

Application for resource consent or fast-track resource consent

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Schedule 4). Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — both available on the Council's web page.

1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement? ☐ Yes ☒ No

2. Type of Consent being applied for

(more than one circle can be ticked):

- | | |
|---|---|
| <input checked="" type="radio"/> Land Use | <input type="radio"/> Discharge |
| <input type="radio"/> Fast Track Land Use* | <input type="radio"/> Change of Consent Notice (s.221(3)) |
| <input type="radio"/> Subdivision | <input type="radio"/> Extension of time (s.125) |
| <input type="radio"/> Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil) | |
| <input type="radio"/> Other (please specify) _____ | |

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

3. Would you like to opt out of the Fast Track Process?

☒ Yes ☐ No

4. Consultation

Have you consulted with iwi/Hapū? ☒ Yes ☐ No

If yes, which groups have you consulted with?

Te Rarawa

Who else have you consulted with?

For any questions or information regarding iwi/hapū consultation, please contact Te Hono at Far North District Council tehonosupport@fndc.govt.nz

5. Applicant Details

Name/s:

Linda & Sean McGinty

Email:

Phone number:

Postal address:

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

6. Address for Correspondence

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

Name/s:

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:

Linda & Sean McGinty

**Property Address/
Location:**

21 Koutu Point Road, Opononi, Kaikohe 0473

Postcode

0473

8. Application Site Details

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

Name/s:	Linda & Sean McGinty		
Site Address/ Location:	21 Koutu Point Road		
	Opononi		
	Kaikohe		
	Postcode		
Legal Description:	Lot 1 DP102520	Val Number:	
Certificate of title:	NA56C/542		

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 contact applicant to arrange site 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.

Proposal to construct a 2 bay shed within the Coastal Living zone which breaches the permitted standard for visual amenity. The proposal has been assessed as a Restricted Discretionary Activity under the ODP.

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

10. Would you like to request Public Notification?

☐ Yes ☒ No

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

(more than one circle can be ticked):

☒ **Building Consent** 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

☐ Disturbing, removing or sampling soil

☒ Changing the use of a piece of land

☐ Removing or replacing a fuel storage system

13. Assessment of Environmental Effects:

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

Your AEE is attached to this application ☒ Yes

13. Draft Conditions:

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

If yes, do you agree to extend the processing timeframe pursuant to Section 37 of the Resource Management Act by 5 working days? ☒ Yes ☐ No

14. 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) Linda & Sean McGinty

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)

Signature:

(signature of bill payer)

Date 14/11/25

MANDATORY

15. 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.

15. Important information continued...

Declaration

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

Name: (please write in full)

Rochelle Jacobs

Signature:

[Redacted Signature]

Date 12-Nov-2025

Application is made by electronic means

Checklist (please tick if information is provided)

- ☒ Payment (cheques payable to Far North District Council)
- ☒ A current Certificate of Title (Search Copy not more than 6 months old)
- ☒ 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 Consent for
Sean and Linda McGinty
21 Koutu Point Road, Opononi

Date: 17 November 2025

Attention: Liz Searle & Nick Williamson (Team Leaders – Resource Consents)

Please find attached:

- an application for a Land-use Resource Consent to construct a two-bay shed within the Coastal Living Zone; and
- an Assessment of Environmental Effects indicating the potential and actual effects of the proposal on the environment.

The application has been assessed as a **Restricted Discretionary Activity** under the Far North Operative District Plan and a **Permitted Activity** under the Proposed District Plan.

If you require further information, please do not hesitate to contact me.

Regards,

Alex Billot



Resource Planner

Reviewed by:

Rochelle Jacobs



Director/Senior Planner

NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED

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Attachments:

- 1. Far North District Council Application Form**
- 2. Record of Title and Instruments – LINZ**
- 3. EBC-2025-751/0 Approved Plans – FNDC**
- 4. EBC-2025-751/0 Form 5 – FNDC**
- 5. EBC-2025-751/0 Form 4 – FNDC**
- 6. Correspondence – Te Runanga o Te Rarawa – Initial Comments**
- 7. Correspondence – Te Runanga o Te Rarawa – Final Comments**



Assessment of Environment Effects Report

1. Description of the Proposed Activity

- 1.1. The Applicant is seeking to construct a new 2 bay shed at their property at 21 Koutu point Road, Opononi. Building consent has been applied for and approved under EBC-2025-751/0. During the Building Consent process, it was brought to the Applicant's attention that resource consent is required, given the site is zoned as Coastal Living and the floor area of the proposed shed is 72m², which results in an infringement of permitted rule 10.7.5.1.1 Visual Amenity.
- 1.2. The shed will be single level and will have two roller doors and a PA door, as per the plan set attached within **Appendix 3** of this report.
- 1.3. The proposal has been assessed as a **Restricted Discretionary Activity** under the Operative District Plan (ODP).

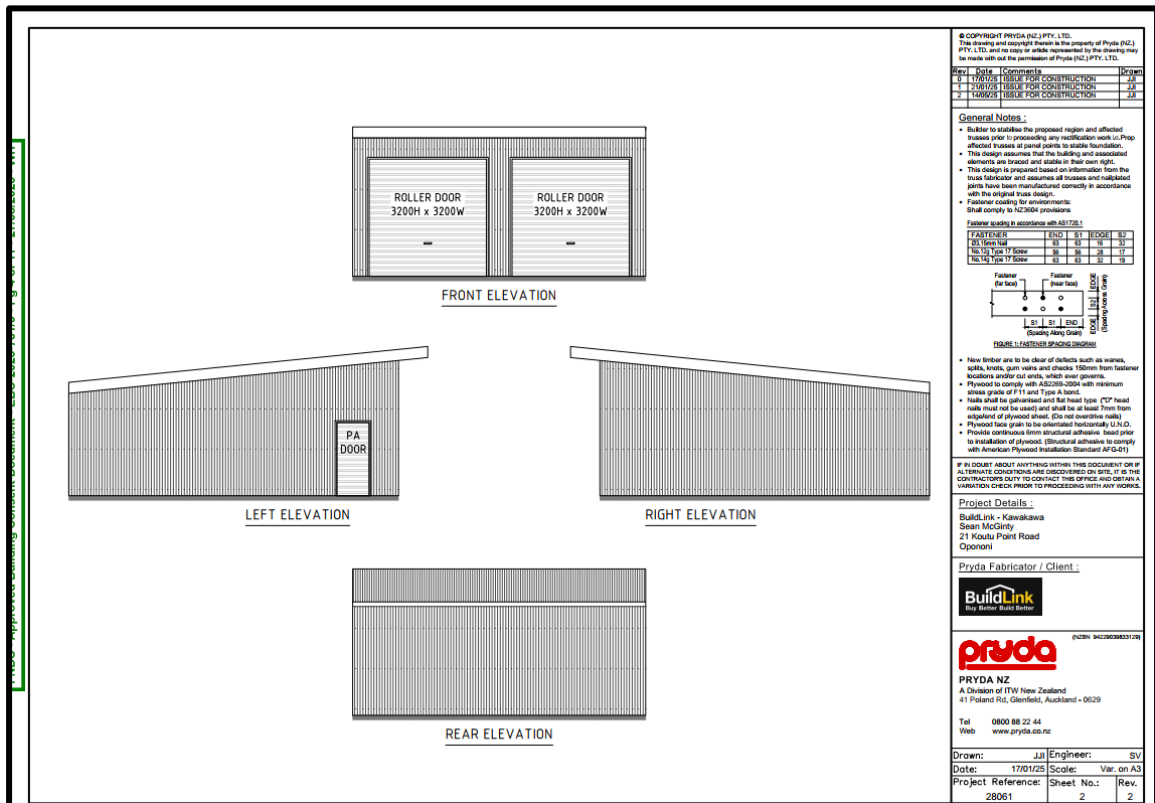


Figure 1: Elevation Plans of proposed shed.



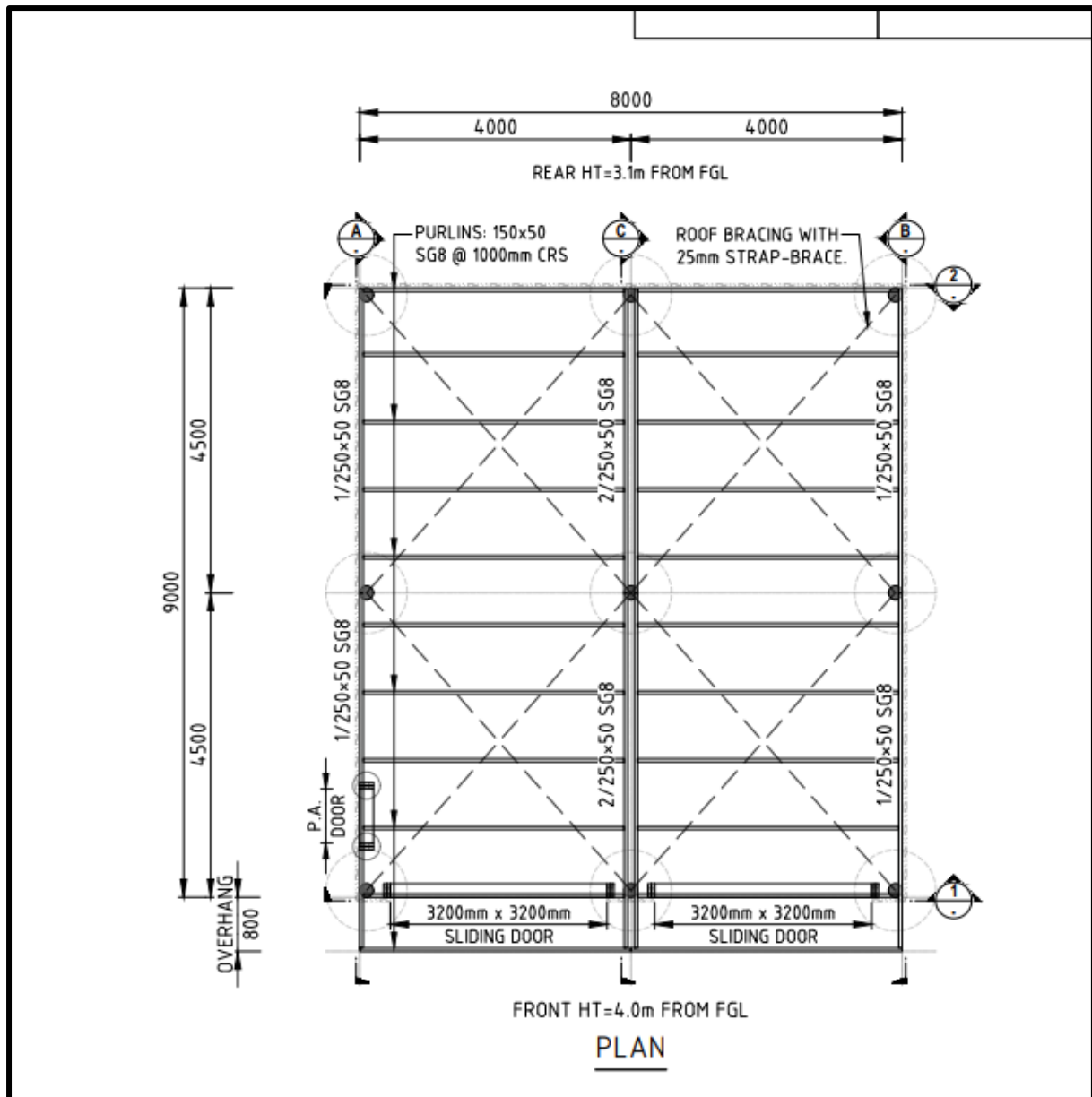


Figure 2: Proposed Floor Plan.

2. Description of the Site and Surrounds

- 2.1. The site is an 8007m² allotment located on the western side of Koutu Point Road. The site contains an existing dwelling, garage and garden sheds as depicted within the site plan located within **Appendix 3**. The dwelling is located nearest to Koutu Point Road and is located at a higher elevation than the existing garage and proposed shed. The site slopes away to the west where the remainder of the site is relatively flat up to the esplanade boundary, which then adjoins the Hokianga Harbour.
- 2.2. There is existing vegetation located on all boundaries which is proposed to remain. Sites located to the west of Koutu Point Road are similarly developed, with larger vacant lots to the east of Koutu Point Road.





Figure 4: Aerial image of the site and surrounding environment.

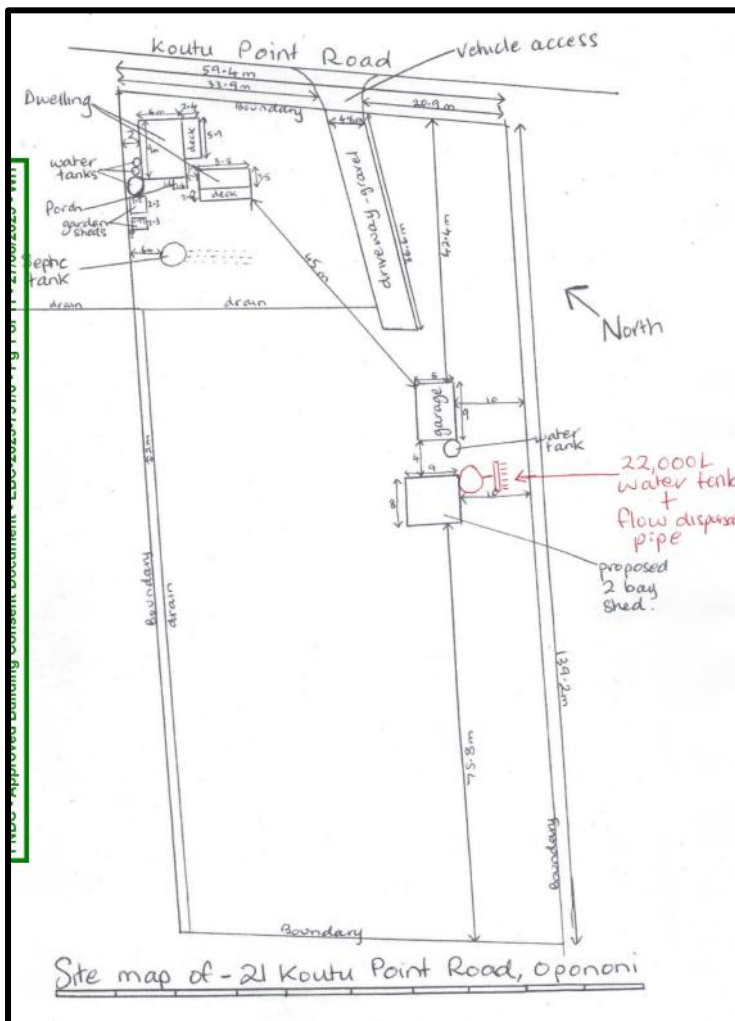


Figure 6: Site Plan showing location of existing buildings on the site.



Figure 5: Proposed shed location, with vegetation located on adjoining property to the south.



Figure 3: View towards the Hokianga Harbour with existing vegetation mitigating visual effects.

Site Features

- 2.3. The applicant's site is zoned Coastal Living in the Operative District Plan (ODP). The site is not subject to any resource overlays.
- 2.4. The proposed zoning is Settlement under Proposed District Plan (PDP) with a 'Coastal Environment' overlay. The western portion of the site is identified as being within a Statutory Acknowledgement Area. Te Runanga o Te Rarawa have been contacted as part of the pre-application process, with discussions had around the existing vegetation along the west/southwestern boundaries, colour scheme, stormwater management and use of the shed. Overall, Te Runanga o Te Rarawa have provided their support of the application subject to the discussions had, with the correspondence being contained within **Appendix 6 & 7** of this application. The western portion of the site is also shown to be within the coastal flood areas 1, 2 & 3. The proposed shed will be located outside of these areas.

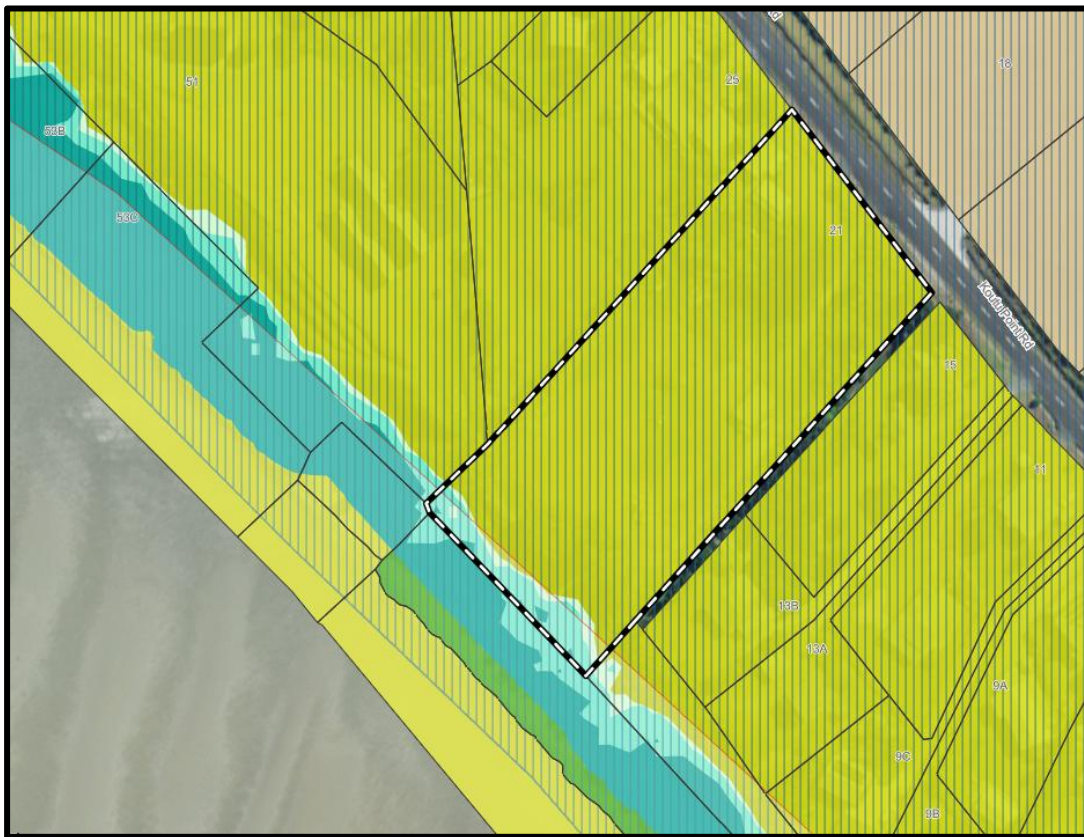


Figure 7: Proposed District Plan Maps showing zoning and hazard areas.

- 2.5. The site is not a known HAIL site as shown on the Far North Maps or by any historic photographic record.
- 2.6. NZAA does not map any archaeological sites within the vicinity of the property.
- 2.7. Soil types mapped on the property are 4s4. This is not classified as highly versatile by the Regional Policy Statement for Northland (RPSN) nor as Highly Productive by the NPS Highly Productive Land (NPS-HPL).



