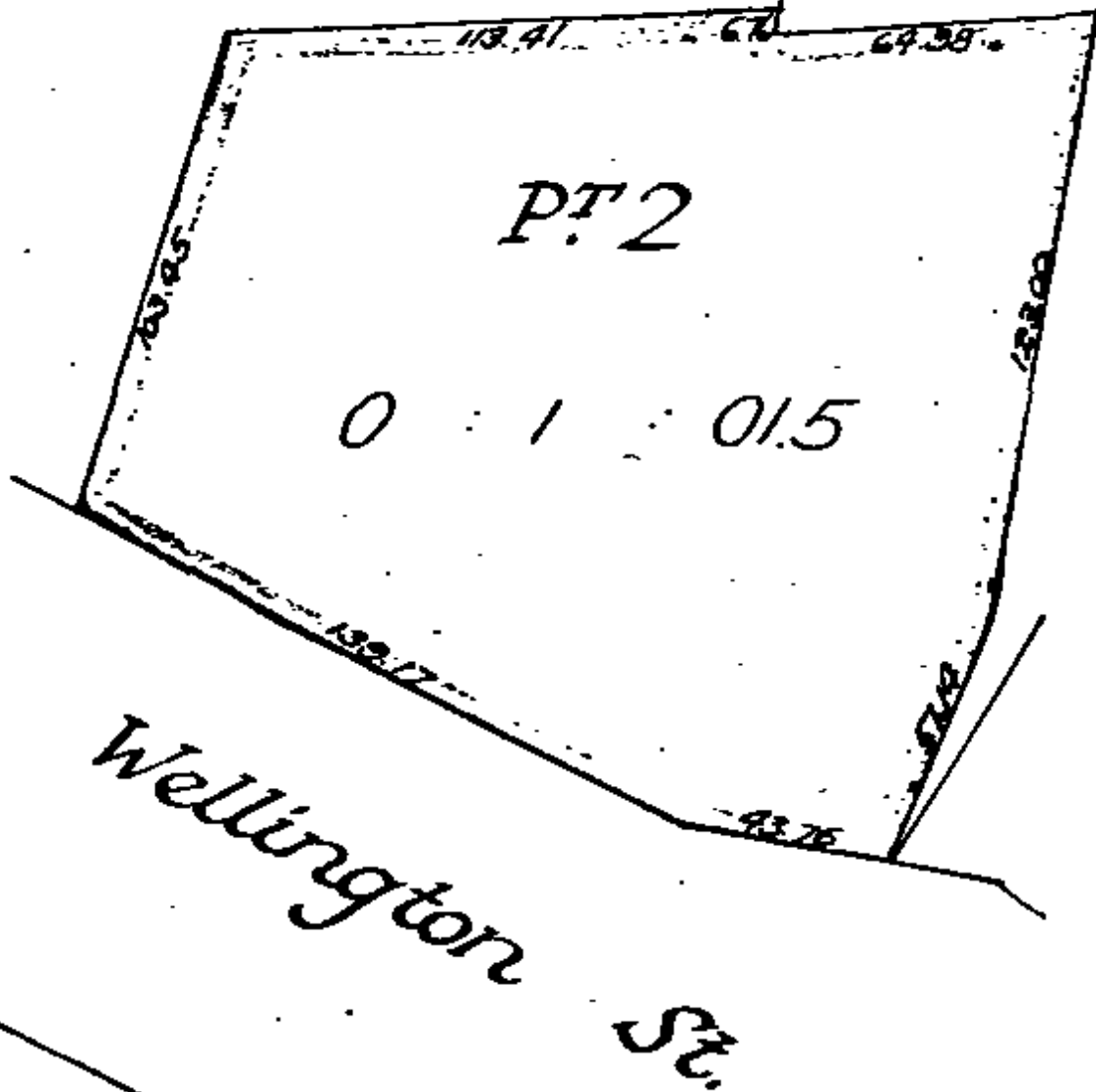
Identifier **NA801/182**
Land Registration District **North Auckland**
Date Issued 04 June 1943

Prior References
NA670/263

Estate Fee Simple
Area 1050 square metres more or less
Legal Description Part Lot 2 Deposited Plan 25710
Registered Owners
Roger Bruce Jones, Catherine Louise Jones and Robert Lewis England

Interests
12065380.2 Mortgage to ANZ Bank New Zealand Limited - 31.3.2021 at 1:57 pm

D.P.31110



NER

SHEET	REV	SHEET NAME
ALL DRAWINGS		
000	-	COVER
100 PLANS		
100	-	EXISTING SITE PLAN
110	01	PROPOSED SITE PLAN
120	01	EXISTING & PROPOSED SITE COVERAGE CALCULATIONS
130	01	EXISTING & PROPOSED SITE CUT AND FILL CALCULATIONS & TP PLAN
150	01	EXISTING GROUND FLOOR PLAN
151	01	EXISTING ROOF PLAN
152	01	PROPOSED GROUND FLOOR PLAN
161	01	PROPOSED ROOF PLAN
200 ELEVATIONS		
200	01	EXISTING SOUTH & WEST ELEVATIONS
201	01	EXISTING NORTH & EAST ELEVATIONS
202	01	PROPOSED NORTH & EAST ELEVATIONS
203	01	PROPOSED SOUTH & WEST ELEVATIONS