- 2.8. The site is mapped as being subject to coastal flood hazard as shown on the Proposed District Plan maps and on the NRC Hazard maps. The proposal does not involve works within these areas.
- 2.9. Hokianga Harbour which is to the west of the site and separated from the site by an existing esplanade reserve, is noted as being a Statutory Acknowledgement Area, PNA and area of High Natural Character. As detailed earlier, the Statutory Acknowledgement Area does encroach into the subject site. Te Runanga o Te Rarawa have been contacted as part of this application process, with their approval being received (see **Appendix 7**). The site is located within the Coastal Environment under the RPS.

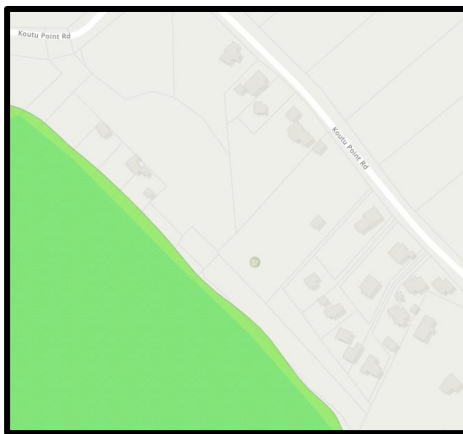


Figure 9: RPS Maps showing area of high natural character.

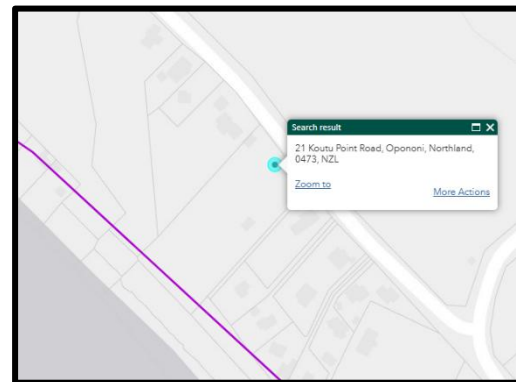


Figure 8: Statutory Acknowledgement Maps

- 2.10. The site is not mapped as being in a Kiwi Present area.
- 2.11. Council's reticulated services are not available at the site and therefore all services are managed on the property.

3. Reasons for Consent

Weighting of Plans

- 3.1. The Council notified its' PDP on 27 July 2022. The period for public submissions closed on the 21 October 2022. A summary of submissions was notified on the 4 August 2023. The further submission period closed on the 5 September 2023.
- 3.2. A large number of comprehensive submissions were received across the board such that the Council has confirmed that other than the rules which were initially identified as having immediate legal effect no additional rules will have legal effect until such time as a decision is made on those provisions.



- 3.3. District Plan hearings on submissions have recently concluded. No decisions on the PDP have been issued. For this reason, little weight is given to the PDP provisions.

Operative District Plan (ODP)

- 3.4. The application site is zoned Coastal Living under the ODP. An assessment against the relevant District Plan rules is out in the Tables 1 & 2 below:

Table 1 - Assessment Coastal Living Zone Rules		
Plan Reference	Rule	Performance of Proposal
10.7.5.1.1	Visual Amenity	Restricted Discretionary The proposed shed will be non-habitable and will have a floor area over 50m ² (floor area will be 72m ²). There is no approved building envelope for the site. The proposal is therefore assessed as a Restricted Discretionary Activity.
10.7.5.1.2	Residential Intensity	Permitted The proposal will result in a non-habitable shed.
10.7.5.1.3	Scale of Activities	Permitted N/A
10.7.5.1.4	Building Height	Permitted The maximum building height is 4m as per the Plan Set. This complies with the permitted threshold.
10.7.5.1.5	Sunlight	Permitted The shed will be located at least 10 metres from all boundaries such that the proposal adequately complies with this rule.
10.7.5.1.6	Stormwater Management	Permitted. The Applicant has provided a site plan with an overview of the impermeable surfaces within the site. Our calculations make the total impermeable surfaces on site to be: <ul style="list-style-type: none"> - Existing Dwellings & decks/patio – 120m² - Existing Garden sheds – 9m² - Existing Garage – 45m² - Existing metalled drive – 170m² - Water tanks – 40m² (six tanks on site – two being exempt so have accounted for 4 tanks at 10m² area each). - Proposed Shed – 72m²



		Total – 456m² (have rounded up to allow for marginal error) This complies with the permitted threshold of 600m ² .
10.7.5.1.7	Setback from Boundaries	Permitted The shed will be setback at least 10m from all boundaries.
10.7.5.1.8	Screening for Neighbours Non-Residential Activities	Permitted N/A
10.7.5.1.9	Transportation	Permitted The shed will be non-habitable such that traffic movements, parking and access are not considered applicable. The shed will be an accessory building to the existing dwelling on the site.
10.7.5.1.10	Hours of Operation Non-Residential Activities	Permitted N/A
10.7.5.1.11	Keeping of Animals	Permitted N/A
10.7.5.1.12	Noise	Permitted N/A
10.6.5.1.13	Helicopter Landing Area	Permitted N/A

Table 2 - Assessment against District-Wide Natural & Physical Resources Rules

Plan Reference	Rule	Performance of Proposal
12.1	Landscape and Natural Features	Permitted The site is not within any mapped outstanding natural landscape or outstanding natural feature.
12.2	Indigenous Flora and Fauna	Permitted No clearance of indigenous vegetation is sought as part of this application.
12.3.6.1.2	Excavation and/or Filling	Permitted The permitted volume of excavations in the Coastal Living zone is 300m ³ and the maximum cut/fill face is 1.5m or combined cut and fill height of 3m. The only earthworks sought as part of this activity is the for the building foundations, which are exempt



		from the definition of earthworks and as such the earthworks proposed is not counted.
12.4.6.1.2	Fire Risk to Residential Units	Permitted No residential units are proposed.
12.5	Heritage	Permitted The site does not contain any scheduled heritage items listed in the ODP. The site is not identified in the ODP as a site of cultural significance to Māori. There are no notable trees on the site. There are no listed archaeological sites. The site is not within any identified Heritage Precinct.
12.7.6.1.1	Setback from Lakes, Rivers and the Coastal Marine Area	Permitted. The required setback from the coastal marine area or any river (where the average width of the riverbed is 3m or more) is 30m in Coastal Living Zone. As shown on the site plan, the shed will be set back in excess of 75 metres from the western boundary and therefore will be located even further from the CMA boundary.
12.8	Hazardous Substances	Not applicable
12.9	Renewable Energy	Not applicable.

ODP District Plan Activity Status

- 3.5. The assessment above has identified the following infringement to the District Plan Rule:
- 10.7.5.1.1 Visual Amenity
- 3.6. As per Rule 10.7.5.3.1 Visual Amenity, and preamble 10.7.5.3 Restricted Discretionary Activities the proposal is assessed as a **Restricted Discretionary Activity** overall under the ODP provisions.

Proposed District Plan

- 3.7. Within the Proposed District Plan, the site is zoned Settlement. It is also subject the Coastal Environment Overlay which covers the entire site. Assessment of the rules in the Proposed District Plan that have immediate legal effect, has been undertaken below:

Table 3 - Proposed Far North District Plan Rules – (with current legal effect)		
Chapter	Rule Reference	Compliance of Proposal
Hazardous Substances	The following rules have immediate legal effect: Rule HS-R2 has immediate legal effect but only for a new significant	Not applicable.



	hazardous facility located within a scheduled site and area of significance to Māori, significant natural area or a scheduled heritage resource Rules HS-R5, HS-R6, HS-R9	The site does not contain any hazardous substances to which these rules would apply.
Heritage Area Overlays	All rules have immediate legal effect (HA-R1 to HA-R14) All standards have immediate legal effect (HA-S1 to HA-S3)	Not applicable. The site is not located within a Heritage Area Overlay.
Historic Heritage	All rules have immediate legal effect (HH-R1 to HH-R10). Schedule 2 has immediate legal effect.	Not applicable. The site does not contain any areas of mapped historic heritage.
Notable Trees	All rules have immediate legal effect (NT-R1 to NT-R9) All standards have legal effect (NT-S1 to NT-S2) Schedule 1 has immediate legal effect	Not applicable. The site does not contain any notable trees.
Sites and Areas of Significance to Māori	All rules have immediate legal effect (SASM-R1 to SASM-R7) Schedule 3 has immediate legal effect	Not applicable. The site does not contain any mapped sites or areas of significance to Māori.
Ecosystems and Indigenous Biodiversity	All rules have immediate legal effect (IB-R1 to IB-R5)	Permitted Activity The site does not contain any known ecosystems or indigenous biodiversity for which these rules would apply.
Subdivision	The following rules have immediate legal effect: SUB-R6, SUB-R13, SUB-R14, SUB-R15, SUB-R17	Not applicable. The proposal is not for subdivision.
Activities on the Surface of Water	All rules have immediate legal effect (ASW-R1 to ASW-R4)	Not applicable. The proposal does not involve activities on the surface of water.
Earthworks	The following rules have immediate legal effect: EW-R12, EW-R13 The following standards have immediate legal effect: EW-S3, EW-S5	Permitted. Earthworks as part of this proposal will proceed under the guidance of an ADP. Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016 (GD-005) will be given effect to with the minor works in



		accordance with Rules EW-12, EW-R13, EW-S3 and EW-S5.
Signs	<p>The following rules have immediate legal effect: SIGN-R9, SIGN-R10</p> <p>All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area</p>	<p>Not applicable. No signs are proposed as part of this application.</p>
Orongo Bay Zone	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water	<p>Not applicable. The site is not located in the Orongo Bay Zone.</p>

3.8. The proposal is therefore considered to be Permitted in terms of the notified PDP.

National Environmental Standards

National Environment Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011

3.9. The site is not identified as HAIL on the Council database of HAIL sites. A review of historic aerals indicates that there are no known HAIL activities that have previously occurred or are currently occurring on the site. For this reason, the proposed activities are not subject to NESCS (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health).

National Environmental Standard for Freshwater

3.10. The proposed activities do not involve farming, nor would they impact on any natural inland wetlands or waterways. As such, this national standard is not relevant to the application.

Other National Environmental Standards

3.11. There are no other National Environmental Standards considered applicable to this development.

Control of Earthworks Bylaw

3.12. The definition of Excavation in the Control of Earthworks bylaw is as follows:



Excavation means the digging out of materials from the ground, but does not include:

- (a) normal garden activities;
- (b) digging of post holes or trenches for drainage;
- (c) dam maintenance, driveway maintenance and drain maintenance;
- (d) normal rural practices;
- (e) septic tanks and associated drainage fields;
- (f) excavation for building foundations and stripping of topsoil to form a building footprint;
- (g) any works to public roads;
- (h) any quarry, public tip or similar use of land where fill is mined or stored pursuant to some other authorisation consent;
- (i) cuts behind retaining walls;
- (j) excavation of swimming pools if:
 - a. excavated material is removed from the property to a permitted dump site; or
 - b. excavated material remaining onsite meets the requirements of clause 7;
- (k) vehicle crossings.

- 3.13. Item (b) exempts trenches for drainage and (f) exempts excavation for building foundations. The excavations as part of this proposal are therefore considered exempt. As such the Bylaw does not apply.

4. Statutory Assessment under the Resource Management Act 1991 (RMA)

Section 104C of the RMA

- 4.1. Section 104C governs the determination of applications for Restricted Discretionary Activities. When considering an application for resource consent, a consent authority must consider only those matters over which a discretion is restricted in National Environmental standards or other regulations, or it has restricted the exercise of its discretion in its plan or proposed plan. The consent authority can grant or refuse the application. If the application is granted, the consent authority may impose conditions under Section 108 only for those matters listed above.

Section 104(1) of the RMA

- 4.2. Section 104(1) of the Act states that when considering an application for resource consent –

“the consent authority must, subject to Part II, have regard to –

- (a) any actual and potential effects on the environment of allowing the activity; and*
- (ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment that will or may result from allowing the activity; and*
- (b) any relevant provisions of –*
 - i. a national environmental standard:*
 - ii. other regulations:*



- iii. a national policy statement:*
- iv. a New Zealand Coastal Policy Statement:*
- v. a regional policy statement or proposed regional policy statement:*
- vi. a plan or proposed plan; and*
- (c) any other matter the consent authority considers relevant and reasonably necessary to determine the application."*

- 4.3. Actual and potential effects arising from the development as described in 104(1)(a) can be both positive and adverse (as described in Section 3 of the Act). The proposed shed will be utilised as an accessory building to the dwelling on the site and will provide much needed space for storage for the Applicant. The shed is modest in size and will be visually mitigated from the CMA and surrounding properties by the existing vegetation.
- 4.4. Section 104(1)(ab) requires that the consent authority consider 'any measure proposed or agreed to by the applicant for the purposes of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity'. In this case, the proposal is not of a scale or nature that would require specific offsetting or environmental compensation measures to ensure positive effects on the environment.
- 4.5. Section 104(1)(b) requires that the consent authority consider the relevant provisions of the above listed documents. An assessment of the relevant statutory documents that corresponds with the scale and significance of the effects that the activity may have on the environment is set out below.
- 4.6. Section 104(1)(c) states that consideration must be given to 'any other matters that the consent authority considers relevant and reasonable, necessary to determine the application.' There are no other matters that are relevant to the assessment of this application.

Section 104(1)(a) – Assessment of Environmental Effects

- 4.7. Having reviewed the relevant plan provisions and taking into account the matters to be addressed by an assessment of environmental effects as outlined in Clause 7 of Schedule 4 of the Act, the matters listed in 10.7.5.3.1 Visual Amenity are applicable. As the application is a Restricted Discretionary Activity the matters of assessment and those matters in which council can consider are restricted to those in this section only.

Visual Amenity

- 4.8. The proposal involves construction of a two-bay shed with a floor area of 72m². The following assessment criteria is relevant to the proposal.



When considering an application under this provision the Council will restrict the exercise of its discretion to matters relating to:

- (i) the location of the building;*
- (ii) the size, bulk, and height of the building or utility services 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;*
- (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 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 ;*
- (xi) the extent to which the siting, setback and design of building(s) avoid visual dominance on landscapes, adjacent sites and the surrounding environment;*
- (xii) the extent to which non-compliance affects the privacy, outlook and enjoyment of private open spaces on adjacent sites.*

4.9. The proposed shed is to be located 4 metres west/southwest of the existing garage. The shed will be located in excess of 10 metres from all boundaries and will be at least 75 metres from the westernmost boundary, which adjoins an esplanade reserve. This which then goes on to the Hokianga Harbour. The shed will be located on a relatively flat area of the site and will be at a lower elevation than areas to the north/northeast. The shed will not be located on a ridgeline and will not be at a significantly higher elevation than the CMA. The height of the building will be a maximum of 4 metres, which is well within the permitted threshold for the zone. The colour scheme for the shed is to be sandy brown with the doors being light green. The proposed colour scheme is to match the existing garage on the site.



Figure 10: Proposed shed location.

4.10. There is existing vegetation located on all boundaries which will mitigate visual effects to a less than minor degree. The Applicant has advised the following in terms of the vegetation along the western and southwestern boundaries:

'The Southwestern border is already planted in mature Banksia's, pittosporum, flax and toi toi. This vegetation also protects the bank they are planted on from erosion. They screen

the site from the harbour so the new shed will not be able to be seen from the harbour. This area is kept weed and pest free.

The western border is planted in cabbage trees, five finger, camellia, macadamia, flax and pittosporum. These are immature having been planted only 2 years ago. These plants were chosen to act as a hedge without growing too tall. These are also kept weed and pest free.'

- 4.11. In terms of visual effects from the CMA, there is existing vegetation located along the western/southwestern boundary of the site which will visually mitigate the shed from view from the CMA, as detailed above. This information was also provided to Te Runanga o Te Rarawa who confirmed they did not require any additional planting and were happy with the existing landscaping along these boundaries (see **Appendix 7**). The shed is non-habitable and will be much less visible than other development in the area such that no additional planting is proposed nor considered necessary.
- 4.12. The existing dwelling to the southeast is located over 50 metres from the proposed shed location and is at a higher elevation than the shed location, such that views from this dwelling will not be obstructed. All other development on adjoining sites is located such that views of the shed would not be visible given existing vegetation and topography.



Figure 11: View from the proposed shed location looking east/southeast towards Koutu Point Road.



Figure 12: View towards CMA from shed location showing existing vegetation.

- 4.13. The topography of the shed location is relatively flat, as can be seen in Figures 11 & 12. As such, only minimal earthworks are required for the building foundations. No vegetation clearance is required. Vehicle access to the site is existing and will remain unchanged. As can be seen in Figure 13 below, there is a track which leads to the existing garage which will provide access to the proposed shed as well. Given the shed will be non-habitable, no parking provisions are required however there is adequate area for this on site.



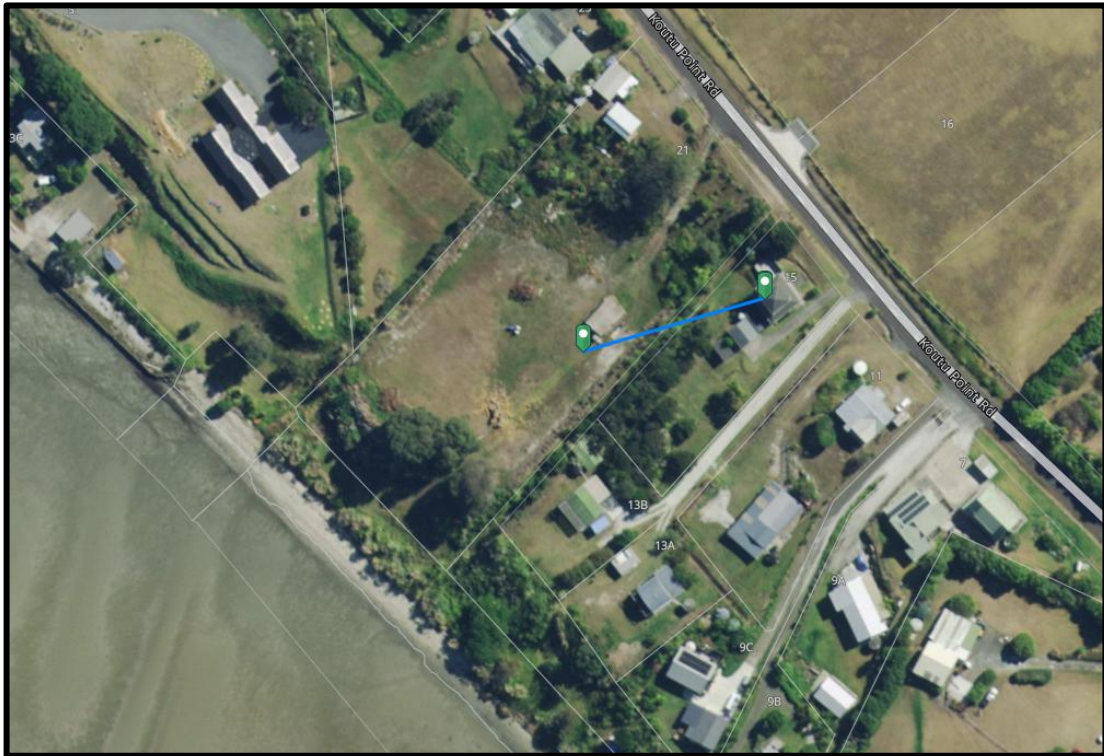


Figure 13: Site and surrounding environment. Distance shown is 52 metres from proposed shed location to dwelling to the southeast. All other development is located an adequate distance from the proposed shed location such that visual effects will be less than minor. Aerial image shows existing vegetation as well.