DATE
2/10/2026

ISSUE
RESOURCE CONSENT

CAVALLI HOUSE

FOR CATHERINE & ROGER JONES

21 WELLINGTON STREET

RUSSELL TOWNSHIP, RUSSELL

RESOURCE CONSENT DRAWINGS

SALMOND
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LIMITED

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salmondreed.co.nz

GENERAL NOTES - SITE PLANS

NOTE: HEIGHTS IN TERMS OF NZVD2016 BASED ON
SURVEY PLAN BY GEOSURVEY DATED 14-04-2026

ALL DRAWINGS TO BE PRINTED & READ IN COLOUR

SITE LOCATION MAP NOT TO SCALE



SITE INFORMATION

ADDRESS 21 WELLINGTON STREET
RUSSELL TOWNSHIP
RUSSELL 0202

LEGAL DESCRIPTION PART LOT 2 DP 25710

ZONE RUSSELL TOWNSHIP ZONE
OVERLAYS HERITAGE AREA AND COASTAL
ENVIRONMENT ZONE

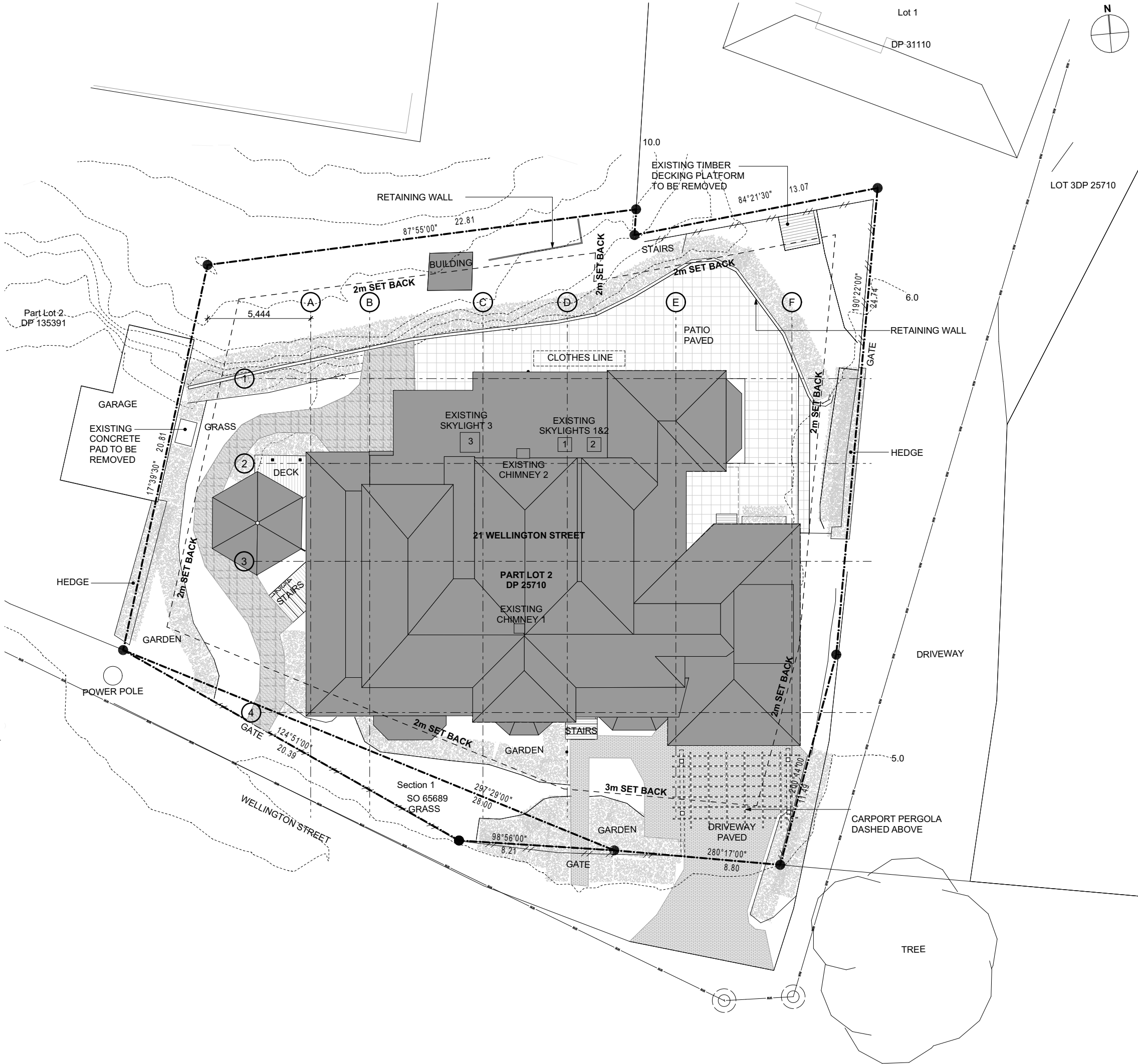
LEGEND - SITE PLANS

- BOUNDARY
- YARD SETBACK
- CONTOUR
- FENCE
- STORMWATER DRAIN
- WASTE WATER DRAIN

- EXISTING ROOF
- PROPOSED ROOF
- PROPOSED PAVING
- PROPOSED PAVING
- EXISTING PAVING
- EXISTING PAVING

NO BOUNDARY SETBACK IS REQUIRED
FOR A MAXIMUM TOTAL LENGTH OF 10M
ALONG ANY ONE SUCH BOUNDARY

NOTE: TITLE SECTION 1 SURVEY OFFICE
PLAN 65689 IS OWNED BY SAME OWNERS
AS 21 WELLINGTON STREET (PART LOT 2
DP 25710) BUT HAS NOT BEEN INCLUDED
IN COVERAGE CALCULATIONS



DATE 2/10/2026
ISSUE RESOURCE CONSENT

REV DATE AMENDMENT

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PROJECT
CAVALLI HOUSE

21 WELLINGTON STREET

RUSSELL 0202

STAGE
RESOURCE CONSENT

DRAWING TITLE
EXISTING SITE PLAN

PROJECT NO. 2026-006
DRAWING NO. 100
DATE 2/10/2026
REVISION -
DRAWN BY SRA
SCALE @ A3
1:200

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SITE LOCATION MAP

NOT TO SCALE



SITE INFORMATION

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RUSSELL TOWNSHIP
RUSSELL 0202

LEGAL DESCRIPTION PART LOT 2 DP 25710

ZONE RUSSELL TOWNSHIP ZONE
HERITAGE AREA AND COASTAL
ENVIRONMENT ZONE

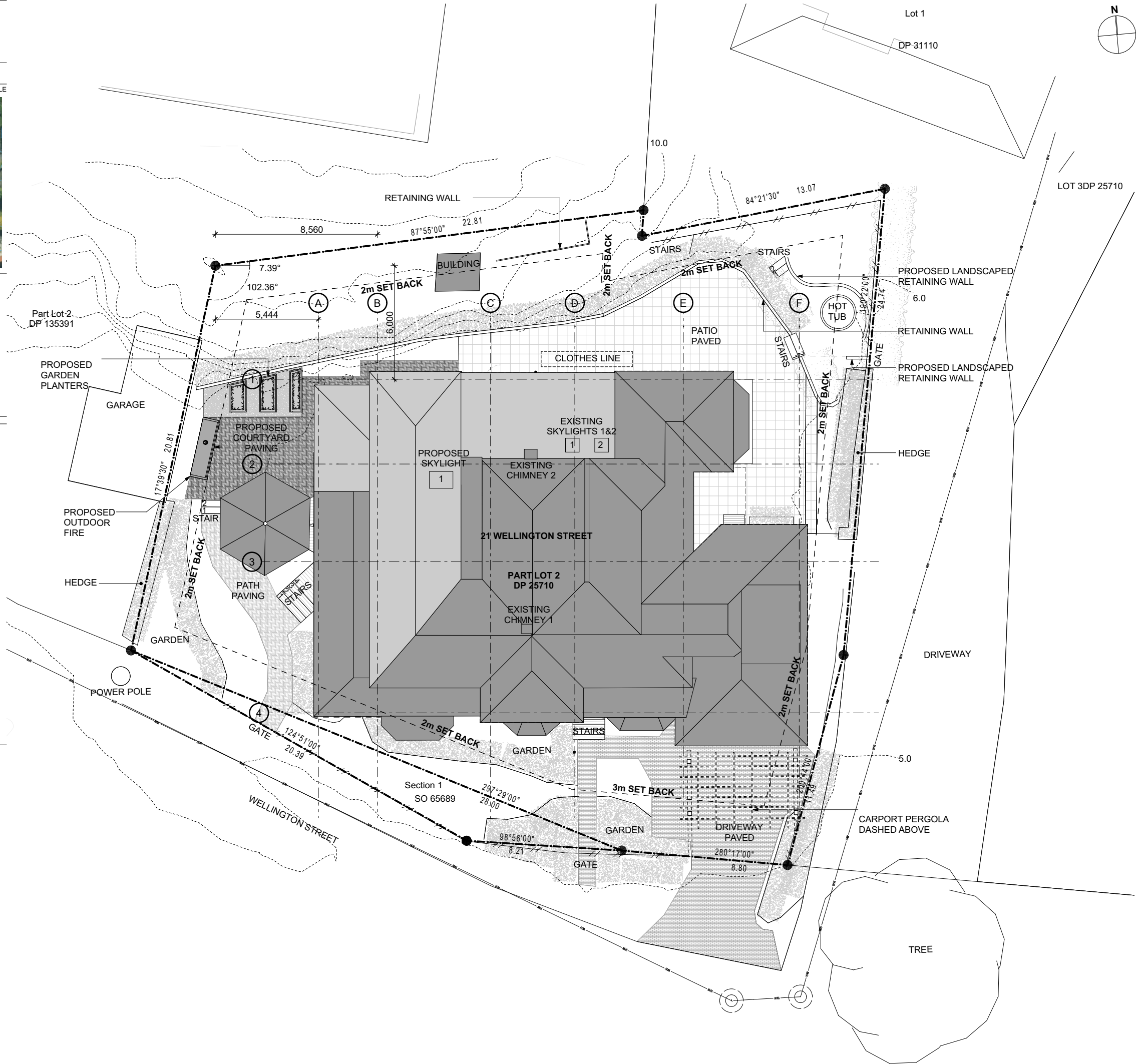
LEGEND - SITE PLANS

- BOUNDARY
- YARD SETBACK
- CONTOUR
- FENCE
- STORMWATER DRAIN
- WASTE WATER DRAIN

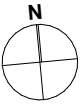
- EXISTING ROOF
- PROPOSED ROOF
- PROPOSED PAVING
- PROPOSED PAVING
- EXISTING PAVING
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DATE 2/10/2026
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21 WELLINGTON STREET

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STAGE
RESOURCE CONSENT

DRAWING TITLE
PROPOSED SITE PLAN

PROJECT NO. 2026-006	DRAWING NO. 110
DATE 2/10/2026	REVISION 01
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SITE INFORMATION