- 4.14. As detailed earlier in this section, the proposed shed is not considered to be visually obtrusive. The height of the shed is well within the permitted threshold (maximum 4 metres in height) as well as the shed meeting the setback and sunlight provisions for the zone. There is existing vegetation located near all boundaries which will visually obscure the shed from view. The shed will be located next to the existing garage which will provide a cohesive landscape, enabling the remainder of the site to remain as open space. The shed is located over 75 metres from the western most boundary, which adjoins an esplanade reserve and the CMA. This large distance and the existing vegetation along the western boundary will obscure views of the shed as seen from the CMA. Furthermore, the shed is setback a further distance from the CMA than many other buildings on other allotments in the immediate environment. The cumulative visual effects of the proposal are considered less than minor. The proposed shed will be located 4 metres from the existing garage, such that these two buildings will ultimately obscure views of each other as seen from different angles. The proposed shed location enables a large open space within the site to remain, as well as ensuring setback requirements are met. This will also enable the landscape to maintain its naturalness, visual and amenity values as the bulk of the site will remain as open space. This is also reflected in the low coverage of buildings and impermeable surfaces within the site. The proposed shed is not considered to have adverse effects on landscape qualities considering the above as well as the existing built development in the area.
- 4.15. There is adequate area for open space within the site. The proposed shed is not anticipated to create visual dominance, given the proposed location of the shed meets the building



height, setback and sunlight requirements for the zone. The shed will be located at a lower elevation than many other buildings in the area, such that it is not considered to create adverse visual dominance effects. The shed will be non-habitable and given the detail provided throughout this section, it is considered that the privacy outlook and enjoyment of private open spaces on adjoining sites will not be adversely affected.

- 4.16. Overall, it is considered that the proposed shed will not have any adverse effects in terms of visual dominance or adversely impact existing landscape qualities of the surrounding environment. The shed is not objectionable with other built development on the site or within the surrounding environment and is setback a sufficient distance from all boundaries, including the CMA, such that no adverse effects on the surrounding environment are anticipated. The existing vegetation along the boundaries of the site will adequately obscure the shed from view. Te Runanga o Te Rarawa have been contacted as part of the pre-application process with their approval received.

Section 104(1)(b) – Relevant Provisions of Any Statutory Planning Document

- 4.17. In accordance with Section 104(1)(b) of the Act, the following statutory policy statements and plans are relevant to this application.

National Policy Statements (section 104(1)(b)(iii))

- 4.18. There are currently eight operative National Policy Statements. These are as follows:
- New Zealand Coastal Policy Statement (NZCPS)
 - National Policy Statement on Urban Development (NPS UD)
 - National Policy Statement for Freshwater Management (NPS FM)
 - National Policy Statement for Renewable Electricity Generation (NPS RE)
 - National Policy Statement on Electricity Transmission (NPS ET)
 - National Policy Statement for Highly Productive Land (NPS HPL)
 - National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat (NPS-GG)
 - National Policy Statement for Indigenous Biodiversity 2023
- 4.19. The NZCPS is relevant to the assessment of this application because the site is within the Coastal Environment as mapped by the RPSN. The objectives and policies of the NZCPS are high level and given effect to in the Northland context by the RPSN. No other national policy statements are relevant to this application.

New Zealand Coastal Policy Statement 2010

- 4.20. An assessment of the relevant objectives and policies are commented on below:



Objective 1	<p><i>To safeguard the integrity, form, functioning and resilience of the coastal environment and sustain its ecosystems, including marine and intertidal areas, estuaries, dunes and land, by:</i></p> <ul style="list-style-type: none"> <i>maintaining or enhancing natural biological and physical processes in the coastal environment and recognizing their dynamic, complex and interdependent nature;</i> <i>protecting representative or significant natural ecosystems and sites of biological importance and maintaining the diversity of New Zealand's indigenous coastal flora and fauna; and</i> <i>maintaining coastal water quality, and enhancing it where it has deteriorated from what would otherwise be its natural condition, with significant adverse effects on ecology and habitat, because of discharges associated with human activity.</i>
Policy 1	<ol style="list-style-type: none"> <i>Recognise that the extent and characteristics of the coastal environment vary from region to region and locality to locality; and the issues that arise may have different effects in different localities.</i> <i>Recognise that the coastal environment includes:</i> <ol style="list-style-type: none"> <i>the coastal marine area;</i> <i>islands within the coastal marine area;</i> <i>areas where coastal processes, influences or qualities are significant, including coastal lakes, lagoons, tidal estuaries, saltmarshes, coastal wetlands, and the margins of these;</i> <i>areas at risk from coastal hazards;</i> <i>coastal vegetation and the habitat of indigenous coastal species including migratory birds;</i> <i>elements and features that contribute to the natural character, landscape, visual qualities or amenity values;</i> <i>items of cultural and historic heritage in the coastal marine area or on the coast;</i> <i>inter-related coastal marine and terrestrial systems, including the intertidal zone; and</i> <i>physical resources and built facilities, including infrastructure, that have modified the coastal environment.</i>

- 4.21. The proposed shed is not contrary to the NZCPS objectives and policies that seek to safeguard the integrity, form, functioning and resilience of the coastal environment and sustain its ecosystems.

Objective 2	<p><i>To preserve the natural character of the coastal environment and protect natural features and landscape values through:</i></p> <ul style="list-style-type: none"> <i>recognizing the characteristics and qualities that contribute to natural character, natural features and landscape values and their location and distribution;</i> <i>identifying those areas where various forms of subdivision, use and development would be inappropriate and protecting them from such activities; and</i> <i>encouraging restoration of the coastal environment.</i>
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Policy 13	<p><i>Preservation of natural character</i></p> <ol style="list-style-type: none"> 1. <i>To preserve the natural character of the coastal environment and to protect it from inappropriate subdivision, use, and development:</i> <ol style="list-style-type: none"> a. <i>avoid adverse effects of activities on natural character in areas of the coastal environment with outstanding natural character; and</i> b. <i>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; including by:</i> c. <i>assessing the natural character of the coastal environment of the region or district, by mapping or otherwise identifying at least areas of high natural character; and</i> d. <i>ensuring that regional policy statements, and plans, identify areas where preserving natural character requires objectives, policies and rules, and include those provisions.</i> 2. <i>Recognise that natural character is not the same as natural features and landscapes or amenity values and may include matters such as:</i> <ol style="list-style-type: none"> a. <i>natural elements, processes and patterns;</i> b. <i>biophysical, ecological, geological and geomorphological aspects;</i> c. <i>natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs and surf breaks;</i> d. <i>the natural movement of water and sediment;</i> e. <i>the natural darkness of the night sky;</i> f. <i>places or areas that are wild or scenic;</i> g. <i>a range of natural character from pristine to modified; and</i> h. <i>experiential attributes, including the sounds and smell of the sea; and their context or setting.</i>
Policy 14	<p><i>Restoration of natural character</i></p> <p><i>Promote restoration or rehabilitation of the natural character of the coastal environment, including by:</i></p> <ol style="list-style-type: none"> a. <i>identifying areas and opportunities for restoration or rehabilitation;</i> b. <i>providing policies, rules and other methods directed at restoration or rehabilitation in regional policy statements, and plans;</i> c. <i>where practicable, imposing or reviewing restoration or rehabilitation conditions on resource consents and designations, including for the continuation of activities; and recognising that where degraded areas of the coastal environment require restoration or rehabilitation, possible approaches include:</i> <ol style="list-style-type: none"> i. <i>restoring indigenous habitats and ecosystems, using local genetic stock where practicable; or</i> ii. <i>encouraging natural regeneration of indigenous species, recognising the need for effective weed and animal pest management; or</i> iii. <i>creating or enhancing habitat for indigenous species; or</i> iv. <i>rehabilitating dunes and other natural coastal features or processes, including saline wetlands and intertidal saltmarsh; or</i> v. <i>restoring and protecting riparian and intertidal margins; or</i> vi. <i>reducing or eliminating discharges of contaminants; or</i>



	<p>vii. <i>removing redundant structures and materials that have been assessed to have minimal heritage or amenity values and when the removal is authorised by required permits, including an archaeological authority under the Historic Places Act 1993; or</i></p> <p>viii. <i>restoring cultural landscape features; or</i></p> <p>ix. <i>redesign of structures that interfere with ecosystem processes; or</i></p> <p>x. <i>decommissioning or restoring historic landfill and other contaminated sites which are, or have the potential to, leach material into the coastal marine area.</i></p>
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- 4.22. The application site is an existing modified coastal environment that contains existing buildings and driveway areas. The natural character values of the existing site are low to high, with no areas of HNC. NZCPS objective 2 seeks to preserve the natural character of the coastal environment and protect it from inappropriate development.
- 4.23. The proposal is to construct a 72m² shed in close proximity to an existing garage on the site. There will be no vegetation clearance and only minimal excavations as a result of this proposal.

Objective 3	<p><i>To take account of the principles of the Treaty of Waitangi, recognize the role of tangata whenua as kaitiaki and provide for tangata whenua involvement in management of the coastal environment by:</i></p> <ul style="list-style-type: none"> <i>• recognizing the ongoing and enduring relationship of tangata whenua over their lands, rohe and resources;</i> <i>• promoting meaningful relationships and interactions between tangata whenua and persons exercising functions and powers under the Act;</i> <i>• incorporating mātauranga Māori into sustainable management practices; and</i> <i>• recognising and protecting characteristics of the coastal environment that are of special value to tangata whenua.</i>
Policy 2	<p><i>The Treaty of Waitangi, tangata whenua and Maori</i></p> <p><i>In taking account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi), and kaitiakitanga, in relation to the coastal environment:</i></p> <ol style="list-style-type: none"> <i>recognise that tangata whenua have traditional and continuing cultural relationships with areas of the coastal environment, including places where they have lived and fished for generations;</i> <i>involve iwi authorities or hapū on behalf of tangata whenua in the preparation of regional policy statements, and plans, by undertaking effective consultation with tangata whenua; with such consultation to be early, meaningful, and as far as practicable in accordance with tikanga Māori;</i>



	<ul style="list-style-type: none"> c. <i>with the consent of tangata whenua and as far as practicable in accordance with tikanga Māori, incorporate mātauranga Māori¹ in regional policy statements, in plans, and in the consideration of applications for resource consents, notices of requirement for designation and private plan changes;</i> d. <i>provide opportunities in appropriate circumstances for Māori involvement in decision making, for example when a consent application or notice of requirement is dealing with cultural localities or issues of cultural significance, and Māori experts, including pūkenga², may have knowledge not otherwise available;</i> e. <i>take into account any relevant iwi resource management plan and any other relevant planning document recognised by the appropriate iwi authority or hapū and lodged with the council, to the extent that its content has a bearing on resource management issues in the region or district; and</i> <ul style="list-style-type: none"> i. <i>where appropriate incorporate references to, or material from, iwi resource management plans in regional policy statements and in plans; and</i> ii. <i>consider providing practical assistance to iwi or hapū who have indicated a wish to develop iwi resource management plans;</i> f. <i>provide for opportunities for tangata whenua to exercise kaitiakitanga over waters, forests, lands, and fisheries in the coastal environment through such measures as:</i> <ul style="list-style-type: none"> i. <i>bringing cultural understanding to monitoring of natural resources;</i> ii. <i>providing appropriate methods for the management, maintenance and protection of the taonga of tangata whenua;</i> iii. <i>having regard to regulations, rules or bylaws relating to ensuring sustainability of fisheries resources such as taiāpure, mahinga mātaimai or other non commercial Māori customary fishing;</i> g. <i>in consultation and collaboration with tangata whenua, working as far as practicable in accordance with tikanga Māori, and recognising that tangata whenua have the right to choose not to identify places or values of historic, cultural or spiritual significance or special value:</i> <ul style="list-style-type: none"> i. <i>recognise the importance of Māori cultural and heritage values through such methods as historic heritage, landscape and cultural impact assessments; and</i> ii. <i>provide for the identification, assessment, protection and management of areas or sites of significance or special value to Māori, including by historic analysis and archaeological survey and the development of methods such as alert layers and predictive methodologies for identifying areas of high potential</i>
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	<i>for undiscovered Māori heritage, for example coastal pā or fishing villages.</i>
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- 4.24. The ODP, PDP and the PRPN do not identify the site or its immediate environs with any sites of significance to Māori or Tangata Whenua. NZAA has not mapped any archaeological sites within the allotment or adjoining allotments. Given the site is in close proximity to the Hokianga Harbour which is identified as a Statutory Acknowledgement Area, the proposal has been sent to the relevant Iwi. Discussions have been had with Te Runanga o Te Rarawa with their overall response being in support of the application. The correspondence is attached within **Appendix 6 & 7** of this application.

Objective 4	<p><i>To maintain and enhance the public open space qualities and recreation opportunities of the coastal environment by:</i></p> <ul style="list-style-type: none"> <i>• recognising that the coastal marine area is an extensive area of public space for the public to use and enjoy;</i> <i>• maintaining and enhancing public walking access to and along the coastal marine area without charge, and where there are exceptional reasons that mean this is not practicable providing alternative linking access close to the coastal marine area; and</i> <i>• recognising the potential for coastal processes, including those likely to be affected by climate change, to restrict access to the coastal environment and the need to ensure that public access is maintained even when the coastal marine area advances inland.</i>
Policy 18	<p>Public Open Space</p> <p><i>Recognise the need for public open space within and adjacent to the coastal marine area, for public use and appreciation including active and passive recreation, and provide for such public open space, including by:</i></p> <ol style="list-style-type: none"> <i>a. ensuring that the location and treatment of public open space is compatible with the natural character, natural features and landscapes, and amenity values of the coastal environment;</i> <i>b. taking account of future need for public open space within and adjacent to the coastal marine area, including in and close to cities, towns and other settlements;</i> <i>c. maintaining and enhancing walking access linkages between public open space areas in the coastal environment;</i> <i>d. considering the likely impact of coastal processes and climate change so as not to compromise the ability of future generations to have access to public open space; and</i> <i>e. recognising the important role that esplanade reserves and strips can have in contributing to meeting public open space needs.</i>



Policy 19	<p><i>Walking Access</i></p> <ol style="list-style-type: none"> 1. <i>Recognise the public expectation of and need for walking access to and along the coast that is practical, free of charge and safe for pedestrian use.</i> 2. <i>Maintain and enhance public walking access to, along and adjacent to the coastal marine area, including by:</i> <ol style="list-style-type: none"> a. <i>identifying how information on where the public have walking access will be made publicly available;</i> b. <i>avoiding, remedying or mitigating any loss of public walking access resulting from subdivision, use, or development; and</i> c. <i>identifying opportunities to enhance or restore public walking access, for example where:</i> <ol style="list-style-type: none"> i. <i>connections between existing public areas can be provided; or</i> ii. <i>improving access would promote outdoor recreation; or</i> iii. <i>physical access for people with disabilities is desirable; or</i> iv. <i>the long-term availability of public access is threatened by erosion or sea level rise; or</i> v. <i>access to areas or sites of historic or cultural significance is important; or</i> vi. <i>subdivision, use, or development of land adjacent to the coastal marine area has reduced public access, or has the potential to do so.</i> 3. <i>Only impose a restriction on public walking access to, along or adjacent to the coastal marine area where such a restriction is necessary:</i> <ol style="list-style-type: none"> a. <i>to protect threatened indigenous species; or</i> b. <i>to protect dunes, estuaries and other sensitive natural areas or habitats; or</i> c. <i>to protect sites and activities of cultural value to Māori; or</i> d. <i>to protect historic heritage; or</i> e. <i>to protect public health or safety; or</i> f. <i>to avoid or reduce conflict between public uses of the coastal marine area and its margins; or</i> g. <i>for temporary activities or special events; or</i> h. <i>for defence purposes in accordance with the Defence Act 1990; or</i> i. <i>to ensure a level of security consistent with the purpose of a resource consent; or</i> j. <i>in other exceptional circumstances sufficient to justify the restriction.</i>
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	<p>4. <i>Before imposing any restriction under (3), consider and where practicable provide for alternative routes that are available to the public free of charge at all times.</i></p>
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- 4.25. The site is adjacent to an Esplanade Reserve. The proposal is located wholly within the site boundaries and is located over 75 meters from the esplanade reserve boundary. Existing public access will not be compromised as part of this development.

Objective 5	<p><i>To ensure that coastal hazard risks taking account of climate change, are managed by:</i></p> <ul style="list-style-type: none"> • <i>locating new development away from areas prone to such risks;</i> • <i>considering responses, including managed retreat, for existing development in this situation; and</i> • <i>protecting or restoring natural defences to coastal hazards.</i>
Policy 24	<p><i>Identification of coastal hazards</i></p> <p>1. <i>Identify areas in the coastal environment that are potentially affected by coastal hazards (including tsunamis), giving priority to the identification of areas at high risk of being affected. Hazard risks, over at least 100 years, are to be assessed having regard to:</i></p> <ul style="list-style-type: none"> a. <i>physical drivers and processes that cause coastal change including sea level rise;</i> b. <i>short-term and long-term natural dynamic fluctuations of erosion and accretion;</i> c. <i>geomorphological character;</i> d. <i>the potential for inundation of the coastal environment, taking into account potential sources, inundation pathways and overland extent;</i> e. <i>cumulative effects of sea level rise, storm surge and wave height under storm conditions;</i> f. <i>influences that humans have had or are having on the coast;</i> g. <i>the extent and permanence of built development; and</i> h. <i>the effects of climate change on:</i> <ul style="list-style-type: none"> i. <i>matters (a) to (g) above;</i> ii. <i>storm frequency, intensity and surges; and</i> iii. <i>coastal sediment dynamics;</i> <p><i>taking into account national guidance and the best available information on the likely effects of climate change on the region or district.</i></p>

- 4.26. The beach frontage is mapped as being prone to both coastal flood hazards. The proposed shed is located well outside of this mapped hazard.