ADDRESS 21 WELLINGTON STREET
RUSSELL TOWNSHIP
RUSSELL 0202

LEGAL DESCRIPTION PART LOT 2 DP 25710

ZONE RUSSELL TOWNSHIP ZONE
HERITAGE AREA AND COASTAL
ENVIRONMENT ZONE

OVERLAYS

LEGEND - SITE PLANS

- BOUNDARY
- YARD SETBACK
- CONTOUR
- FENCE
- SW--- STORMWATER DRAIN
- WW--- WASTE WATER DRAIN

SITE COVERAGE CALCULATIONS

PROPOSED DISTRICT PLAN

TOTAL SITE AREA	1050m ²
NET SITE AREA	1050m ²

BUILDING COVERAGE AREA

MAXIMUM	20.00%	210.00m ²
EXISTING	44.46%	466.83m ²
PROPOSED	46.52%	488.51m ²

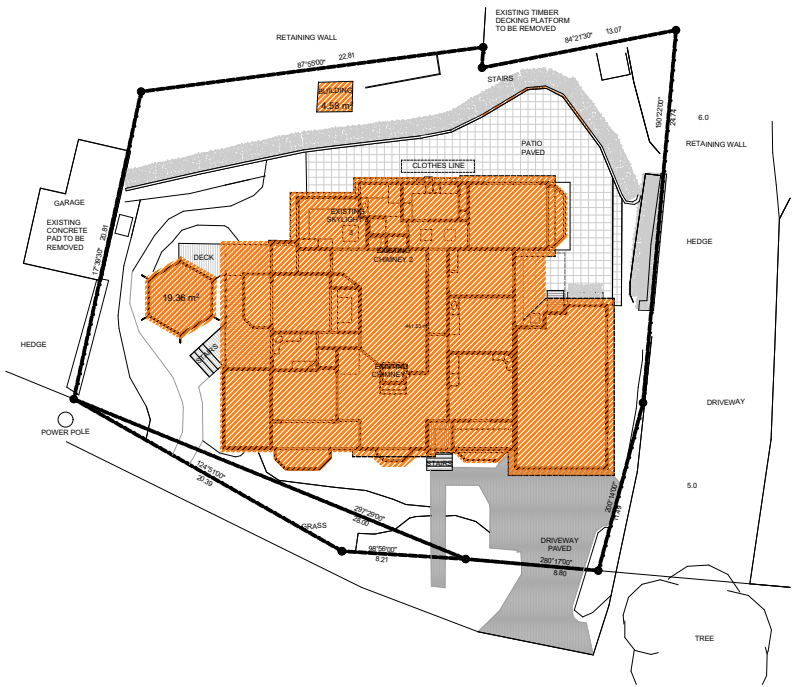
IMPERMEABLE AREA

MAXIMUM	35.00%	367.50m ²
EXISTING	61.42%	644.86m ²
PROPOSED	63.67%	668.51m ²

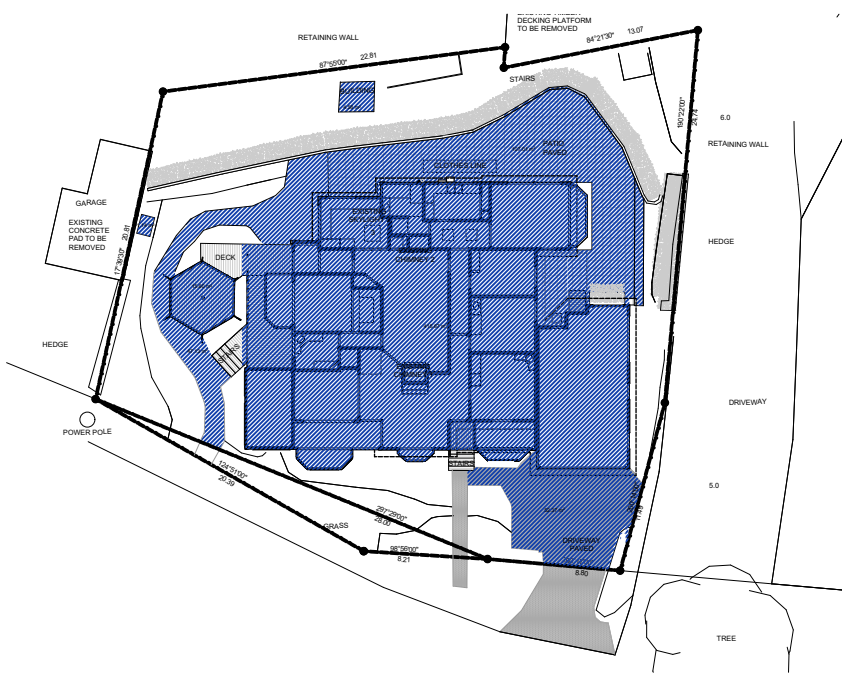
LEGEND - SITE COVERAGE

- BUILDING COVERAGE
- IMPERMEABLE AREA

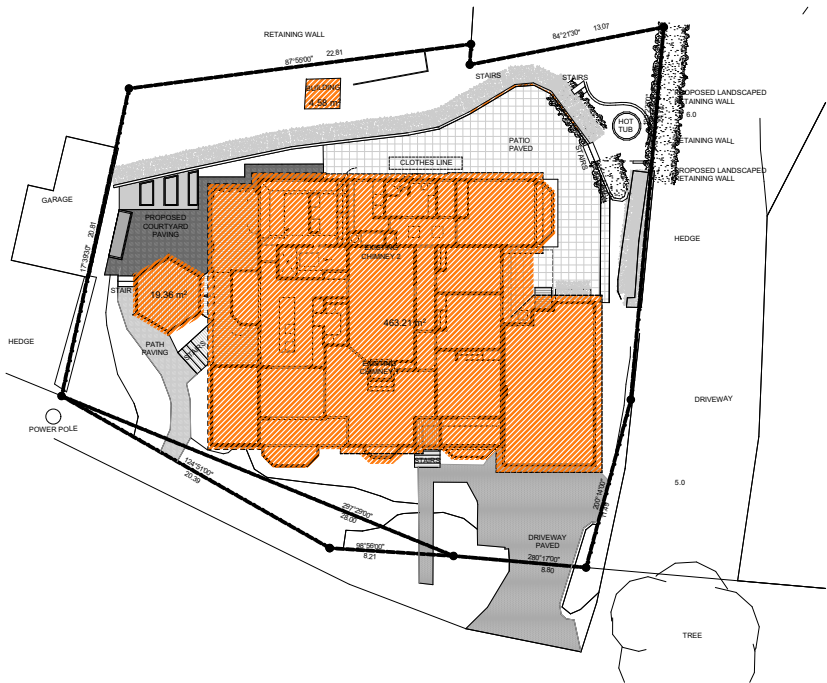
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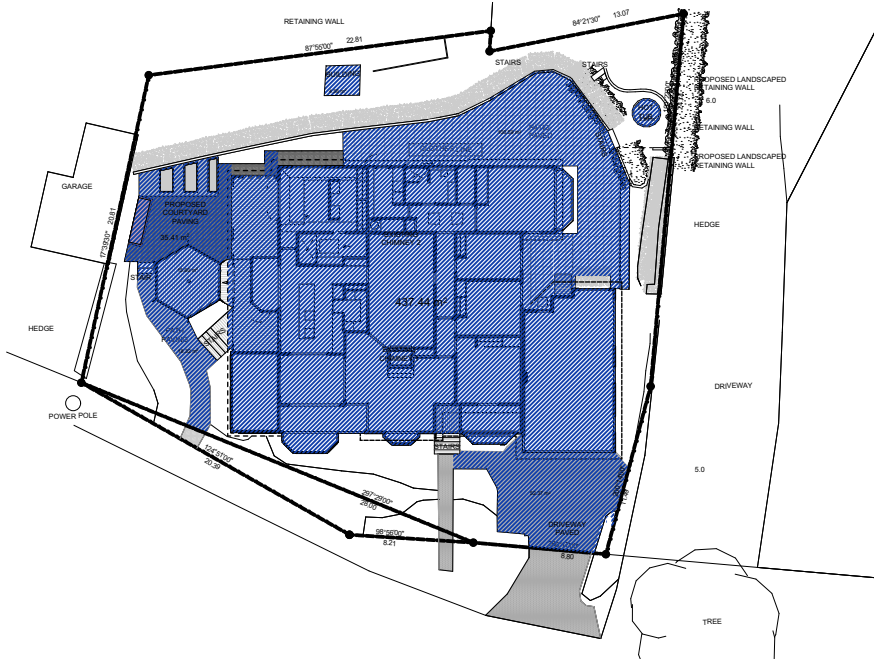
EXISTING - BUILDING COVERAGE



EXISTING - IMPERMEABLE



PROPOSED - BUILDING COVERAGE



PROPOSED - IMPERMEABLE

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DRAWING TITLE
EXISTING & PROPOSED SITE
COVERAGE CALCULATIONS

PROJECT NO.	DRAWING NO.
2026-006	120
DATE	REVISION
2/10/2026	01
DRAWN BY	SCALE @ A3
SRA	1:500

CUT AND FILL CALCULATIONS

CUT

For new concrete slab approx:

10.76m2

3.3m3

For new deck approx:

16.76m2

6.2m3

For new paving approx:

35.88m2

8.97m3

For spa pool approx:

14.99m2

5.17m3

TOTAL CUT APPROX: 78.39m²

23.64m³

FILL

For new paving approx:

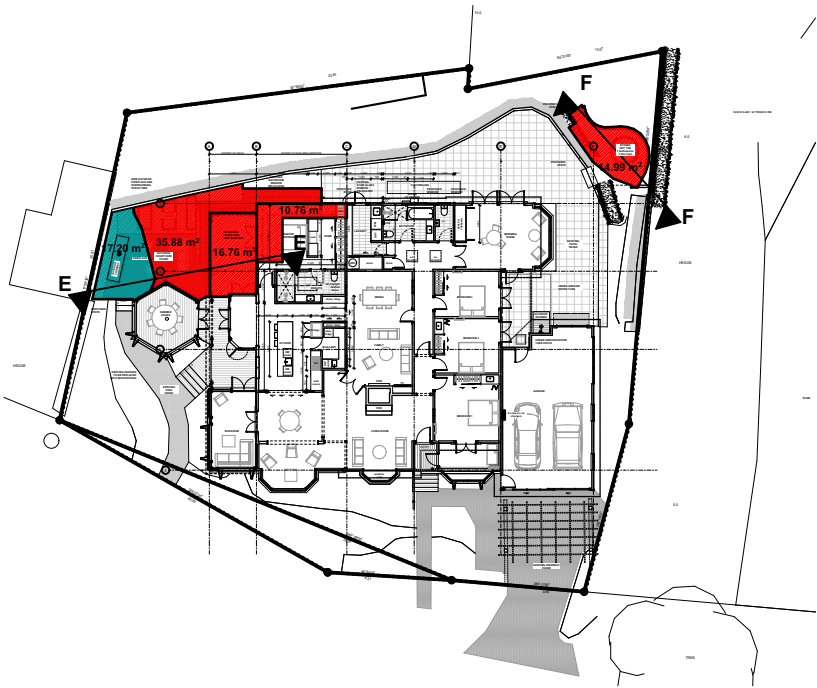
17.20m2

4.71m3

LEGEND - SITE COVERAGE

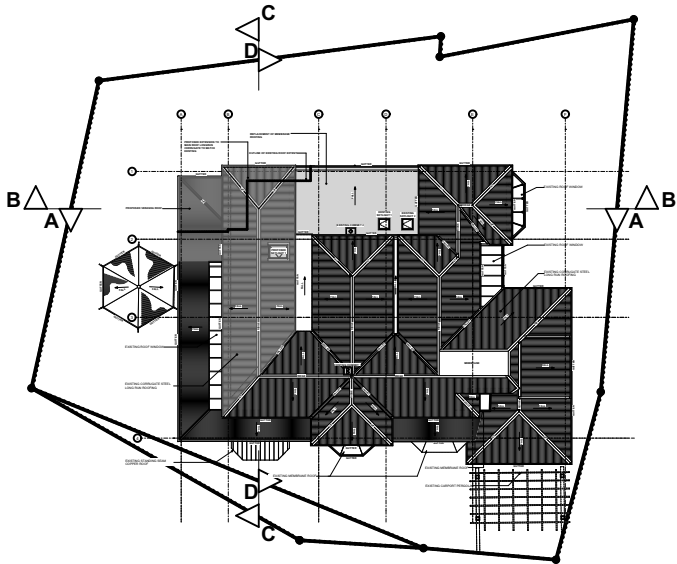
- CUT
- FILL

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PROPOSED CUT AND FILL

1:500



TOWN PLANNING SECTION LINE REFERENCE PLAN

1:500

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PROJECT
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21 WELLINGTON STREET

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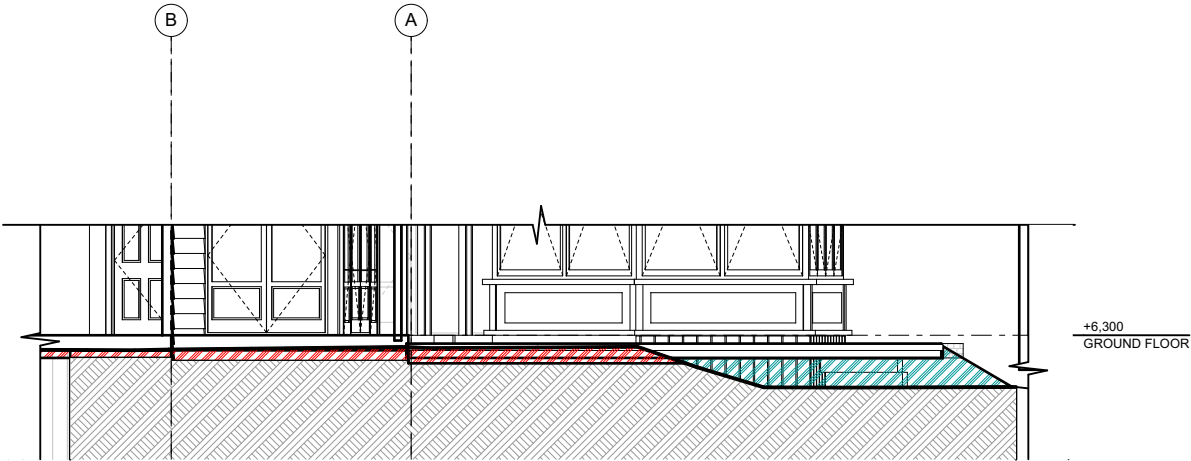
STAGE
RESOURCE CONSENT

DRAWING TITLE
EXISTING & PROPOSED SITE CUT
AND FILL CALCULATIONS & TP PLAN

PROJECT NO.	DRAWING NO.
2026-006	130
DATE	REVISION
2/10/2026	01
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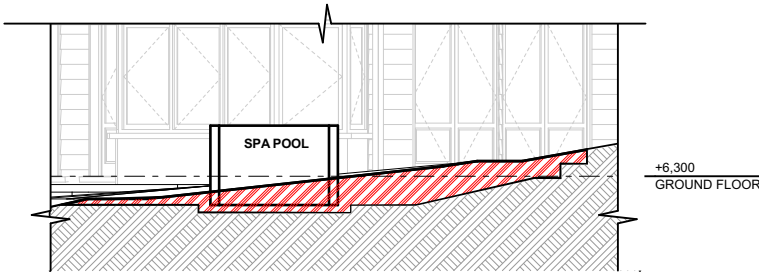
221mm MAXIMUM CUT HEIGHT
OF PROPOSED DESIGN



CUT AND FILL - CROSS SECTION EE

1:100

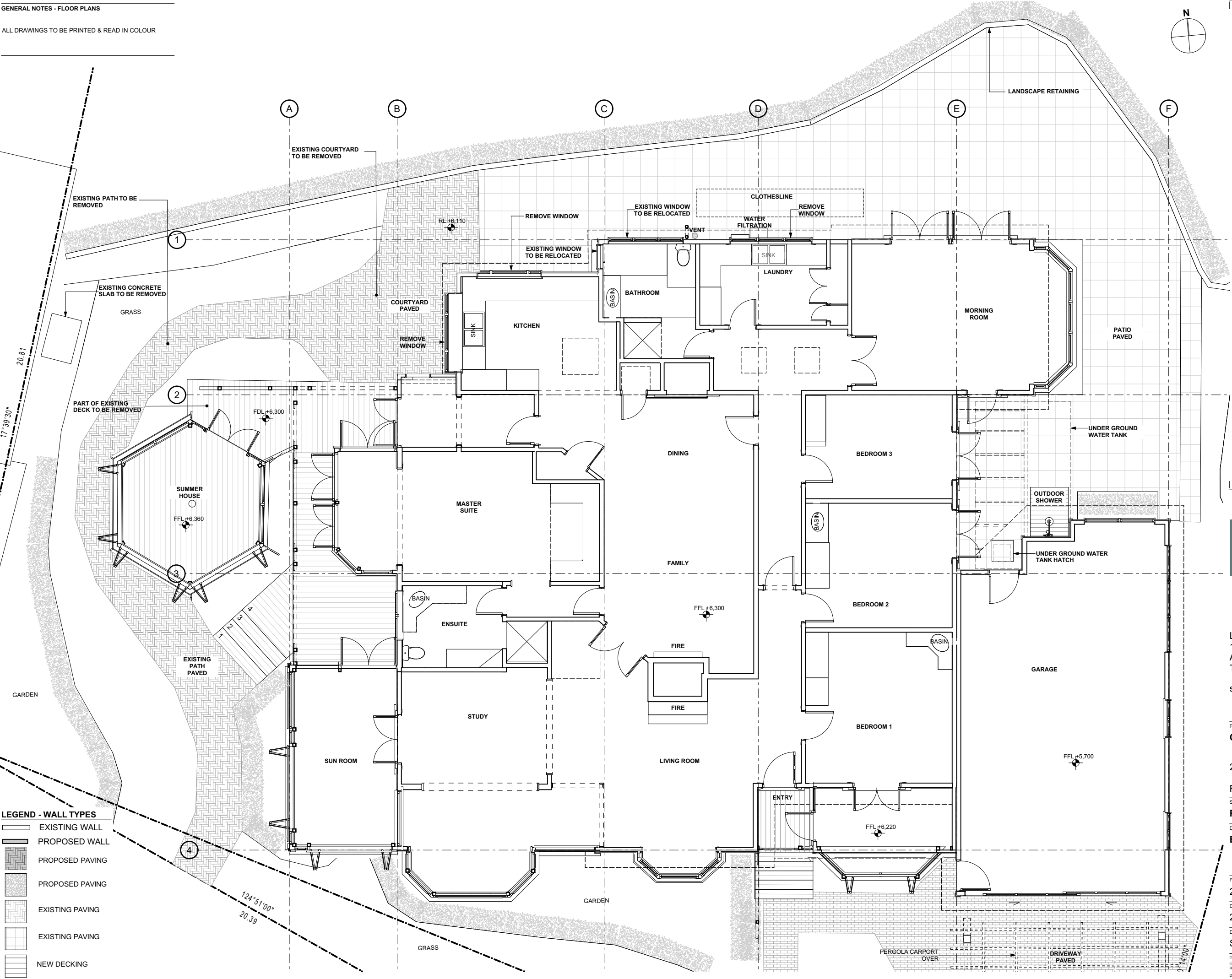
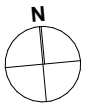
547mm MAXIMUM FILL HEIGHT
OF PROPOSED DESIGN