Objective 6	<p><i>To enable people and communities to provide for their social, economic, and cultural wellbeing and their health and safety, through subdivision, use, and development, recognizing that:</i></p> <ul style="list-style-type: none"> <i>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> <i>some uses and developments which depend upon the use of natural and physical resources in the coastal environment are important to the social, economic and cultural wellbeing of people and communities;</i> <i>functionally some uses and developments can only be located on the coast or in the coastal marine area;</i> <i>the coastal environment contains renewable energy resources of significant value;</i> <i>the protection of habitats of living marine resources contributes to the social, economic and cultural wellbeing of people and communities;</i> <i>the potential to protect, use, and develop natural and physical resources in the coastal marine area should not be compromised by activities on land;</i> <i>the proportion of the coastal marine area under any formal protection is small and therefore management under the Act is an important means by which the natural resources of the coastal marine area can be protected;</i> <i>historic heritage in the coastal environment is extensive but not fully known, and vulnerable to loss or damage from inappropriate subdivision, use, and development.</i>
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- 4.27. The proposal is to construct a 72m² shed within the site boundaries. The proposal will only require minimal excavations, and no vegetation clearance is proposed. The shed location is located outside of any areas of HNC and is not considered to create any adverse effects on historic heritage. The proposed shed is considered consistent with other development in the coastal environment.

Regional Policy Statement for Northland (RPSN)

- 4.28. The role of the RPSN is to promote sustainable management of Northland's natural and physical resources. The RPSN gives effect to the NZCPS in the Northland context.
- 4.29. The RPSN provides an overview of the regions' resource management issues and sets out policies and methods to achieve integrated management of Northlands natural and physical resources. Of relevance to this application are policy measures to manage the use and development of land within the mapped coastal environment. The site is adjacent to the coastal marine area. The surrounding area has cultural significance to local hapu given the Hokianga Harbour is identified as a Statutory Acknowledgement Area. The site is not within any regionally significant landscape or land based natural character area.



- 4.30. At a local site scale, the following objectives and policies are considered relevant to the proposed activity:
- *Objective 3.2 – Region-wide water quality*
 - *Objective 3.4 – Indigenous ecosystems and biodiversity*
 - *Objective 3.5 – Enabling economic wellbeing*
 - *Objective 3.12 – Tangata whenua role in decision making*
 - *Objective 3.13 – Natural Hazard Risk*
 - *Objective 3.14 – Natural character, outstanding natural features, outstanding natural landscapes and historic heritage*
 - *Policy 4.2 – Region-wide water quality management*
 - *Policy 4.4 – Maintaining and enhancing indigenous ecosystems and species*
 - *Policy 4.6 – Managing effects on natural character, features / landscapes and heritage*
- 4.31. Given the minor nature of the works, the fact that no vegetation clearance will be undertaken, local hapu have been advised of the development, natural hazards have been considered, historic heritage has been investigated with no known archaeological sites within the allotment, it is considered the proposal can meet the objectives and policies of this document.

Operative Far North District Plan (ODP)

- 4.32. The relevant objectives and policies of the Plan are those related to the Coastal Environment and the Coastal Living Zone. The proposal would generate no more than minor adverse effects on the Coastal environment. Given the small scale of the proposed shed, the proposal is consistent with the character of the area and is considered to have less than minor adverse effects on coastal amenity values. The proposal is considered consistent with the objectives and policies of the Plan. Those relevant objectives and policies are detailed below.

Coastal Environment: Objectives

- 10.3.1 *To manage coastal areas in a manner that avoids adverse effects from subdivision, use and development. Where it is not practicable to avoid adverse effects from subdivision use or development, but it is appropriate for the development to proceed, adverse effects of subdivision use or development should be remedied or mitigated.*
- 10.3.2 *To preserve and, where appropriate in relation to other objectives, to restore, rehabilitate protect, or enhance:*
- (a) the natural character of the coastline and coastal environment;*
 - (b) areas of significant indigenous vegetation and significant habitats of indigenous fauna;*
 - (c) outstanding landscapes and natural features;*
 - (d) the open space and amenity values of the coastal environment;*
 - (e) water quality and soil conservation (insofar as it is within the jurisdiction of the Council).*



- 10.3.3 *To engage effectively with Maori to ensure that their relationship with their culture and traditions and taonga is identified, recognised, and provided for.*
- 10.3.4 *To maintain and enhance public access to and along the coast whilst ensuring that such access does not adversely affect the natural and physical resources of the coastal environment, including Maori cultural values, and public health and safety.*
- 10.3.5 *To secure future public access to and along the coast, lakes and rivers (including access for Maori) through the development process and specifically in accordance with the Esplanade Priority Areas mapped in the District Plan.*
- 10.3.6 *To minimise adverse effects from activities in the coastal environment that cross the coastal marine area boundary.*
- 10.3.7 *To avoid, remedy or mitigate adverse effects on the environment through the provision of adequate land-based services for mooring areas, boat ramps and other marine facilities.*
- 10.3.8 *To ensure provision of sufficient water storage to meet the needs of coastal communities all year round.*
- 10.3.9 *To facilitate the sustainable management of natural and physical resources in an integrated way to achieve superior outcomes to more traditional forms of subdivision, use and development through management plans and integrated development.*

Coastal Environment: Policies

- 10.4.1 *That the Council only allows appropriate subdivision, use and development in the coastal environment. Appropriate subdivision, use and development is that where the activity generally:*
 - (a) *recognises and provides for those features and elements that contribute to the natural character of an area that may require preservation, restoration or enhancement; and*
 - (b) *is in a location and of a scale and design that minimises adverse effects on the natural character of the coastal environment; and*
 - (c) *has adequate services provided in a manner that minimises adverse effects on the coastal environment and does not adversely affect the safety and efficiency of the roading network; and*
 - (d) *avoids, as far as is practicable, adverse effects which are more than minor on heritage features, outstanding landscapes, cultural values, significant indigenous vegetation and significant habitats of indigenous fauna, amenity values of public land and waters and the natural functions and systems of the coastal environment; and*
 - (e) *promotes the protection, and where appropriate restoration and enhancement, of areas of significant indigenous vegetation and significant habitats of indigenous fauna; and*
 - (f) *recognises and provides for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga; and*



- (g) *where appropriate, provides for and, where possible, enhances public access to and along the coastal marine area; and*
 - (h) *gives effect to the New Zealand Coastal Policy Statement and the Regional Policy Statement for Northland.*
- 10.4.2 *That sprawling or sporadic subdivision and development in the coastal environment be avoided through the consolidation of subdivision and development as far as practicable, within or adjoining built up areas, to the extent that this is consistent with the other objectives and policies of the Plan.*
- 10.4.3 *That the ecological values of significant coastal indigenous vegetation and significant habitats are maintained in any subdivision, use or development in the coastal environment.*
- 10.4.4 *That public access to and along the coast be provided, where it is compatible with the preservation of the natural character and amenity, cultural, heritage and spiritual values of the coastal environment, and avoids adverse effects in erosion prone areas.*
- 10.4.5 *That access by tangata whenua to ancestral lands, sites of significance to Maori, maahinga mataitai, taiapure and kaimoana areas in the coastal marine area be provided for in the development and ongoing management of subdivision and land use proposals and in the development and administration of the rules of the Plan and by non-regulatory methods. Refer Chapter 2, and in particular Section 2.5, and Council's "Tangata Whenua Values and Perspectives (2004)".*
- 10.4.6 *That activities and innovative development including subdivision, which provide superior outcomes and which permanently protect, rehabilitate and/or enhance the natural character of the coastal environment, particularly through the establishment and ongoing management of indigenous coastal vegetation and habitats, will be encouraged by the Council.*
- 10.4.7 *To ensure the adverse effects of land-based activities associated with maritime facilities including mooring areas and boat ramps are avoided, remedied or mitigated through the provision of adequate services, including where appropriate:*
 - (a) *parking;*
 - (b) *rubbish disposal;*
 - (c) *waste disposal;*
 - (d) *dinghy racks.*
- 10.4.8 *That development avoids, remedies or mitigates adverse effects on the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.*
- 10.4.9 *That development avoids, where practicable, areas where natural hazards could adversely affect that development and/or could pose a risk to the health and safety of people.*
- 10.4.10 *To take into account the need for a year-round water supply, whether this involves reticulation or on-site storage, when considering applications for subdivision, use and development.*



- 10.4.11 *To promote land use practices that minimise erosion and sediment run-off, and storm water and waste water from catchments that have the potential to enter the coastal marine area.*
- 10.4.12 *That the adverse effects of development on the natural character and amenity values of the coastal environment will be minimised through:*
- (a) the siting of buildings relative to the skyline, ridges, headlands and natural features;*
 - b) the number of buildings and intensity of development;*
 - (c) the colour and reflectivity of buildings;*
 - (d) the landscaping (including planting) of the site;*
 - (e) the location and design of vehicle access, manoeuvring and parking areas.*

Coastal Living Zone: Objectives and Policies

10.7.3.1 *To provide for the well being of people by enabling low density residential development to locate in coastal areas where any adverse effects on the environment of such development are able to be avoided, remedied or mitigated.*

10.7.3.2 *To preserve the overall natural character of the coastal environment by providing for an appropriate level of subdivision and development in this zone.*

10.7.4.1 *That the adverse effects of subdivision, use, and development on the coastal environment are avoided, remedied or mitigated.*

10.7.4.2 *That standards be set to ensure that subdivision, use or development provides adequate infrastructure and services and maintains and enhances amenity values and the quality of the environment.*

10.7.4.3 *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:*

(a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;

(b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;

(c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas;

(d) through siting of buildings and development, design of subdivisions, and provision of access that recognise and provide for the relationship of Maori with their culture, traditions



and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Maori culture makes to the character of the District (refer Chapter 2, and in particular Section 2.5, and Council's "Tangata Whenua Values and Perspectives (2004)");

(e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests;

(f) protecting historic heritage through the siting of buildings and development and design of subdivisions.

Proposed District Plan (PDP)

- 4.33. Under the PDP, the site is zoned Settlement and is within the Coastal Environment overlay. The proposal is considered to create no more than minor adverse effects on the surrounding environment. The main purpose of the settlement zone is to provide 'areas used predominantly for a cluster of residential, commercial, light industrial and/or community activities that are located in rural areas or the coastal environment.'. The proposal is to construct a non-habitable shed on site which meets this purpose. While little weight is given to the PDP Objectives and Policies an assessment of the relevant objectives and policies has been undertaken. The proposal has been assessed to be consistent with the new plan. Those relevant objectives and policies are as detailed below.

Settlement Zone – Objectives and Policies

RSZ-O1 -Rural and coastal settlements are used predominantly for residential activities and are sustained by a range of compatible activities and services.

RSZ-O2- Land use and subdivision is of a scale and intensity that is in keeping with the rural or coastal character and amenity of each settlement.

RSZ-O3 - Landuse and subdivision in the Settlement zone is appropriate for the physical and environmental attributes of the site and any infrastructure constraints.

RSZ-O4 - Landuse and subdivision in the Settlement zone is managed to control any reverse sensitivity issues that may occur within the zone or at the zone interface.

RSZ-P1 - Enable residential and complementary non-residential activities that support the role and function of the Settlement zone.

RSZ-P2 - Require land use and subdivision in the Settlement zone associated with non-residential activities to demonstrate the ability to provide for onsite infrastructure unless a reticulated service is available.

RSZ-P3 - Enable non-residential activities in the Settlement zone that:

- a. are of a scale, intensity, character and amenity that compliments the residential activities in the settlement;*



- b. support the social and economic well-being of the community;*
- c. do not adversely affect the viability and vitality of nearby urban centers; and*
- d. demonstrate the ability to provide for onsite infrastructure.*

RSZ-P4 - Avoid land use and development in the Settlement zone that results in reverse sensitivity effects either within the zone or on activities adjacent zones.

RSZ-P5 - Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

- a. the scale, character and amenity of the settlement, in particular impacts on existing residential activities;*
- b. siting and design;*
- c. cultural and social well-being, including health and safety;*
- d. potential reverse sensitivity effects both within the settlement and on adjacent zones;*
- e. its location within or adjoining to the settlement; and*
- f. the vitality and viability of nearby urban environments.*
- g. the capacity of the site to cater for on-site infrastructure associated with the proposed activity;*
- h. the adequacy of roading infrastructure to service the proposed activity;*
- i. managing natural hazards;*
- j. any adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and*
- k. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6*

PDP Coastal Environment – Objectives and policies

CE-O1 - The natural character of the coastal environment is identified and managed to ensure its long-term preservation and protection for current and future generations.

CE-O2 - Land use and subdivision in the coastal environment:

- a. preserves the characteristics and qualities of the natural character of the coastal environment;*
- b. is consistent with the surrounding land use;*
- c. does not result in urban sprawl occurring outside of urban zones;*
- d. promotes restoration and enhancement of the natural character of the coastal environment; and*
- e. recognises tangata whenua needs for ancestral use of whenua Māori.*

CE-O3 - Land use and subdivision in the coastal environment within urban zones is of a scale that is consistent with existing built development.

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.

CE-P2 - Avoid adverse effects of land use and subdivision on the characteristics and qualities of the coastal environment identified as:



- a. *outstanding natural character;*
- b. *ONL;*
- c. *ONF.*

CE-P3 - Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of land use and subdivision on the characteristics and qualities of the coastal environment not identified as:

- a. *outstanding natural character;*
- b. *ONL;*
- c. *ONF.*

CE-P4 - Preserve the visual qualities, character and integrity of the coastal environment by:

- a. *consolidating land use and subdivision around existing urban centres and rural settlements; and*
- b. *avoiding sprawl or sporadic patterns of development.*

CE-P5 - Enable land use and subdivision in urban zones within the coastal environment where:

- a. *there is adequacy and capacity of available or programmed development infrastructure; and*
- b. *the use is consistent with, and does not compromise the characteristics and qualities.*

CE-P6 - Enable farming activities within the coastal environment where:

- a. *the use forms part of the values that established natural character of the coastal environment; or*
- b. *the use is consistent with, and does not compromise the characteristics and qualities.*

CE-P7 - Provide for the use of Māori Purpose zoned land and Treaty Settlement land in the coastal environment where:

- a. *the use is consistent with the ancestral use of that land; and*
- b. *the use does not compromise any identified characteristics and qualities.*

CE-P8 - Encourage the restoration and enhancement of the natural character of the coastal environment.

CE-P9 - Prohibit land use and subdivision that would result in any loss and/or destruction of the characteristics and qualities in outstanding natural character areas.

CE-P10 - Manage land use and subdivision to preserve and protect the natural character of the coastal environment, and to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

- a. *the presence or absence of buildings, structures or infrastructure;*
- b. *the temporary or permanent nature of any adverse effects;*
- c. *the location, scale and design of any proposed development;*
- d. *any means of integrating the building, structure or activity;*
- e. *the ability of the environment to absorb change;*
- f. *the need for and location of earthworks or vegetation clearance;*



- g. the operational or functional need of any regionally significant infrastructure to be sited in the particular location;*
- h. any viable alternative locations for the activity or development;*
- 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. the ability to improve the overall quality of coastal waters; and*
- m. any positive contribution the development has on the characteristics and qualities.*

5. Notification Assessment – Sections 95A to 95G of the Act

Public Notification Assessment

- 5.1. Section 95A requires a council to follow specific steps to determine whether to publicly notify an application. The following is an assessment of the application against these steps:

Step 1 Mandatory public notification in certain circumstances

An application must be publicly notified if, under section 95A(3), it meets any of the following criteria:

- (a) the applicant has requested that the application be publicly notified;*
- (b) public notification is required under [section 95C](#);*
- (c) the application is made jointly with an application to exchange recreation reserve land under [section 15AA](#) of the Reserves Act 1977.*

- 5.2. It is not requested the application be publicly notified and the application is not made jointly with an application to exchange reserve land. Therefore Step 1 does not apply and Step 2 must be considered.

Step 2: Public Notification precluded in certain circumstances

(4) Determine whether the application meets either of the criteria set out in subsection (5) and,—

- (a) if the answer is yes, go to step 4 (step 3 does not apply); and*
- (b) if the answer is no, go to step 3.*

(5) The criteria for step 2 are as follows:

- (a) 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;*
- (b) the application is for a resource consent for 1 or more of the following, but no other, activities:*
 - (i) a controlled activity;*
 - (ii) [Repealed]*



- (iii) a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity.*
- (iv)[Repealed]*
- (6)[Repealed]*

- 5.3. Public Notification is not precluded as the proposal is a Restricted Discretionary Activity and is not solely a boundary activity. Therefore Step 3 must be considered.

Step 3: Public Notification required in certain circumstances

- (7) Determine whether the application meets either of the criteria set out in subsection (8) and,—*
- (a)if the answer is yes, publicly notify the application; and*
- (b)if the answer is no, go to step 4.*
- (8) The criteria for step 3 are as follows:*
- (a)the application is for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification:*
- (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.*

- 5.4. The proposal is not subject to a rule or NES requiring public notification and the proposal does not have effects that will be more than minor. Therefore, public notification is not required, and Step 4 must be considered.

Step 4: Public notification in special circumstances

- 5.5. Section 95A(9) states that a council must publicly notify an application for resource consent if it considers that 'special circumstances' exist, notwithstanding that Steps 1 – 3 above do not require or preclude public notification. Special circumstances are not defined in the Act.
- 5.6. There are no special circumstances that exist to justify public notification of the application because the proposal is for a restricted discretionary activity and the proposal is not considered to be controversial or of significant public interest, particularly given that the proposal involves the construction of a 72m² shed, which is considered as neither exceptional nor unusual.

Public Notification Summary

- 5.7. From the assessment above it is considered that the application does not need to be publicly notified, but assessment of limited notification is required.

Limited Notification Assessment

- 5.8. If the application is not publicly notified, a consent authority must follow the steps of section 95B to determine whether to give limited notification of an application.



Step 1: Certain affected groups and affected persons must be notified

- (2) Determine whether there are any—*
 - (a) affected protected customary rights groups; or*
 - (b) affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity).*
- (3) Determine—*
 - (a) whether the proposed activity is on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11; and*
 - (b) whether the person to whom the statutory acknowledgement is made is an affected person under section 95E.*
- (4) Notify the application to each affected group identified under subsection (2) and each affected person identified under subsection (3).*

- 5.9. There are no protected customary rights groups or customary marine title groups that are relevant to this application.
- 5.10. The site is mapped as being partially within a Statutory Acknowledgement Area. The proposal has been sent to Te Runanga o Te Rarawa. A response was received on 8th November 2025 with comments in regards to landscaping, colour scheme, stormwater management, lighting and use of the shed. A response was provided to Te Runanga o Te Rarawa on 13th November 2025 advising of the proposed and existing measures on site to address the comments made. Te Runanga o Te Rarawa advised they were satisfied with the response and no further queries were raised. Correspondence can be found within **Appendix 6 & 7** of this application. Given the above, it is considered the required notification has been had with no further notification required.
- 5.11. Therefore Step 1 does not apply and Step 2 must be considered.

Step 2: Limited notification precluded in certain circumstances

- (5) Determine whether the application meets either of the criteria set out in subsection (6) and,—*
 - (a) if the answer is yes, go to step 4 (step 3 does not apply); and*
 - (b) if the answer is no, go to step 3.*
- (6) The criteria for step 2 are as follows:*
 - (a) 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;*
 - (b) the application is for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land).*

- 5.12. There is no rule in the plan or national environmental standard that precludes notification. The application is not for a controlled activity. Therefore Step 2 does not apply and Step 3 must be considered.