CUT AND FILL- CROSS SECTION FF

1:100

690mm MAXIMUM CUT HEIGHT
OF PROPOSED DESIGN



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21 WELLINGTON STREET

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STAGE
RESOURCE CONSENT

DRAWING TITLE
EXISTING GROUND FLOOR PLAN

PROJECT NO.
2026-006

DRAWING NO.
150

DATE
2/10/2026

REVISION

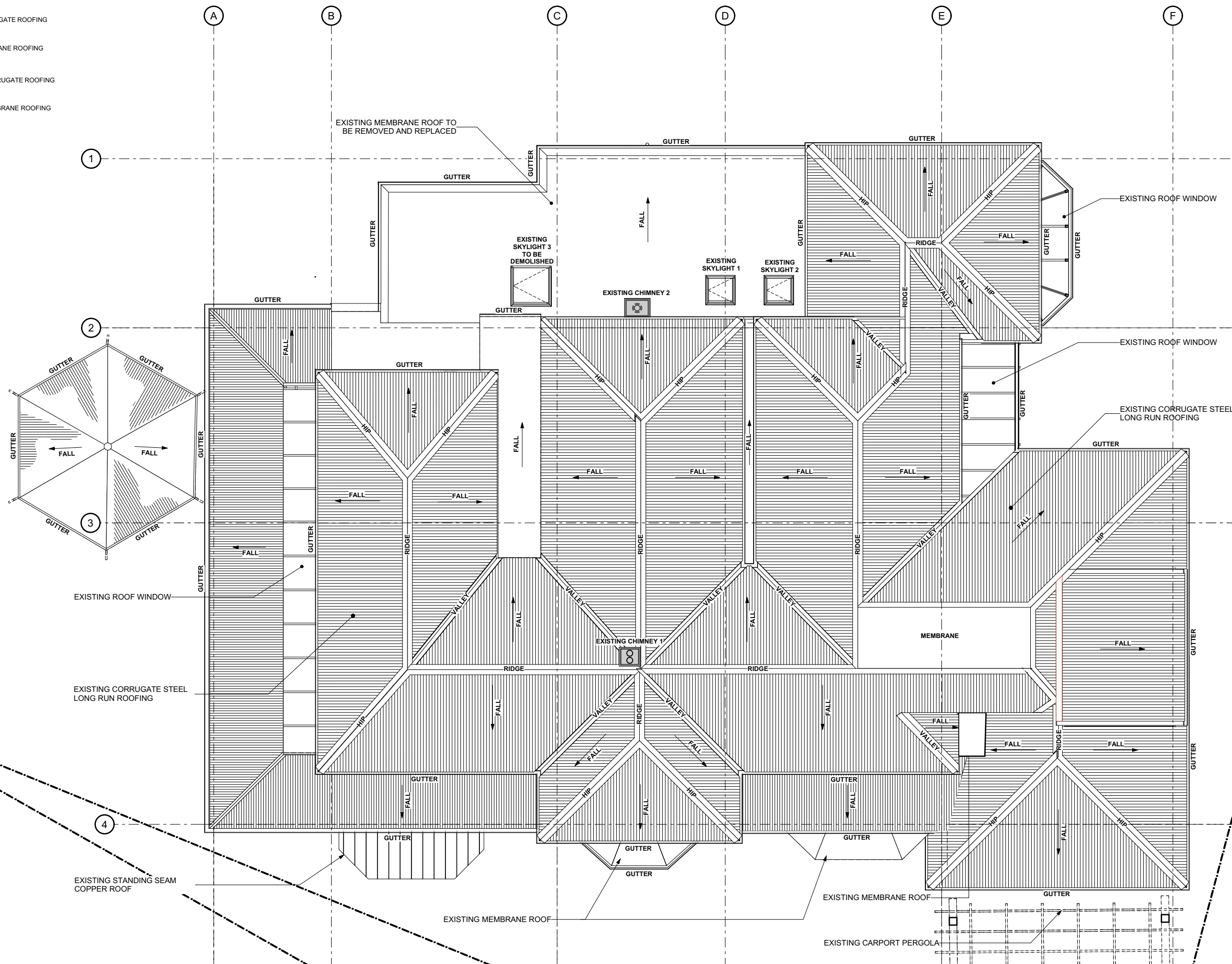
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 EXISTING CORRUGATE ROOFING
 EXISTING MEMBRANE ROOFING
 PROPOSED CORRUGATE ROOFING
 PROPOSED MEMBRANE ROOFING



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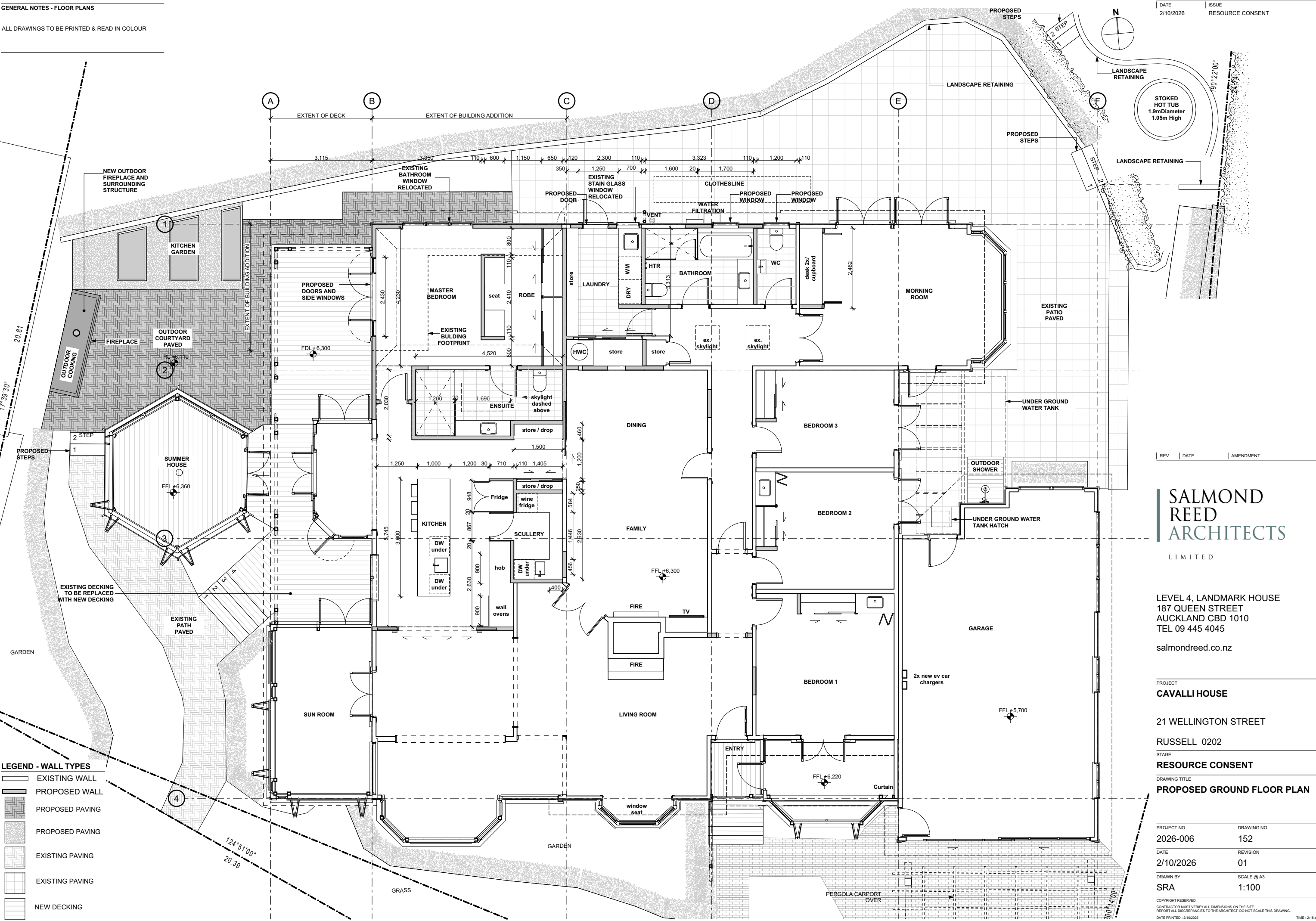
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2026-006	151
DATE	REVISION
2/10/2026	01
DRAWN BY	SCALE @ A3
SRA	1:100

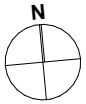
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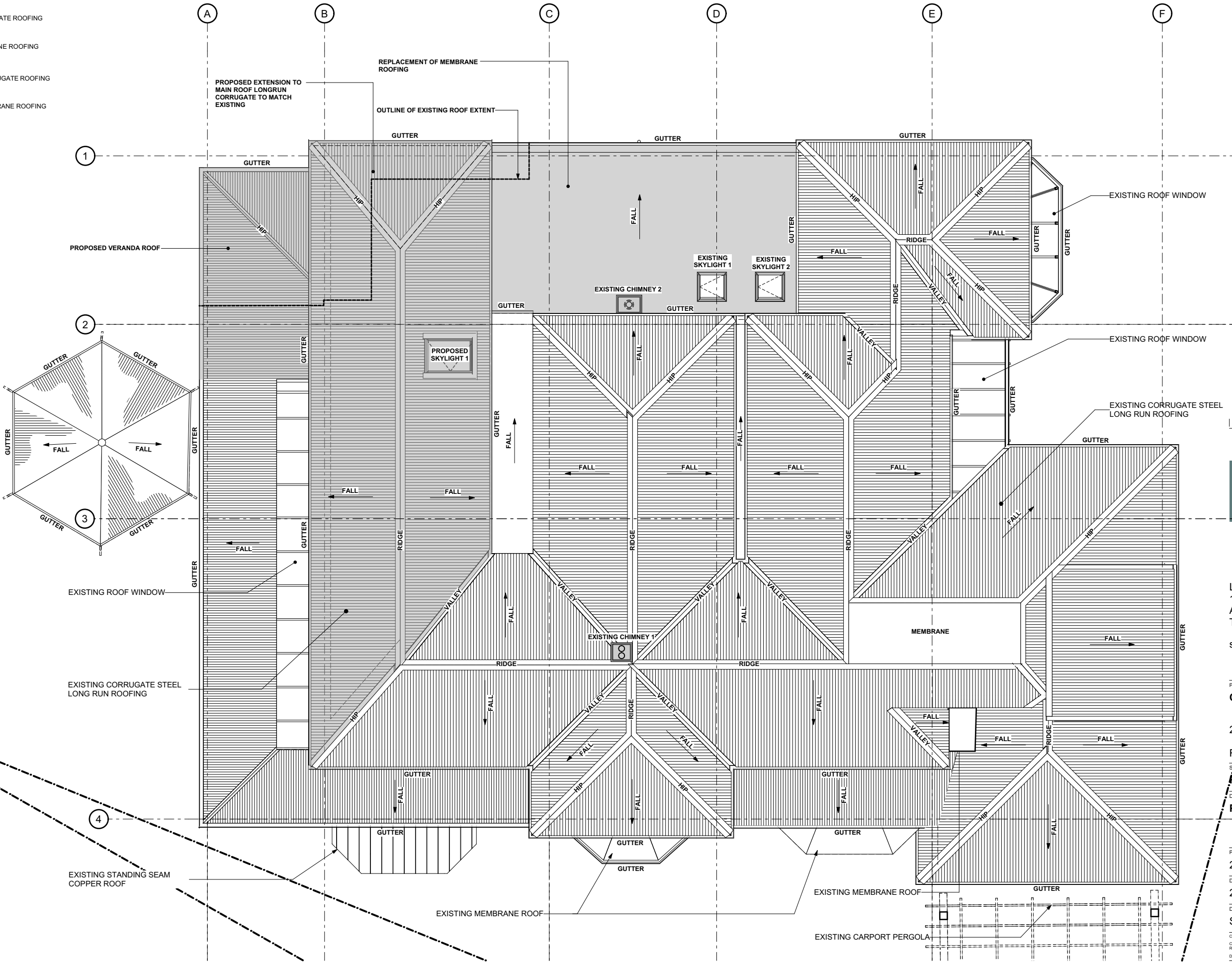
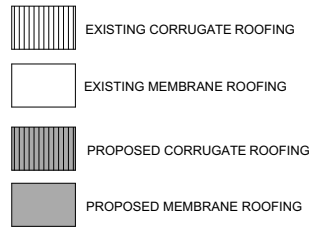
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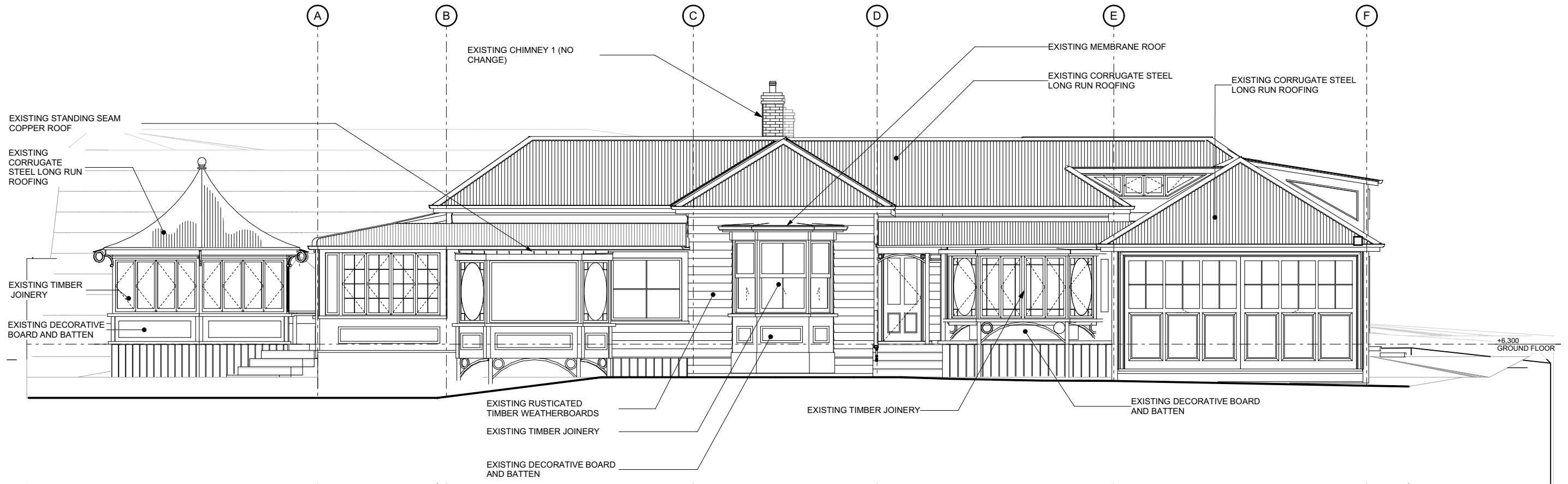
RUSSELL 0202

STAGE
RESOURCE CONSENT

DRAWING TITLE
PROPOSED ROOF PLAN

PROJECT NO. 2026-006	DRAWING NO. 161
DATE 2/10/2026	REVISION 01
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EXISTING SOUTH ELEVATION

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PROJECT
CAVALLI HOUSE

21 WELLINGTON STREET

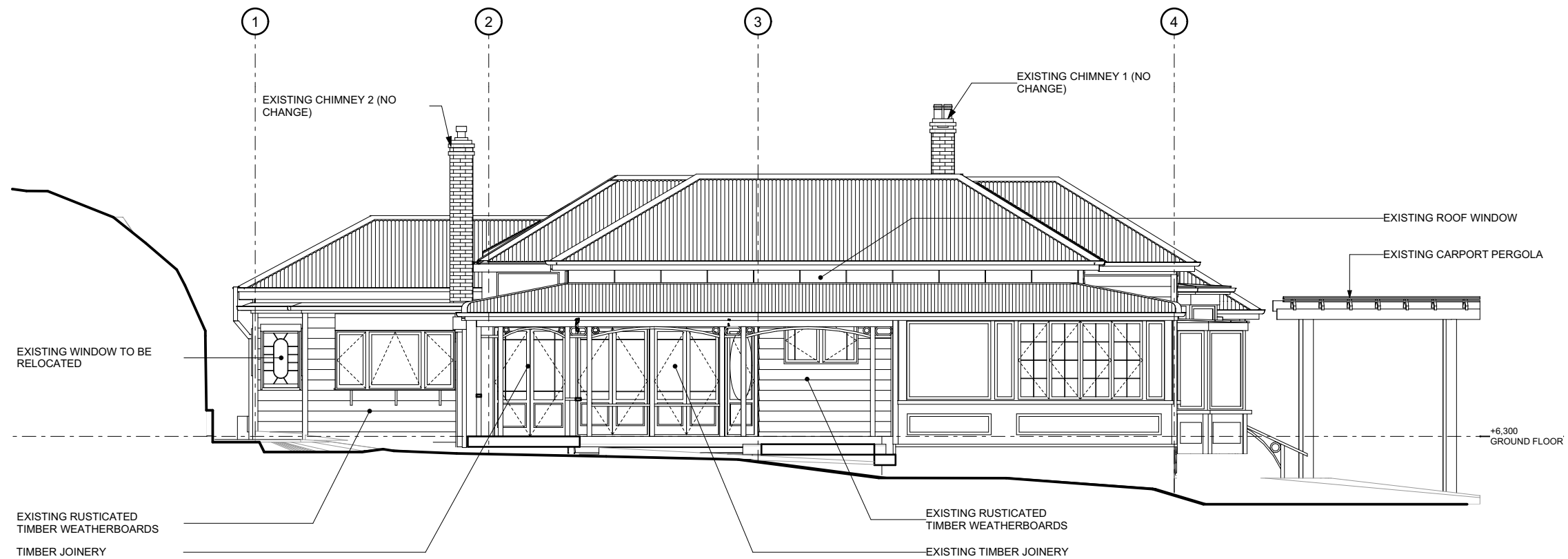
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STAGE
RESOURCE CONSENT