Step 3: Certain other affected persons must be notified

(7) In the case of a boundary activity, determine in accordance with section 95E whether an owner of an allotment with an infringed boundary is an affected person.

(8) In the case of any other activity, determine whether a person is an affected person in accordance with section 95E.

(9) Notify each affected person identified under subsections (7) and (8) of the application. The proposal is not for a boundary activity nor is it a prescribed activity.

5.13. The proposal does not involve a boundary activity.

In deciding who is an affected person under section 95E, a council under section 95E(2):

(2) The consent authority, in assessing an activity's adverse effects on a person for the purpose of this 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; and

(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; and

(c) must have regard to every relevant statutory acknowledgement made in accordance with an Act specified in Schedule 11.

5.14. A council must not consider that a person is affected if they have given their written approval, or it is unreasonable in the circumstances to seek that person's approval.**5.15. With respect to section 95B(8) and section 95E, the permitted baseline was considered as part of the assessment of environmental effects undertaken in Section 4 of this report, which found that the potential adverse effects on the environment will be no more than minor.****5.16. Regarding potential adverse effects on persons, the assessment in Section 4 are also relied on and the following comments made:**

- The proposed activity involves construction of a non-habitable shed which meets the permitted standards for building height, setback and sunlight within the zone.
- Engagement with Te Runanga o Te Rarawa has been undertaken with their support provided.
- The proposal will involve minimal excavation and no vegetation clearance.
- The proposed location is such that the shed will not be visually dominant or obtrusive.
- The proposed activities would not be contrary to the objectives and policies of the ODP, PDP, NZCPS or the RPSN.
- All other persons are sufficiently separated from the proposed development and works, such that there will be no effects on these people.

5.17. Therefore, no other persons will be affected to a minor or more than minor degree.

- 5.18. Therefore Step 3 does not apply and Step 4 must be considered.

Step 4: Further notification in special circumstances

(10) whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined to be eligible for limited notification under this section (excluding persons assessed under section 95E as not being affected persons),

- 5.19. The proposal is to construct a non-habitable shed which exceeds the permitted floor area for the visual amenity rule. It is considered that no special circumstances exist in relation to the application.

Limited Notification Assessment Summary

- 5.20. Overall, from the assessment undertaken Steps 2, 3 & 4 do not apply. Step 1 indicates that the activity is located near a Statutory Acknowledgement Area and as such, Te Runanga o Te Rarawa has been highlighted as a potentially affected party. The application has been sent to Te Runanga o Te Rarawa with their queries addressed and no objections made.

6. Part 2 Assessment

- 6.1. For completeness, the application is assessed in relation to the purpose and principles of the Resource Management Act 1991 which are contained in Section 5 to 8 of the Act inclusive.
- 6.2. The proposal will meet Section 5 of the RMA as the proposal will sustain the potential of natural and physical resources whilst meeting the foreseeable needs of future generations. The proposal will avoid adverse effects on the environment and will maintain the character of the site and surrounding environment.
- 6.3. Section 6 of the Act includes matters of national importance. The proposal will aid in preserving the natural character of the coastal environment by ensuring no vegetation is removed as part of this proposal. Public access to the foreshore will remain via the Esplanade Reserve. The relationship of Māori and their culture and traditions has been considered as part of this proposal and discussions had with Te Runanga o Te Rarawa regarding the application, with their approval received. The NRC Hazard Maps indicates that a portion of the site is susceptible to natural hazards. The proposed shed is located outside of these areas.
- 6.4. Section 7 identifies several “other matters” to be given particular regard by a Council in the consideration of any assessment for resource consent, including the maintenance and enhancement of amenity values. The proposal maintains and amenity values by retaining the existing vegetation on site which screens the proposed shed.
- 6.5. Section 8 requires Council to ‘take into account’ the principals of the Treaty of Waitangi. It is considered that the proposal raises no Treaty issues. The proposal has taken into account



the principals of the Treaty of Waitangi and is not considered to be contrary to these principals.

- 6.6. Overall, the application is consistent with the relevant provisions of Part 2 of the Act, as expressed through the objectives, policies and rules reviewed in earlier sections of this application. Given that consistency, we conclude that the proposal achieves the purposes of sustainable management set out by section 5 of the Act.

7. Conclusion

- 7.1. The Applicants, Sean and Linda McGinty, seek resource consent to construct a 72m² non-habitable shed.
- 7.2. The proposed activity is Restricted Discretionary under the ODP and Permitted under PDP rules that have immediate legal effect. The assessment of effects on the environment has concluded that potential adverse effects will be no more than minor.
- 7.3. The proposed activities are consistent with the objectives and policies of the NZCPS, RPSN and the ODP and PDP.
- 7.4. Te Runanga o Te Rarawa have been contacted as part of the pre-application process and discussions had to satisfy their queries. It is considered that there are no other persons affected by the proposed activities. It is considered appropriate for consent to be granted on a non-notified basis.

8. Limitations

- 8.1. This report has been commissioned solely for the benefit of our client, in relation to the project as described above, and to the limits of our engagement, with the exception that the Far North District Council or Northland Regional Council may rely on it to the extent of its appropriateness, conditions and limitations, when issuing their subject consent.
- 8.2. Copyright of Intellectual Property remains with Northland Planning and Development 2020 Limited, and this report may NOT be used by any other entity, or for any other proposals, without our written consent. Therefore, no liability is accepted by this firm or any of its directors, servants or agents, in respect of any information contained within this report.
- 8.3. Where other parties may wish to rely on it, whether for the same or different proposals, this permission may be extended, subject to our satisfactory review of their interpretation of the report.
- 8.4. Although this report may be submitted to a local authority in connection with an application for a consent, permission, approval, or pursuant to any other requirement of law, this disclaimer shall still apply and require all other parties to use due diligence where necessary.





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

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier **NA56C/542**
Land Registration District **North Auckland**
Date Issued 06 July 1984

Prior References
NA50B/1032

Estate Fee Simple
Area 8007 square metres more or less
Legal Description Lot 1 Deposited Plan 102520
Registered Owners
Linda McGinty and Sean Roger McGinty

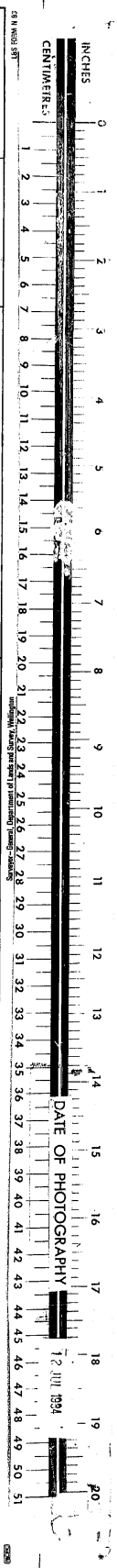
Interests
11494140.3 Mortgage to ASB Bank Limited - 29.7.2019 at 3:27 pm

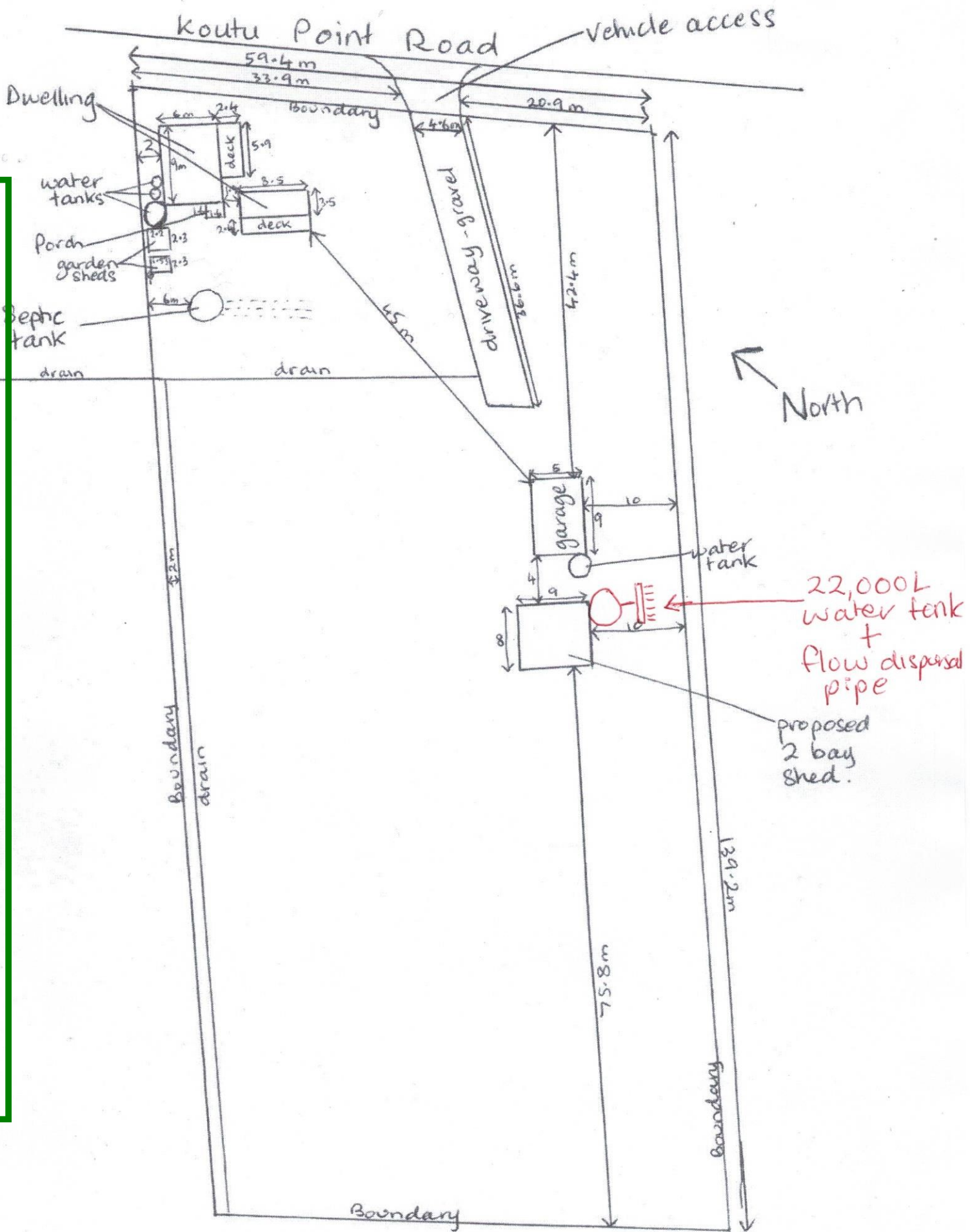
<p>ROADS SHOWN ARE LEGAL</p> <p>APPROVED <i>Robert M. Carter</i> REG. OWNER</p>		<p>PURSUANT TO A RESOLUTION OF THE HOKIANGA COUNTY COUNCIL, PASSED ON THE 2ND MAY 1984, SPECIAL ORDINATION ALSO PASSED, THE FOLLOWING PLAN ACCORDING TO THE SURVEY MADE BY THE SURVEYOR OF THE DISTRICT OF HOKIANGA, IN ACCORDANCE WITH THE SURVEY ACT 1984, WHICH THE SURVEYOR HAS DEPOSITED IN THE OFFICE OF THE DISTRICT ENGINEER, HOKIANGA, AND WHICH THE SURVEYOR HAS DEPOSITED IN THE OFFICE OF THE DISTRICT ENGINEER, HOKIANGA, AND WHICH THE SURVEYOR HAS DEPOSITED IN THE OFFICE OF THE DISTRICT ENGINEER, HOKIANGA.</p>	
<p>THE COMMISSION SEAL OF</p>		<p>CHIEF SURVEYOR</p> <p>COUNTY CLERK</p>	
<p>NEW CIP ALLOCATED</p> <p>Lot 1 - 56° 54' 2" Lot 2 - 56° 54' 3"</p> <p>Lot 3 - 56° 54' 4"</p>		<p>Total Area 2.4005 ha</p> <p>Comprised in 20° 54' 1" Pt</p>	
<p>1. MURRAY, CONSTRUCTION, ASBESTOS, AT HOKIANGA</p> <p>Registered Surveyor and holder of an annual practicing certificate hereby certify that this plan has been made from surveys executed by me or under my direction; that data plan and Survey are correct and have been made in accordance with the regulations under the Survey Act 1984.</p> <p>Dated at HOKIANGA this 27th day of APRIL 1984 Signature <i>[Signature]</i></p> <p>Field Book p. Traversa Book p.</p> <p>Reference Plans</p> <p>Examined <i>[Signature]</i> Correct <i>[Signature]</i></p> <p>Approved as to Survey</p> <p>8 / 6 / 1984 Chief Surveyor</p> <p>Deposited this 6th day of May 1984, District Engineer</p> <p>File D.P.102520</p> <p>Received - 1 MAY 1984 Instructions</p>			

<p>LAND DISTRICT NORTH AUCKLAND</p> <p>SURVEY BLK. & DIST. VI HOKIANGA S.D.</p> <p>NZMS SHEET No. 00614</p>	<p>LOCAL AUTHORITY HOKIANGA COUNTY</p> <p>Surveyed by FRASER THOMAS PARTNERS</p> <p>Scale 1:2000 Date APRIL 84</p>
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LOTS 1-3 BEING SUBDIVISION OF PT SEC 12 BLOCK VI HOKIANGA S.D.

DATE OF PHOTOGRAPHY 12 JUL 1984





Site map of - 21 Koutu Point Road, Opononi

NOTE:
ALL POLES TO BE H5 TREATED.
P1 (CLEARSPAN): Ø200 SED H5
TREATED POLES, 0.8m DEEP
POLE FOUNDATION: Ø1200mm
CONCRETE (MIN 25MPa)

ALL TIMBER SHALL BE H3.2
TREATED EXCEPT POLES TO BE H5
TREATED.
LVL SHALL BE COVERED FROM
EXPOSURE.

LEGEND:
- ROOF BRACING
- SED POLE
- POST
- STEEL CLADDING

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Fastener spacing in accordance with AS1720.1

FASTENER	END	S1	EDGE	S2
Ø3.15mm Nail	63	63	16	32
No.12g Type 17 Screw	56	56	28	17
No.14g Type 17 Screw	63	63	32	19

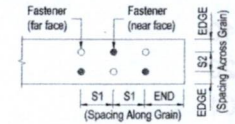


FIGURE 1: FASTENER SPACING DIAGRAM

- New timber are to be clear of defects such as wanes, splits, knots, gum veins and checks 150mm from fastener locations and/or cut ends, which ever governs.
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Project Details :

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Sean McGinty
21 Koutu Point Road
Opunoni

Pryda Fabricator / Client :



(NZBN 94229039833129)

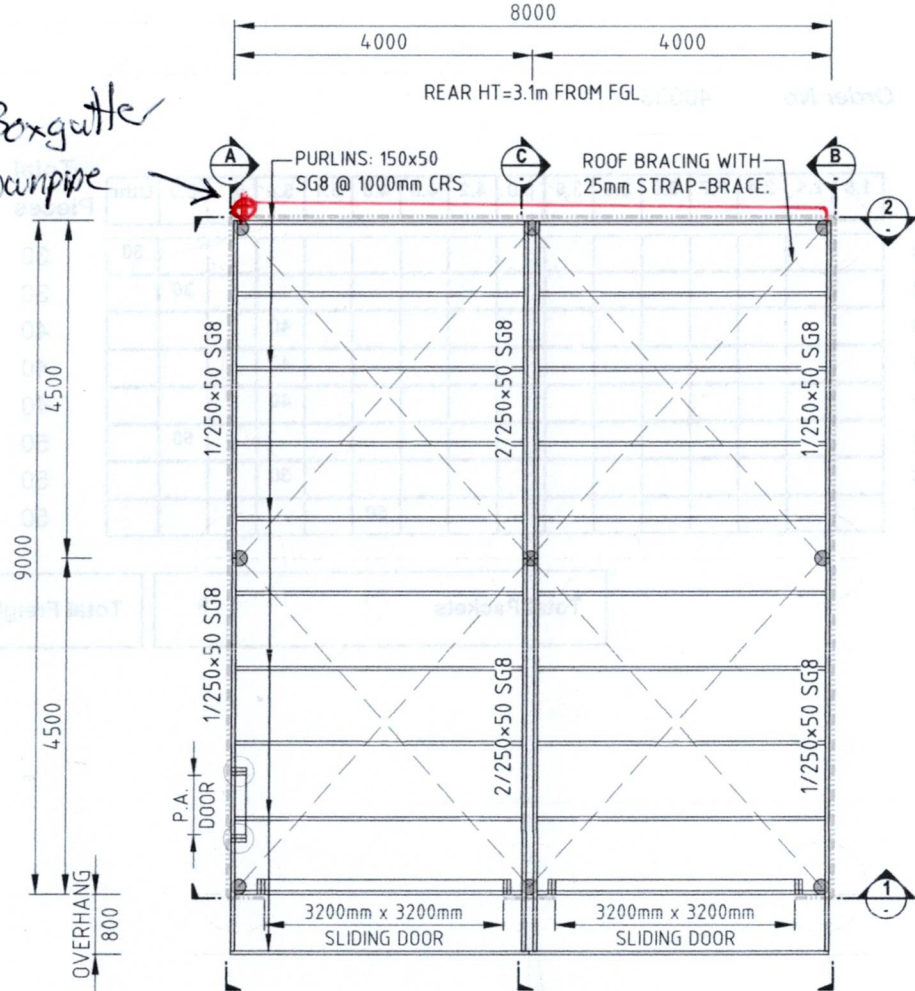
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125m steel Boxgutter
& 180m Downpipe




FRONT HT=4.0m FROM FGL

PLAN

NOTE:
ALL POLES TO BE H5 TREATED.
P1 (CLEARSPAN): $\phi 200$ SED H5
TREATED POLES, 0.8m DEEP
POLE FOUNDATION: $\phi 1200$ mm
CONCRETE (MIN 25MPa)

ALL TIMBER SHALL BE H3.2
TREATED EXCEPT POLES TO BE H5
TREATED.
LVL SHALL BE COVERED FROM
EXPOSURE.