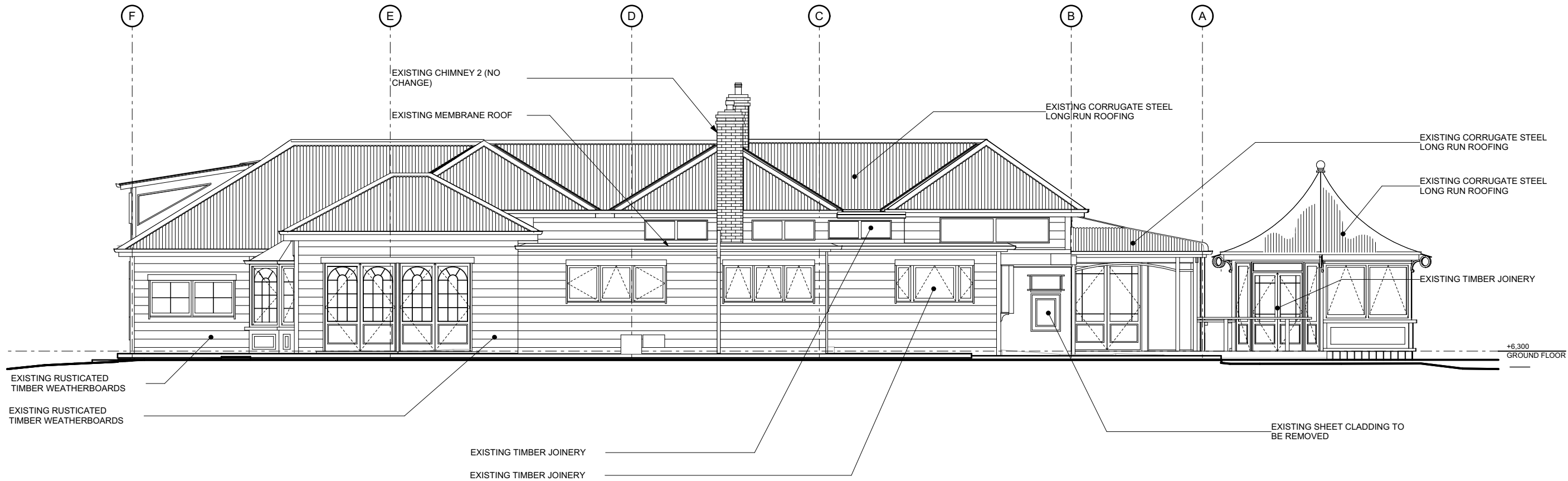
DRAWING TITLE
**EXISTING SOUTH & WEST
ELEVATIONS**

PROJECT NO.	DRAWING NO.
2026-006	200
DATE	REVISION
2/10/2026	01
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EXISTING WEST ELEVATION



EXISTING NORTH ELEVATION

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21 WELLINGTON STREET

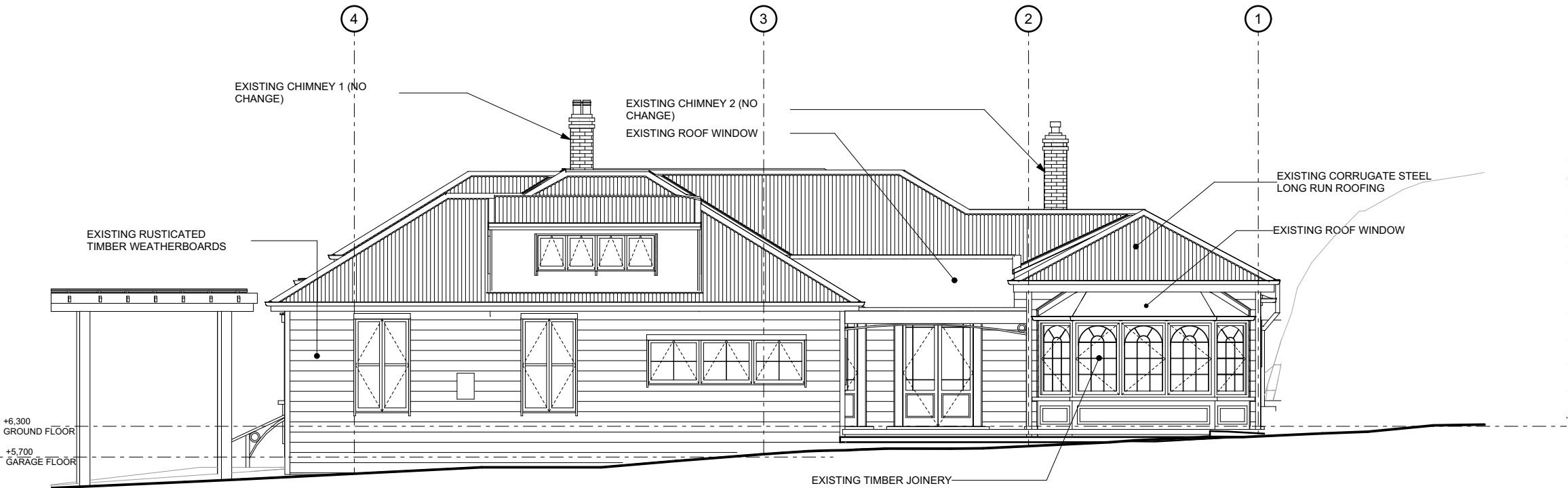
RUSSELL 0202

STAGE
RESOURCE CONSENT

DRAWING TITLE
**EXISTING NORTH & EAST
ELEVATIONS**

PROJECT NO. 2026-006	DRAWING NO. 201
DATE 2/10/2026	REVISION 01
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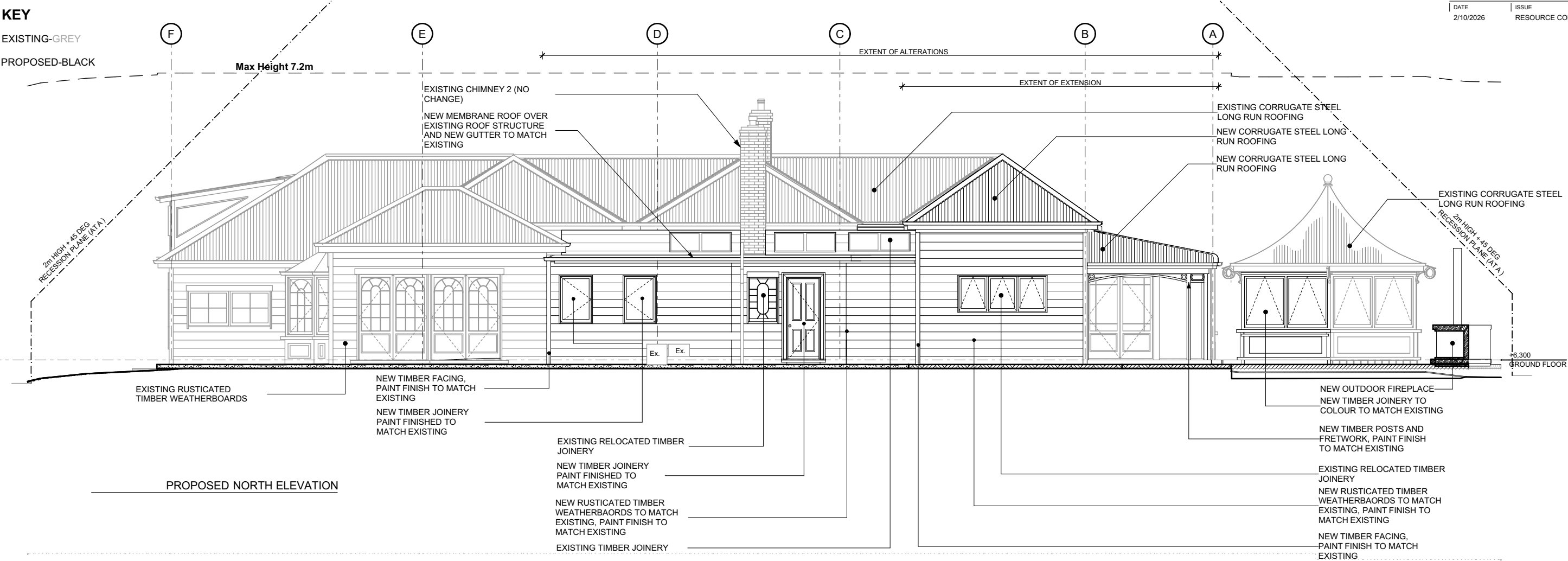