LEGEND:

- 
- ROOF BRACING
 - SED POLE
 - POST
 - STEEL CLADDING

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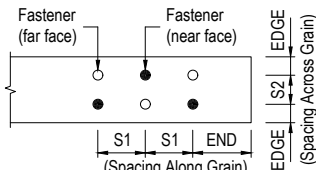


FIGURE 1: FASTENER SPACING DIAGRAM

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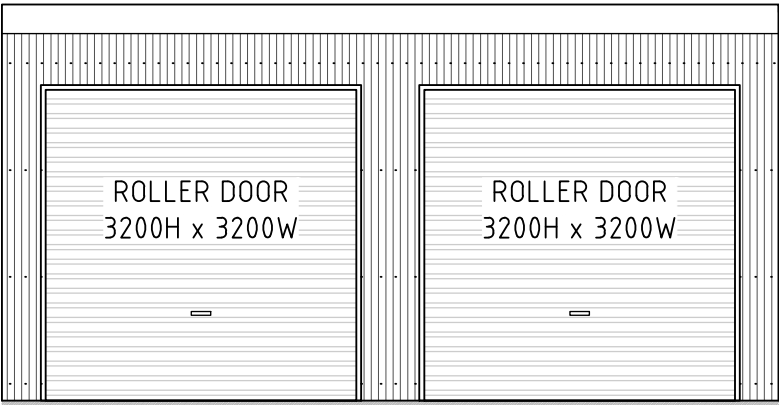
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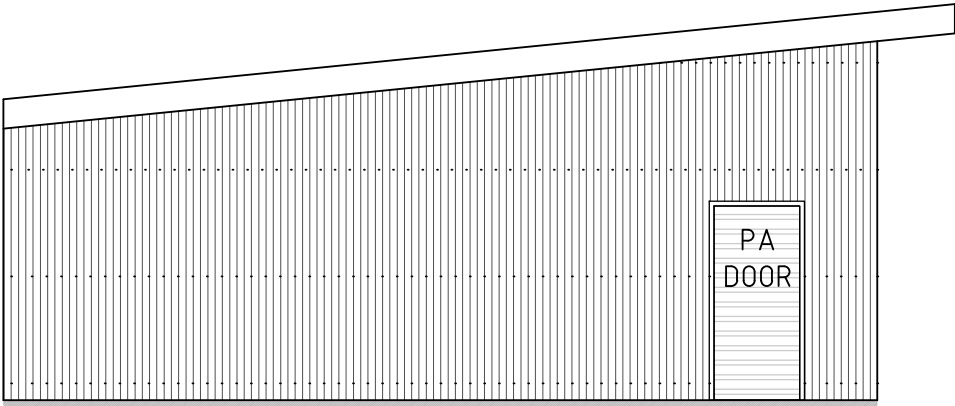
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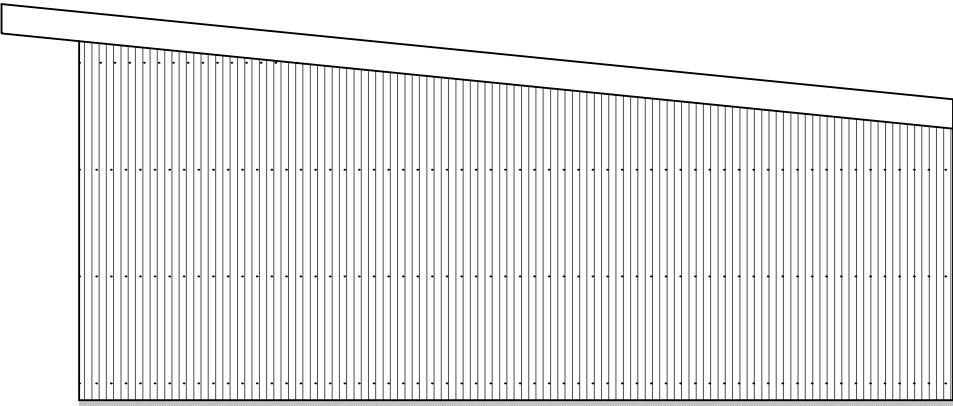
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Project Reference: 28061	Sheet No.: 1	Rev. 2



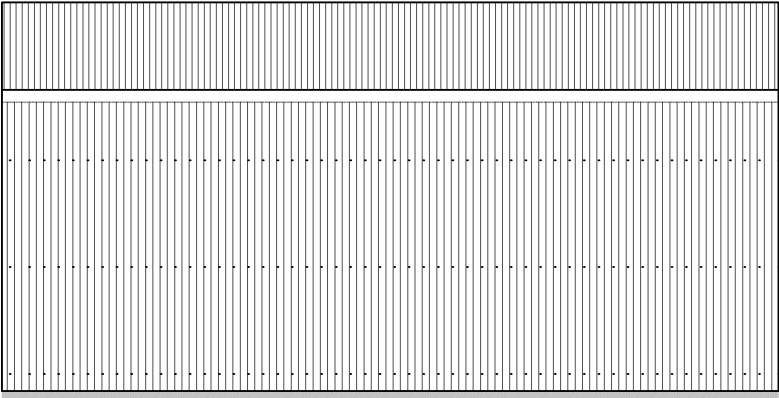
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

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Fastener
(far face)

Fastener
(near face)

S1

S1

END

(Spacing Along Grain)

EDGE

EDGE

(Spacing Across Grain)

FIGURE 1: FASTENER SPACING DIAGRAM

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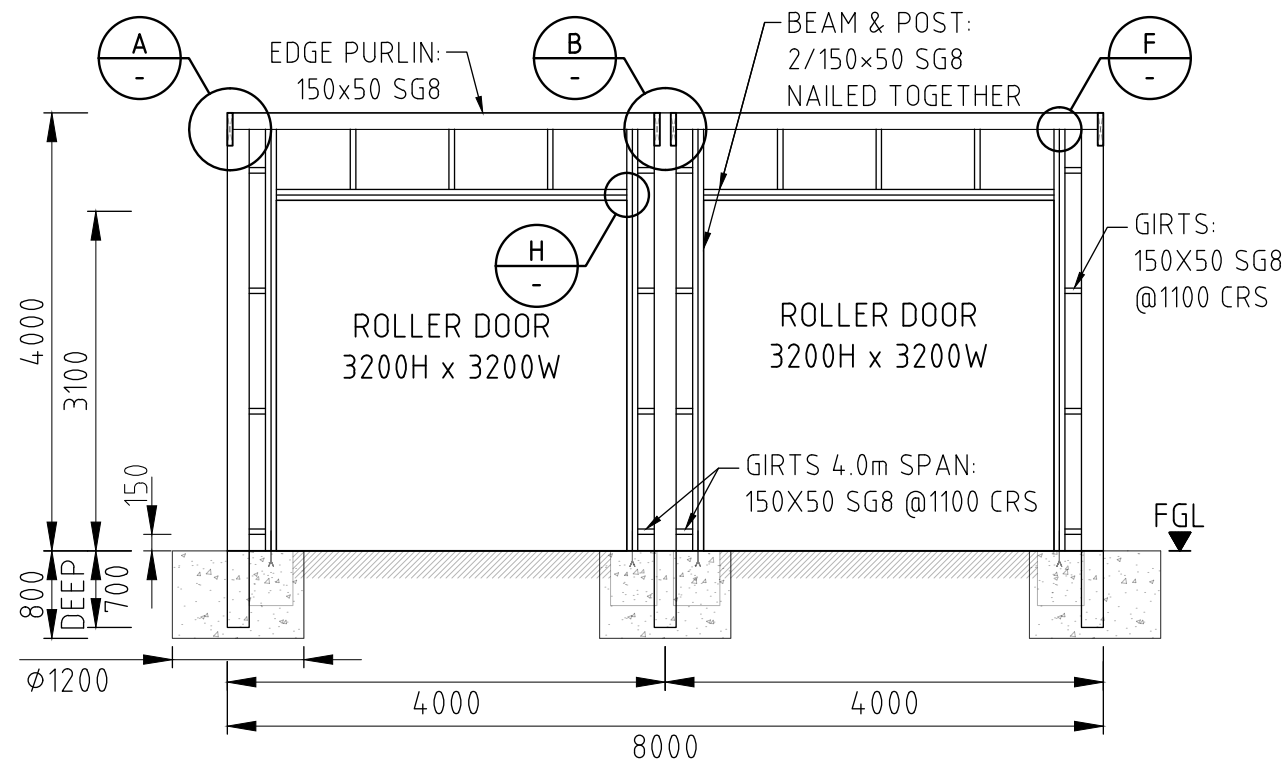
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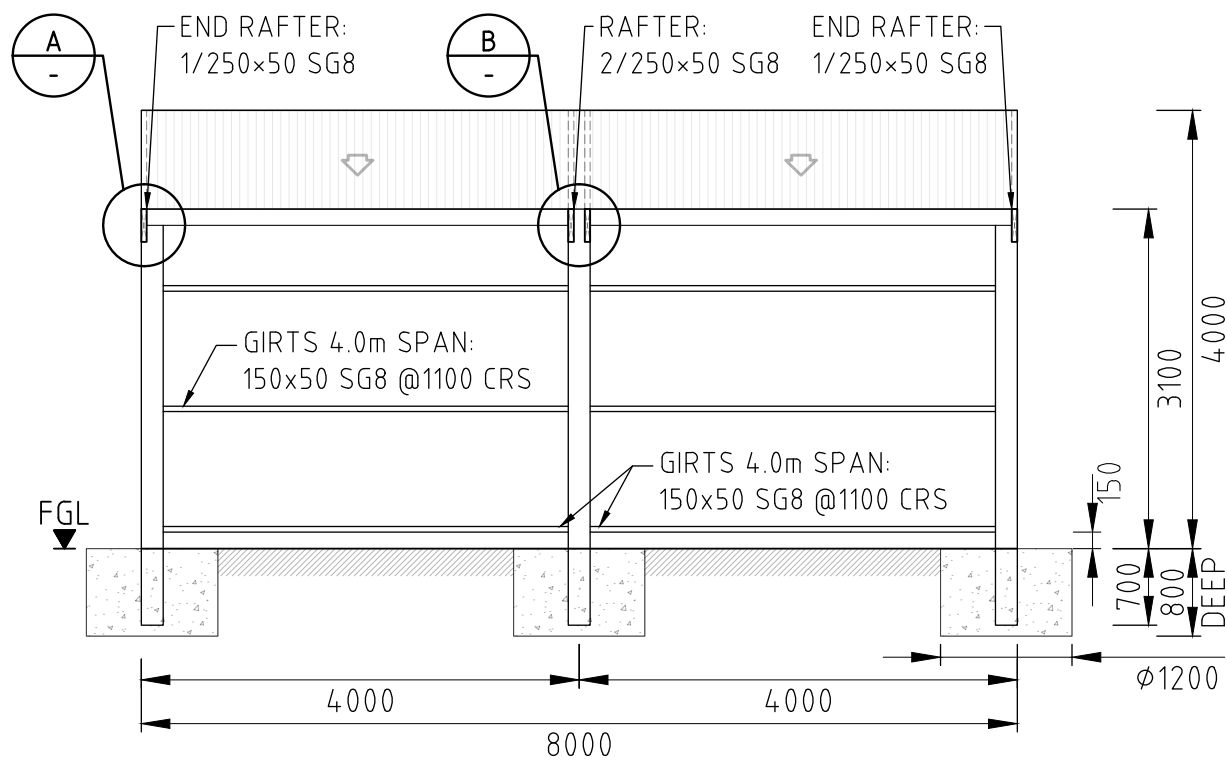
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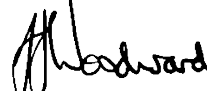


SECTION 1



SECTION 2

Geotechnical Note:
Foundations have been sized for a Geotechnical Ultimate bearing capacity of 150kPa. However, soil conditions encountered in hand auger boreholes have been established as variable, so it is essential that the bearing capacity at each pole location be confirmed by geotechnical inspection of footing excavations, prior to the placement of any building materials.

Signed: 
Simon Woodward, CPEng,
Wilton Joubert Ltd

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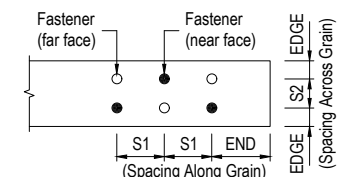


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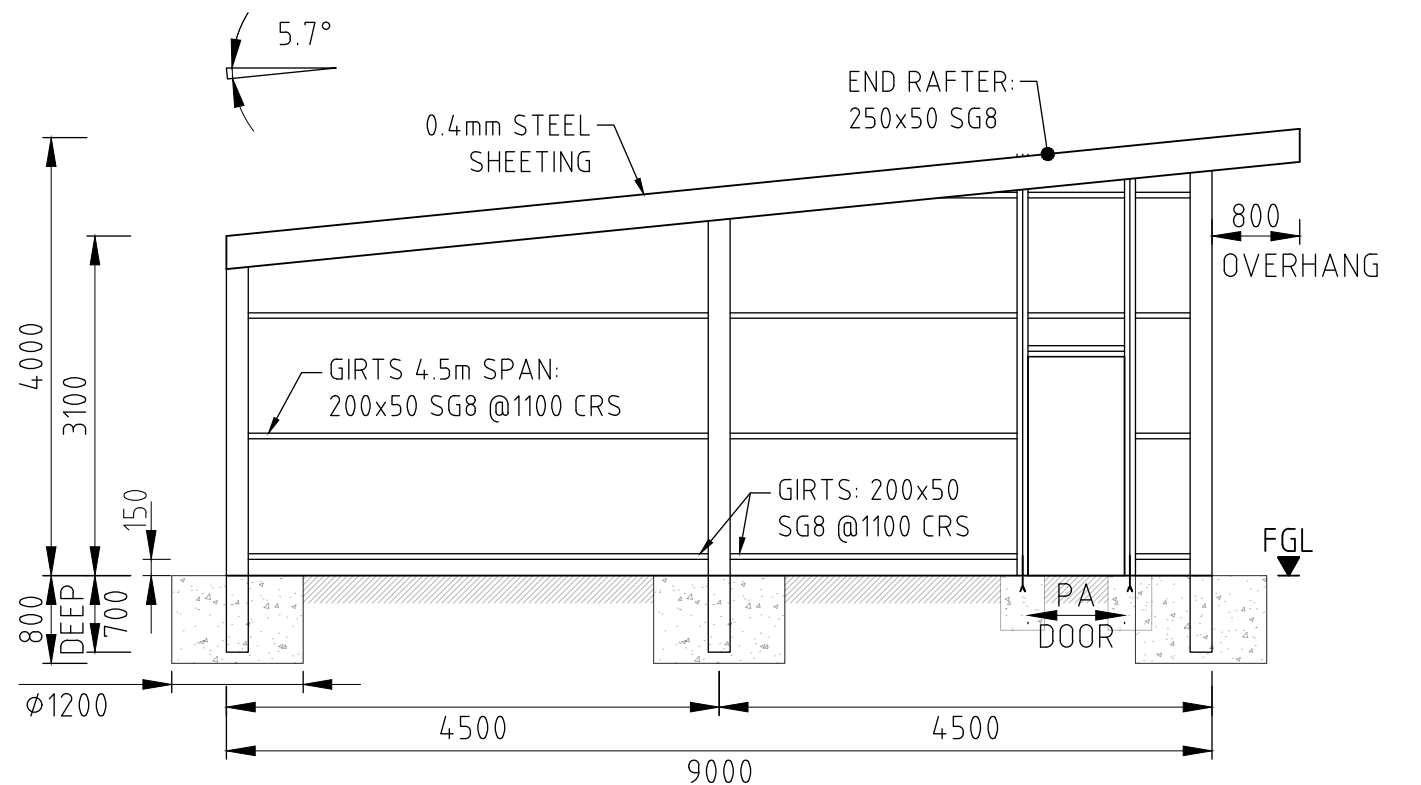


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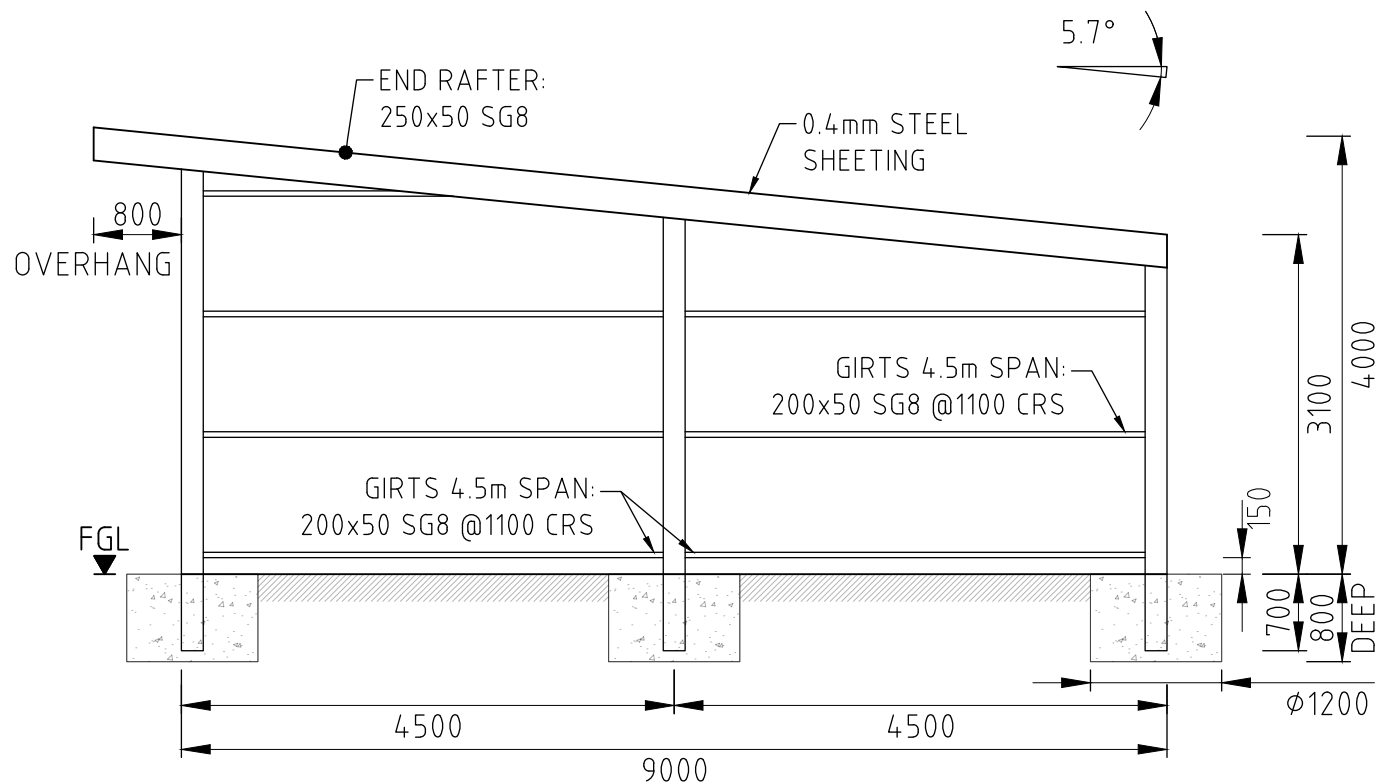
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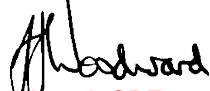


SECTION A



SECTION B

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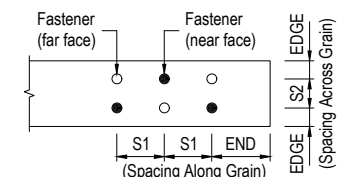


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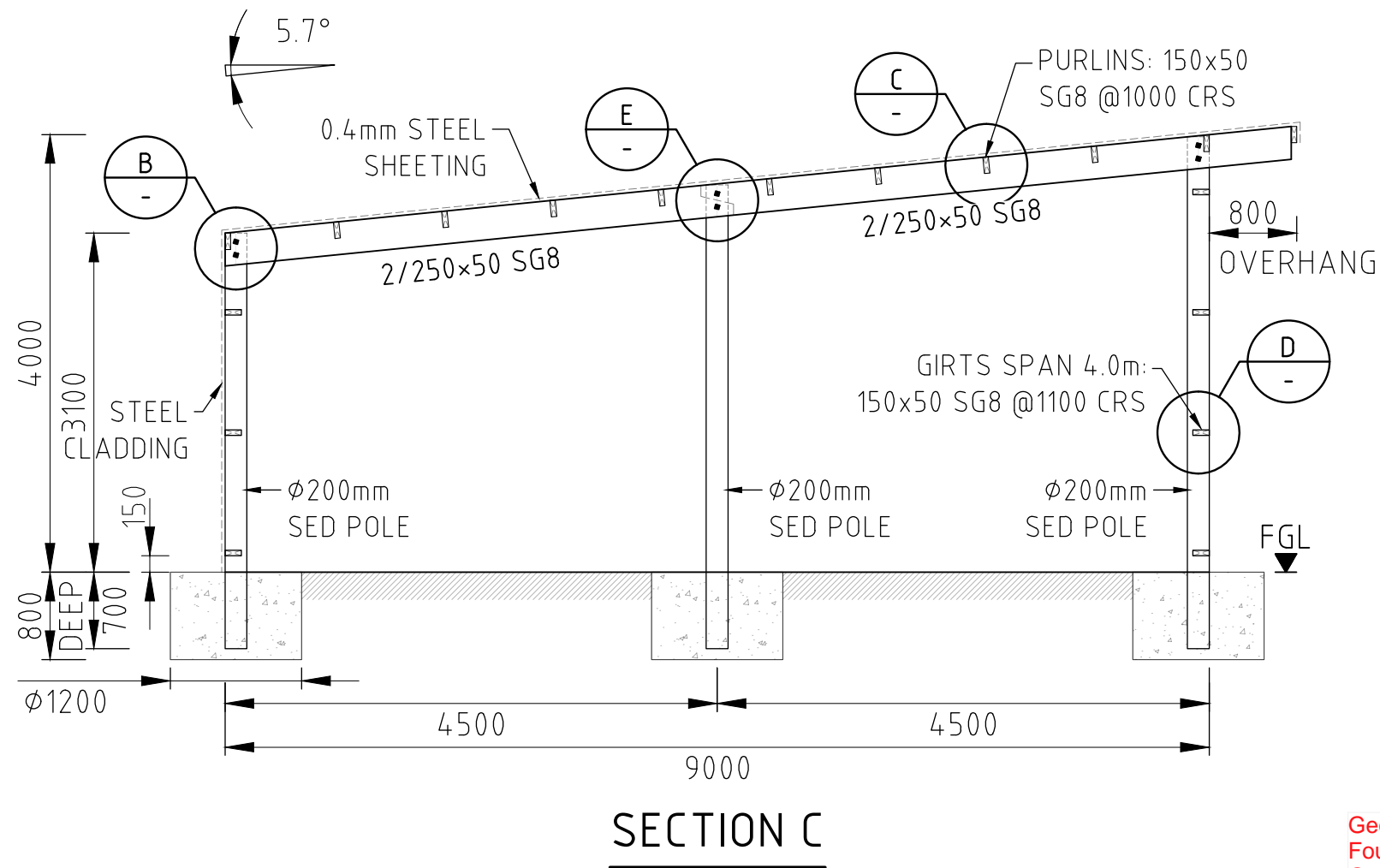
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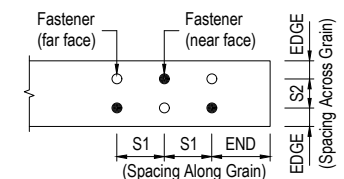


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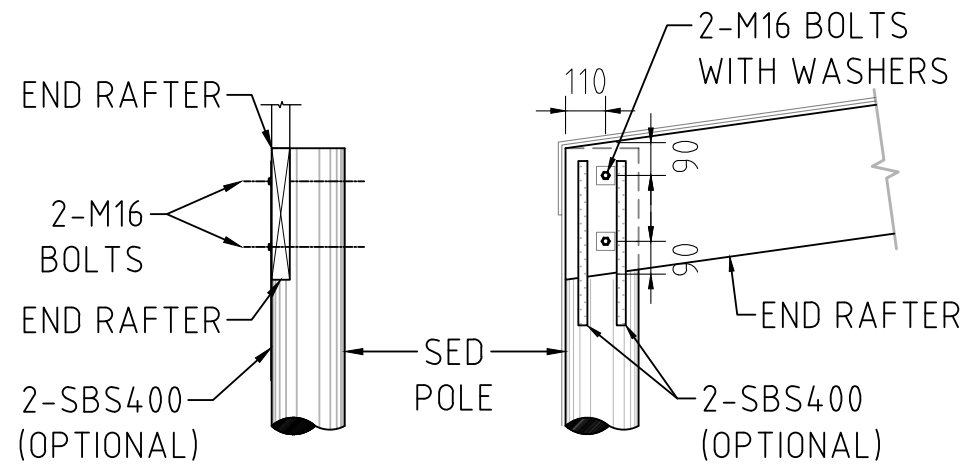
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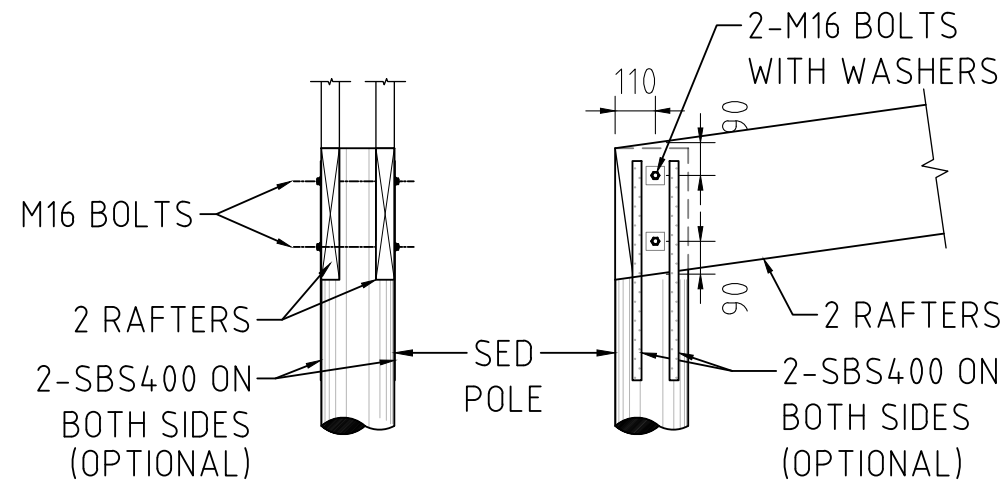
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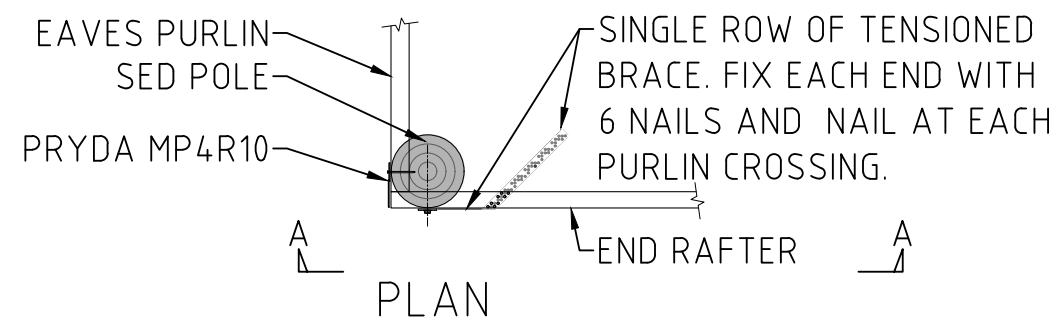
(A) RAFTER TO POLE DETAIL

50x50x3mm WASHERS FOR HIGH WIND ZONES
50x50x6mm WASHERS FOR VERY HIGH/EXTRA HIGH WIND ZONES



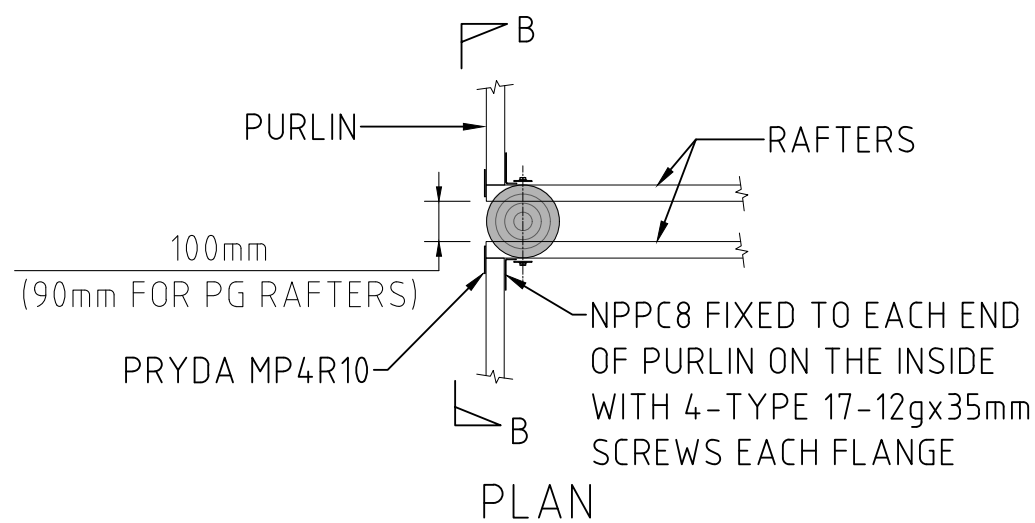
(B) RAFTER TO POLE DETAIL

50x50x3mm WASHERS FOR HIGH WIND ZONES
50x50x6mm WASHERS FOR VERY HIGH/EXTRA HIGH WIND ZONES



SECTION A-A

FLUSH PURLIN & BRACING FIXING



SECTION B-B

PURLIN FIXING - CLOSED BAY

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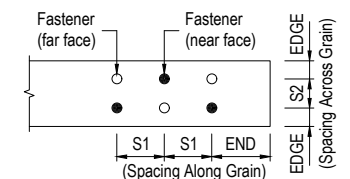


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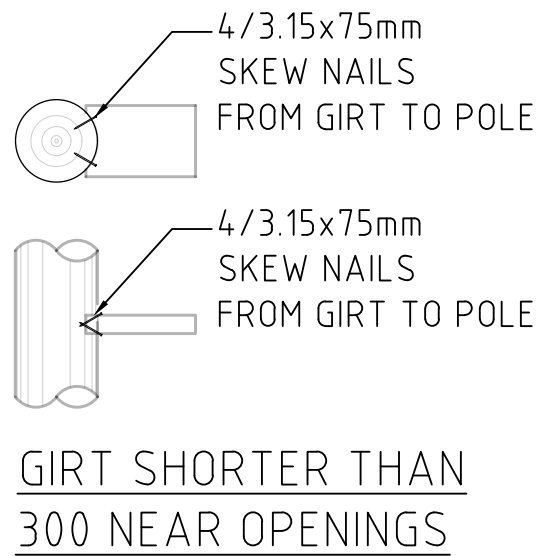
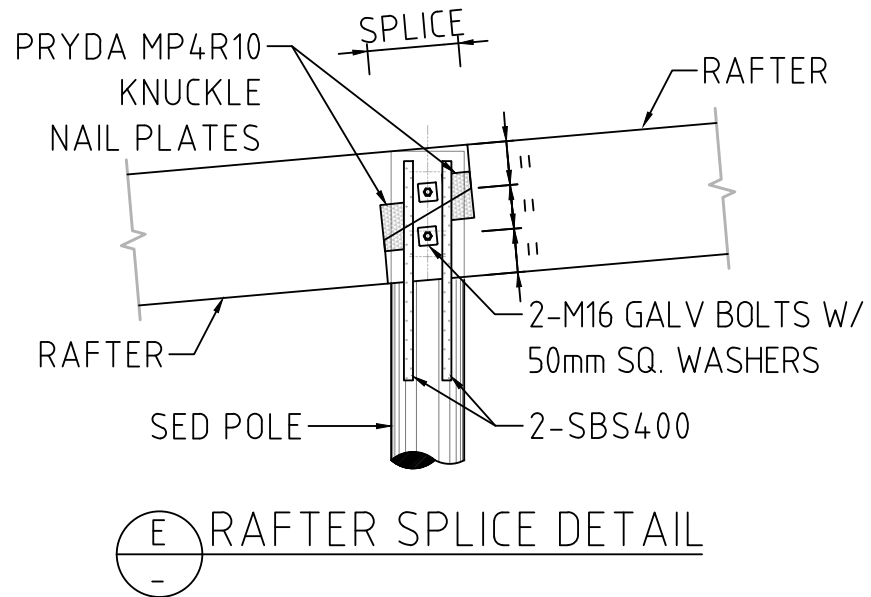
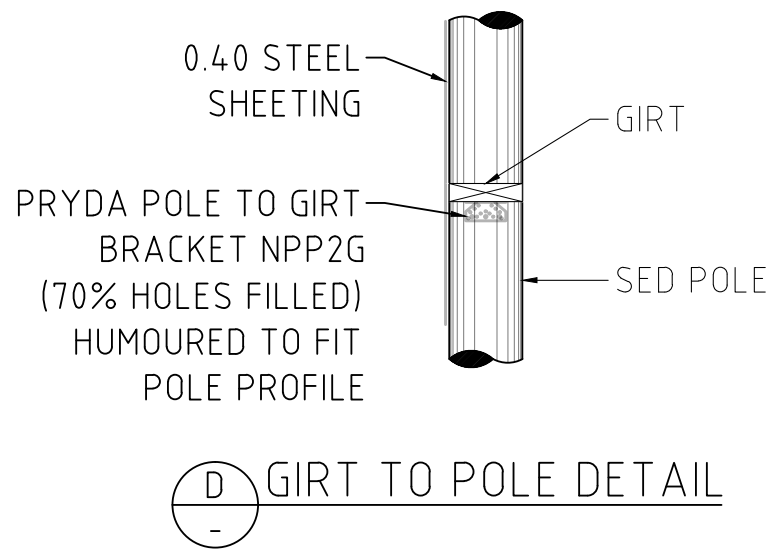
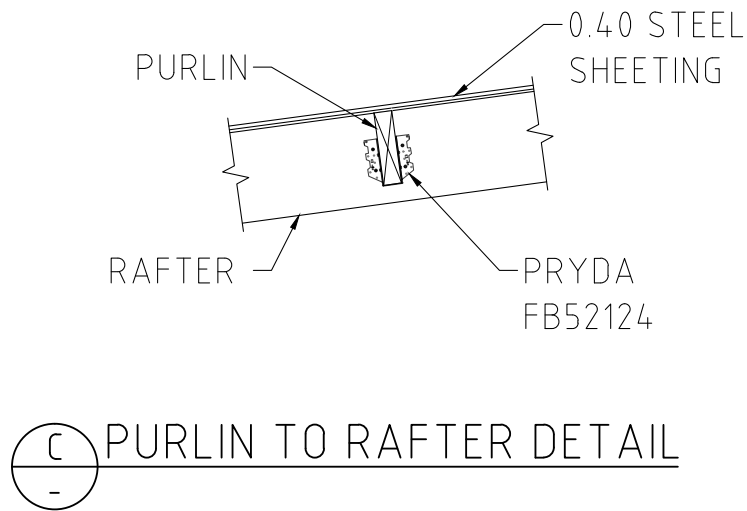
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Project Reference:	28061	Sheet No.:	6
		Rev.	2



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Rev	Date	Comments	Drawn
0	17/01/25	ISSUE FOR CONSTRUCTION	JJI
1	21/01/25	ISSUE FOR CONSTRUCTION	JJI
2	14/05/25	ISSUE FOR CONSTRUCTION	JJI

General Notes :

- Builder to stabilise the proposed region and affected trusses prior to proceeding any rectification work i.e. Prop affected trusses at panel points to stable foundation.
- This design assumes that the building and associated elements are braced and stable in their own right.
- This design is prepared based on information from the truss fabricator and assumes all trusses and nailplated joints have been manufactured correctly in accordance with the original truss design.
- Fastener coating for environments:
Shall comply to NZ3604 provisions

Fastener spacing in accordance with AS1720.1

FASTENER	END	S1	EDGE	S2
Ø3.15mm Nail	63	63	16	32
No.12g Type 17 Screw	56	56	28	17
No.14g Type 17 Screw	63	63	32	19

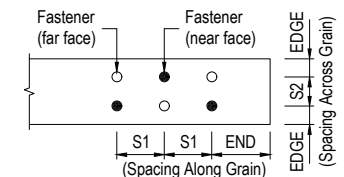


FIGURE 1: FASTENER SPACING DIAGRAM

- New timber are to be clear of defects such as waness, splits, knots, gum veins and checks 150mm from fastener locations and/or cut ends, which ever governs.
- Plywood to comply with AS2269-2004 with minimum stress grade of F11 and Type A bond.
- Nails shall be galvanised and flat head type ("D" head nails must not be used) and shall be at least 7mm from edge/end of plywood sheet. (Do not overdrive nails)
- Plywood face grain to be orientated horizontally U.N.O.
- Provide continuous 6mm structural adhesive bead prior to installation of plywood. (Structural adhesive to comply with American Plywood Installation Standard AFG-01)

IF IN DOUBT ABOUT ANYTHING WITHIN THIS DOCUMENT OR IF ALTERNATE CONDITIONS ARE DISCOVERED ON SITE, IT IS THE CONTRACTOR'S DUTY TO CONTACT THIS OFFICE AND OBTAIN A VARIATION CHECK PRIOR TO PROCEEDING WITH ANY WORKS.