EXISTING EAST ELEVATION

KEY

EXISTING-GREY
PROPOSED-BLACK

DATE
2/10/2026
ISSUE
RESOURCE CONSENT



PROPOSED NORTH ELEVATION

REV DATE AMENDMENT

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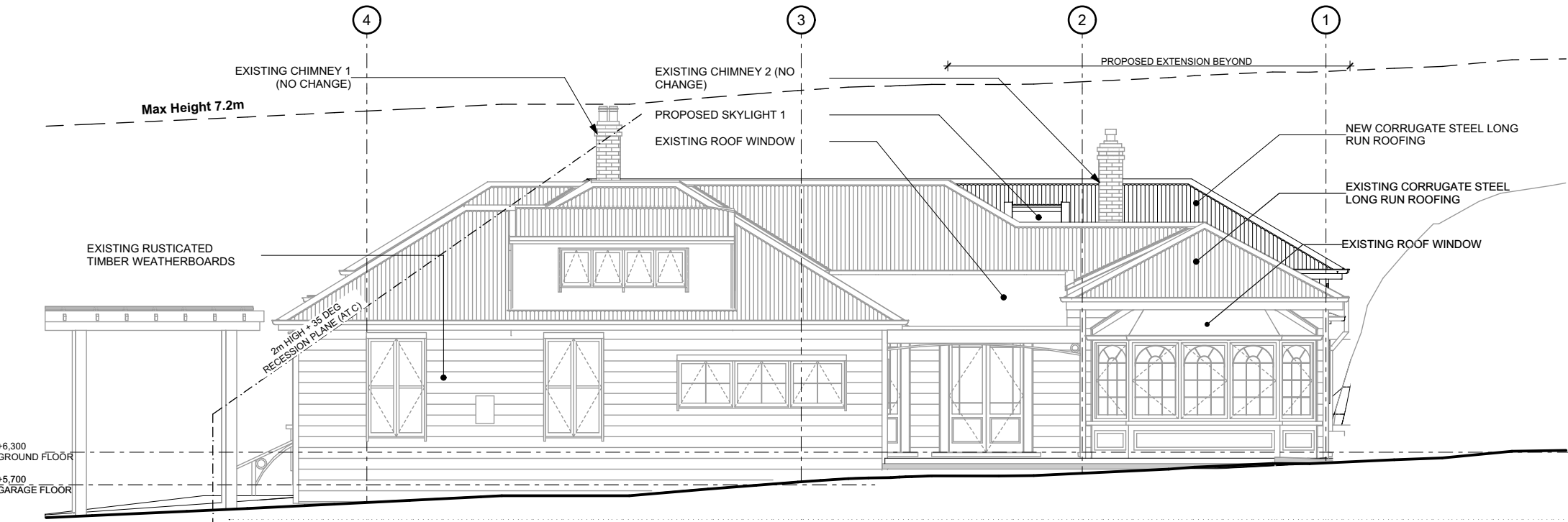
21 WELLINGTON STREET

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STAGE
RESOURCE CONSENT

DRAWING TITLE
PROPOSED NORTH & EAST
ELEVATIONS

PROJECT NO.
2026-006
DRAWING NO.
202
DATE
2/10/2026
REVISION
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PROPOSED EAST ELEVATION

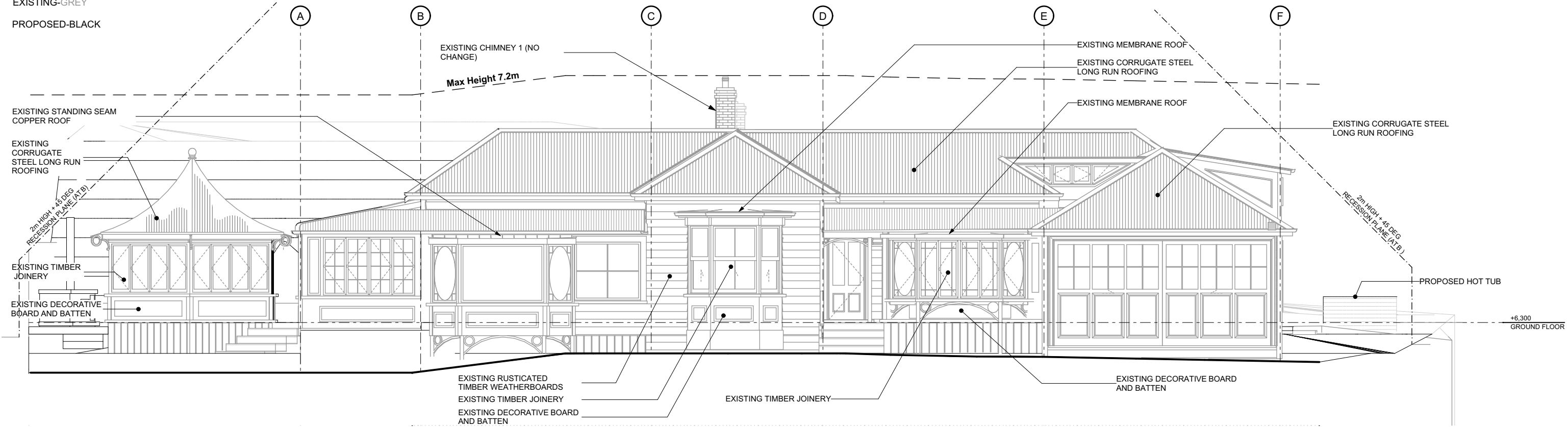
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KEY

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PROPOSED-BLACK

DATE
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PROPOSED SOUTH ELEVATION

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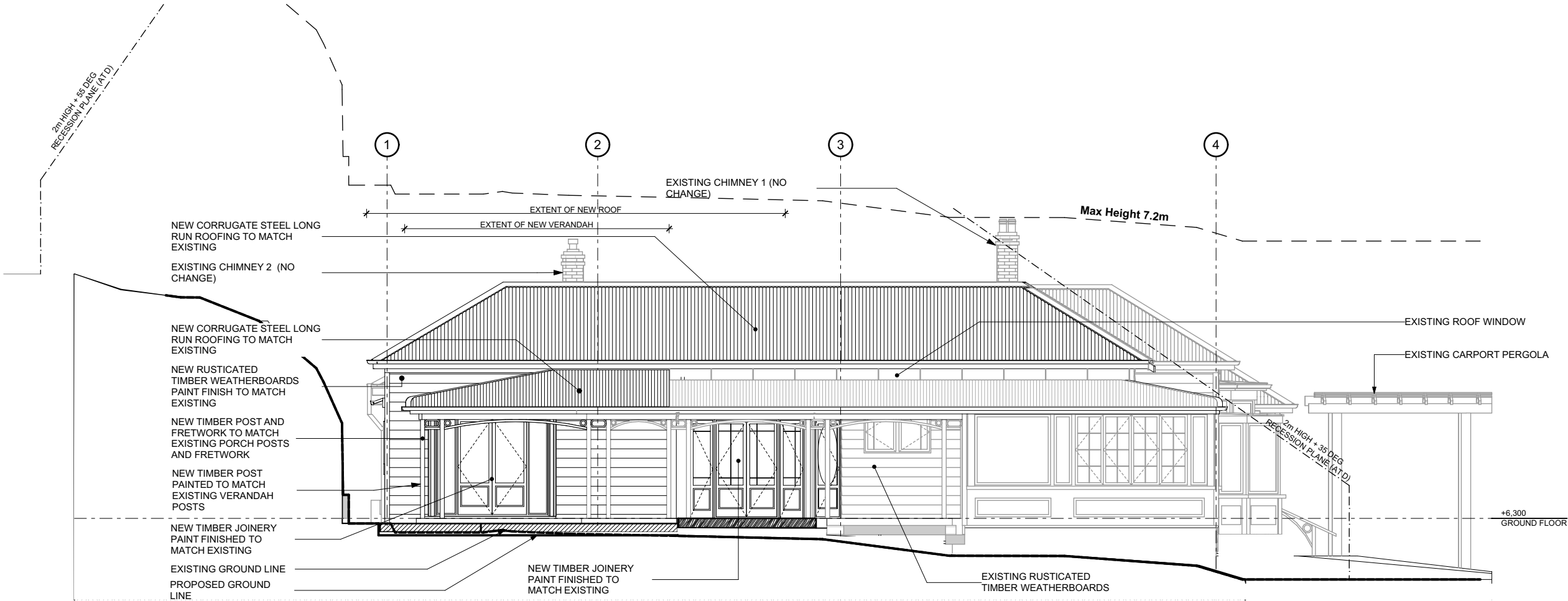
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STAGE
RESOURCE CONSENT

DRAWING TITLE
**PROPOSED SOUTH & WEST
ELEVATIONS**

PROJECT NO. 2026-006	DRAWING NO. 203
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PROPOSED WEST ELEVATION