Project Details :

BuildLink - Kawakawa
Sean McGinty
21 Koutu Point Road
Opononi

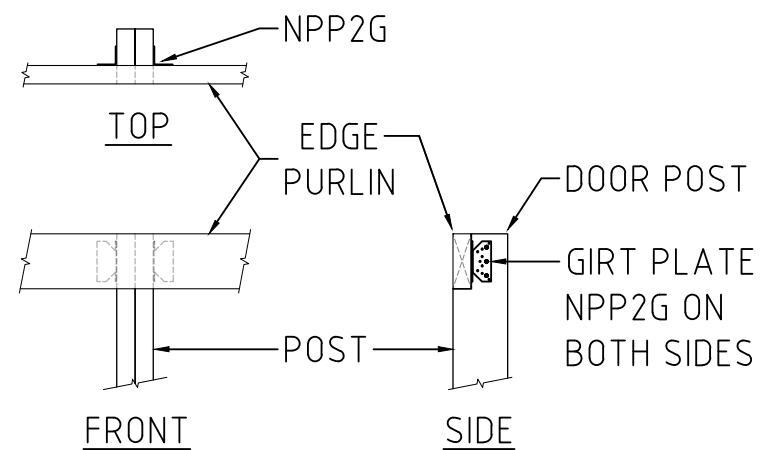
Pryda Fabricator / Client :



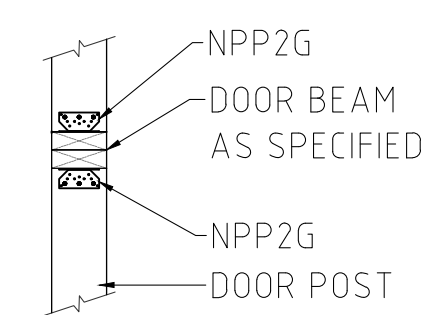
PRYDA NZ
A Division of ITW New Zealand
41 Poland Rd, Glenfield, Auckland - 0629

Tel 0800 88 22 44
Web www.pryda.co.nz

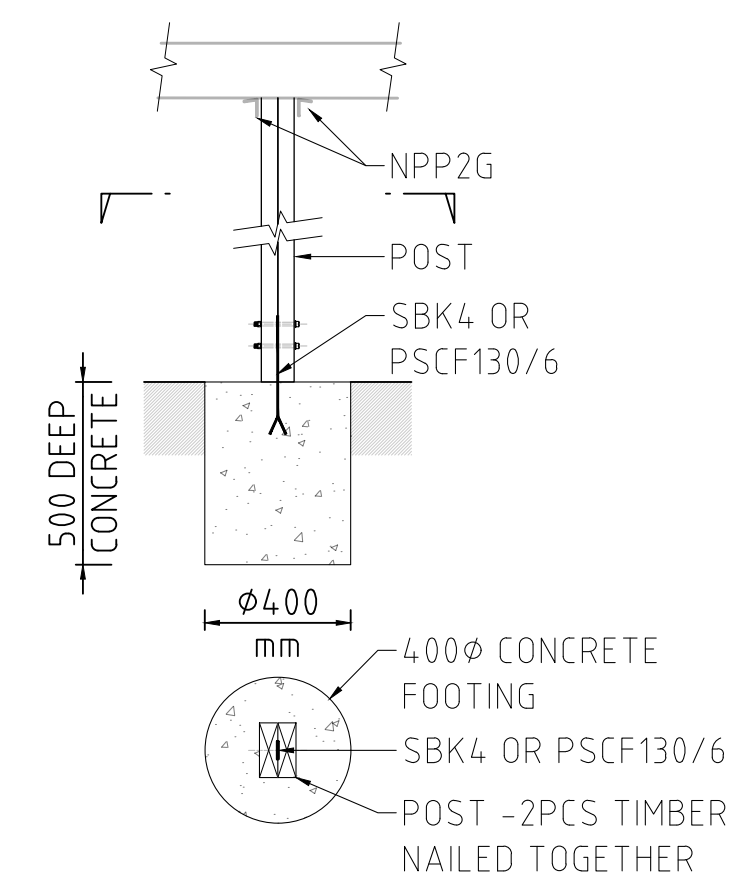
Drawn:	JJI	Engineer:	SV
Date:	17/01/25	Scale:	Var. on A3
Project Reference:	28061	Sheet No.:	7
		Rev.	2



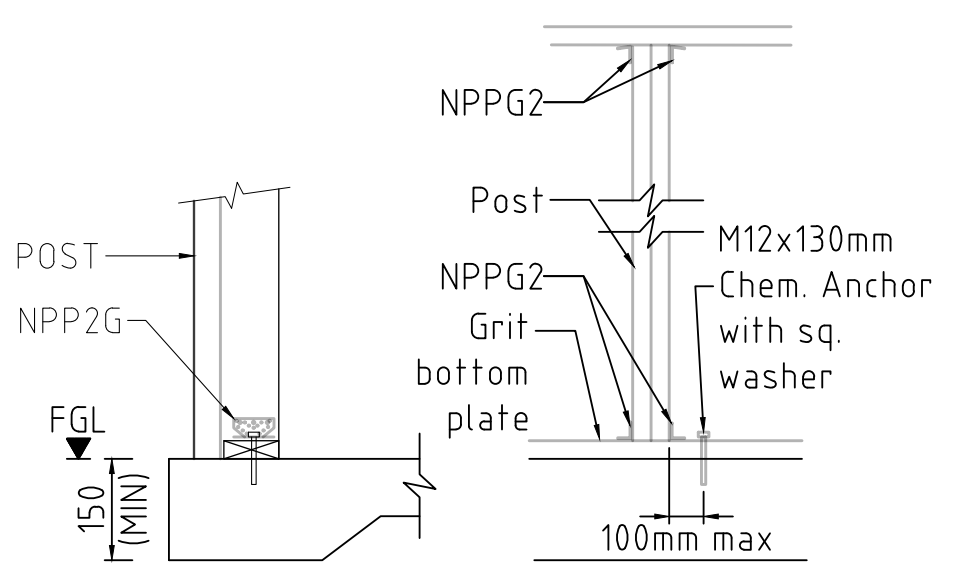
F POST TO EDGE PURLIN



H DOOR BEAM TO POST DETAIL



G POST FOOT DETAIL



OR G POST FOOT DETAIL

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Rev	Date	Comments	Drawn
0	17/01/25	ISSUE FOR CONSTRUCTION	JJI
1	21/01/25	ISSUE FOR CONSTRUCTION	JJI
2	14/05/25	ISSUE FOR CONSTRUCTION	JJI

General Notes :

- Builder to stabilise the proposed region and affected trusses prior to proceeding any rectification work i.e. Prop affected trusses at panel points to stable foundation.
- This design assumes that the building and associated elements are braced and stable in their own right.
- This design is prepared based on information from the truss fabricator and assumes all trusses and nailplated joints have been manufactured correctly in accordance with the original truss design.
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Fastener spacing in accordance with AS1720.1

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FIGURE 1: FASTENER SPACING DIAGRAM

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- Plywood to comply with AS2269-2004 with minimum stress grade of F11 and Type A bond.
- Nails shall be galvanised and flat head type ("D" head nails must not be used) and shall be at least 7mm from edge/end of plywood sheet. (Do not overdrive nails)
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Project Details :
BuildLink - Kawakawa
Sean McGinty
21 Koutu Point Road
Opononi

Pryda Fabricator / Client :

(NZBN 94229039833129)

pryda
PRYDA NZ
A Division of ITW New Zealand
41 Poland Rd, Glenfield, Auckland - 0629

Tel 0800 88 22 44
Web www.pryda.co.nz

Drawn:	JJI	Engineer:	SV
Date:	17/01/25	Scale:	Var. on A3
Project Reference:	28061	Sheet No.:	8
		Rev.	2

PRODUCER STATEMENT (PS1 – DESIGN)

We hereby certify that we have been engaged by **Buildlink - Kawakawa** to peruse the design for:

Client: Sean McGinty
At: 21 Koutu Point Road, Opononi

Based on Design Assumptions:

Building Importance Level: 1 Building Life: 50 years ULS design: for 1/100 year event
Regional wind speed: 42m/s (45m/s for residential) Terrain Category: 2
Earthquake Hazard Factor: 0.3 Open Ground Snow Load: 0.0 kPa
Minimum Undrained shear strength: 50 kPa Soil bearing capacity : 150kPa
Exterior cladding: Steel cladding/0.4 BMT 5-Rib cladding

Geo tech ref: SAR - 138686

The design of following **2x4.0m bay 9m Lean-to 4.0mH - 3.1mH IL1 farm shed** and associated details described in the appended 8 pages of drawings numbered 28061 are covered by this producer statement;

Poles: Ø200mm SED H5 treated poles

Pole foundation: Ø1200mm minimum 25 MPa concrete foundation 0.8m deep

Rafters span 4.5m with 0.8m overhang: 2/250x50 SG8 and block @ 900mm crs

Rafters fixing to poles: 2/M16 bolts + 4/SBS400 (optional)

End Rafters span 4.5m with 0.8m overhang: 1/250x50 SG8

End Rafters fixing to poles: 2/M16 bolts + 2/SBS400 (optional)

Purlins span max. 4.0m: 150x50 SG8 @ 1000mm crs

Girts span max. 4.0m: 150x50 SG8 @ 1100mm crs

Girts span max. 4.5m: 200x50 SG8 @ 1100mm crs

3.2m max high posts for door: 2/150x50 SG8 nailed together using 3.15mm nails at 250mm ctrs. (staggered)

Horizontal beam max span 3.2m for Door: 2/150x50 SG8 on flat nailed together, Use 2/NPP2G as fixing

Bracing: Full Roof bracing with 25mm Strap-brace.

This design has been prepared in accordance with sound and widely accepted engineering principles, to support dead and imposed loads as stipulated above and specified in AS/NZS 1170 **Structural Design Actions**, with capacities so induced not to exceed those specified in NZS 3603: 1993 **Timber Structures Standard** or in NZS 3404: 1997 **Steel Structures Standard**.

I believe on reasonable grounds that the design complies with the relevant provisions of the NZ Building Code (Compliance Documents and Verification Method B1/VM1). The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the insured sum of \$500,000.



Dr. Kristopher Orlowski
BSc (Eng), MEng, DR-PHILENG, CPEng AUS (4125476), CPEng NZ (2001879)
STRUCUTRAL ENGINEER
Pryda
ITW Construction, Asia Pacific

Dated: 14/5/25

FORM 5
BUILDING CONSENT

Section 51, Building Act 2004

Building Consent Number: EBC-2025-751/0

THE BUILDING

Street Address of Building

21 Koutu Point Road,
Opononi 0473

Building Name:

Level/unit number:

Legal description of land where building is located:

Lot 1 DP 102520

Location of Building within site / block number:

THE OWNER

Name of Owner:

Sean Roger McGinty and Mrs Linda
McGinty

Mailing Address:

21 Koutu Point Road
RD 3

Kaikohe 0473

Street Address / Registered Office:

Phone Number:

Landline:

Mobile:

0211601006

Daytime:

After Hours:

Facsimile Number:

Email Address:

mcginty@xtra.co.nz

Website

First point of contact for communications with the building consent authority:

Sean McGinty
116 Waitaheke Road,
RD2,
Kaikohe, 0472
Ph: 0211601006
Email: mcginty@xtra.co.nz

BUILDING WORK

The following building work is authorised by this building consent:

Construction of new 2 bay lean shed

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building). This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

THIS BUILDING CONSENT IS SUBJECT TO THE FOLLOWING CONDITION(S)

Section 90 Inspections by the Building Consent Authority (BCA) and Third Parties

Agents authorised by the BCA (Council) are entitled to inspect, at all times during normal working hours or while building work is being done. Inspection means the taking of all reasonable steps to ensure that building work is being carried out in accordance with this building consent.

Attached to this document are a list of the inspections that Council will undertake (refer attachments for details) and a list of inspections and supporting documentation required by third parties e.g. your engineer or accredited inspection body (refer attachments for details)

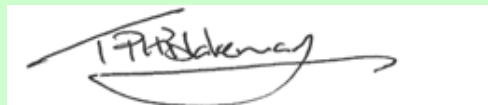
COMPLIANCE SCHEDULE

- A compliance schedule is not required for the building.

ATTACHMENTS

Copies of the following documents are attached to this building consent:

- ☐ Project information memorandum
- ☐ Development contribution notice
- ☒ Notification of requirement to obtain Resource Consent (Form 4)
- ☒ Schedule of Inspections required by the BCA and 3rd Parties. These schedules identify certificates and producer statements required during construction. Please ensure you read these documents carefully.



Position:

On behalf of:

Date:

Trent Blakeman

Manager – Building Services

Far North District Council (Building Consent Authority)

16-Sep-2025

Part 1: Schedule of BCA (Council) Inspections required under s.90 of the Building Act

The following inspections are required to confirm compliance during construction. Where construction monitoring or certification is also required, refer to Part 2 for further detail.

209B

Bored Pile Foundation

A hole or series of holes are drilled in the ground. A timber pile or post is then placed in the hole before it is filled with concrete. The hole may also have reinforcing steel placed in it.

This inspection takes place prior to the concrete being placed.

The inspector will check the depth and width of the hole and its location.

Note: If you are unable to locate survey pegs a Registered Land Surveyor's certificate will be required and must be provided at time of inspection.

306F

Final Inspection – Accessory Buildings

The purpose of this inspection is to ensure all building work is completed.

Outbuildings are usually detached from the main building and include but are not limited to garage, carport, shed, deck, gazebo, greenhouse, bridge, sleep out, etc.

Note: Power must be connected and storm water drainage completed.

Part 2: Schedule of 3rd party inspections and documentation for general construction

The following 3rd party inspections, certificates, producer statements and documents are required to confirm compliance during construction. For information about inspection and documentation for specified systems, refer to Part 3 for further details.

Geotechnical (PS4) Check bearing capacity for each hole

Producer statement construction review (PS4) is to be submitted by the geotechnical engineer for the observation and construction of the building platform, including site excavations, the installation of any sub-soil drainage and placement of compacted fill as necessary to form the building platform. Confirmation is also required that the work complies with the design approved by this building consent and meets the requirements and/or recommendations of the geotechnical report submitted at building consent.

Part 3: Schedule of 3rd party inspections and documentation for Specified Systems

The following 3rd party inspections, certificates, producer statements and documents are required to confirm compliance for specified systems during construction.

N/A

RECORD OF INSPECTIONS FOR EBC-2025-751/0

Applicant Name: Sean Roger McGinty and Mrs Linda McGinty
Project: Construction of new 2 bay lean shed
Address: 21 Koutu Point Road, Opononi 0473

- Please refer to the attached Form 5 document for a list of inspections required for this project.
- The purpose of this form is to assist home owners and contractors with the management of inspections.

Building conditions, inspections, advice notes and documentation requirements have been discussed with the Owner / Agent / Builder / Other

Date: Print Name & Initial:

Role:

[illegible]

[illegible][illegible]

23 April 2025

Sean Roger McGinty and Mrs Linda McGinty
116 Waitaheke Road
RD 2
Kaikohe 0472

Dear Sir / Madam,

Building consent number: EBC-2025-751/0
Property ID: 3327769
Address: 21 Koutu Point Road, Opononi 0473
Description: Construction of new 2 bay lean shed

Requirement for Resource Consent

PIM Assessment of your application has highlighted the need for Resource Consent that must be granted prior to any building works or earthworks commencing.

NB: As of 27th July 2022, some rules and standards in the Far North District Council Proposed District Plan took legal effect and compliance with these rules applies to your building consent. Please visit our website to see these rules
[Far North Proposed District Plan \(isoplan.co.nz\)](http://isoplan.co.nz)

The site is zoned **Coastal Living** under the Operative District Plan and Resource Consent is required for breach of the following:

Rule:	10.7.5.1.1 VISUAL AMENITY (a) any new building(s), provided that the gross floor area of any new building(s) permitted under this rule does not exceed 50m ²
Reason:	This proposed building floor area is demonstrated as 72m ² which exceeds the permitted threshold.

Please note there may be other rule breaches found during the Resource Consent process. It is your responsibility to ensure the Resource Consent approved plans match the Consented approved plans.

The application form can be downloaded from www.fndc.govt.nz and submitted to Council's (Planning Department) with the appropriate documentation and instalment fee.

If you have any queries, please contact the Duty Planner on Duty.Planner@fndc.govt.nz or 0800 920 029.

Yours faithfully



Lysigna Mare
PIM Officer
Delivery and Operations

Emailed to: mcginty@xtra.co.nz

FORM 4
Certificate attached to
PROJECT INFORMATION MEMORANDUM
Section 37, Building Act 2004

Building Consent Number: EBC-2025-751/0

**RESTRICTIONS ON COMMENCING BUILDING WORK UNDER
RESOURCE MANAGEMENT ACT 1991**

The building work referred to in the attached Project Information Memorandum is also required to have the following **Resource Consent(s)** under the Resource Management Act 1991:

- **Resource Consent – REQUIRED**

As the above Resource Consent(s) will affect the building work to which the Project Information Memorandum relates, until this has been granted no building work may proceed.

Failure to comply with the requirements of this notice may result in legal action being taken against you under the Resource Management Act 1991.

Signature:



Trent Blakeman
Manager - Building Services –
Delivery and Operations
Far North District Council (Building Consent Authority)
23 April 2025

Position:

On behalf of:

Date:



TE RARAWA

Te Runanga o Te Rarawa | 16 Matthews Ave, Kaitaia | Phone +649 408 0141
www.terarawa.iwi.nz

Alex Billot
North Planner

8 November 2025

Tēnā koe Alex,

Re. Proposed Shed at 21 Koutu Point Road, Opononi.

Te Runanga o Te Rarawa (TROTR) acknowledges receipt of the request for comment on the proposed construction of a two-bay shed at 21 Koutu Point Road, Opononi. We understand that the proposal requires land use consent due to a breach of permitted activity standards for visual amenity under the Far North District Plan, and that the site is located within the Coastal Living Zone, adjacent to the Hokianga Harbour – a Statutory Acknowledgement Area under the Te Rarawa Claims Settlement Act 2015.

We have reviewed the approved building plans and provide the following comments and recommended conditions:

Cultural and Environmental Considerations

1. Visual Integration and Landscape Screening

TROTR supports the use of existing vegetation to mitigate visual effects. However, to ensure long-term protection of the cultural landscape, we recommend requiring:

- A Landscape Planting and Maintenance Plan to retain and enhance vegetative screening, particularly along the western and southwestern boundaries facing the harbour.

2. Stormwater and Runoff Management

To protect the mauri of the harbour, we recommend:

- A stormwater management plan that ensures no direct or indirect discharge into the harbour or nearby watercourses, including sediment control measures during construction.

3. Building Design and Colour

To reduce visual impact on the coastal environment, we recommend:

- The shed be finished in non-reflective, recessive colours (e.g., dark green, brown, grey) that blend with the natural surroundings.

4. Lighting Controls

To preserve the night sky and avoid light spill into the harbour environment:

- Any exterior lighting should be low-glare, and downward-facing.

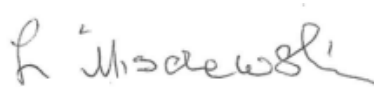
5. Use of the Shed

To ensure alignment with the rural-residential character of the area:

- The consent should specify that the shed is for non-commercial, non-residential use unless further consent is obtained.

We appreciate the opportunity to provide input on this proposal and request that the above conditions be incorporated into the final consent decision. TROTR remains available for further engagement should any additional information be required.

Nāku noa, nā

A handwritten signature in dark ink, appearing to read 'L. Mischewski', with a stylized, cursive script.

Louise Mischewski

Strategy & Policy Principal Advisor.

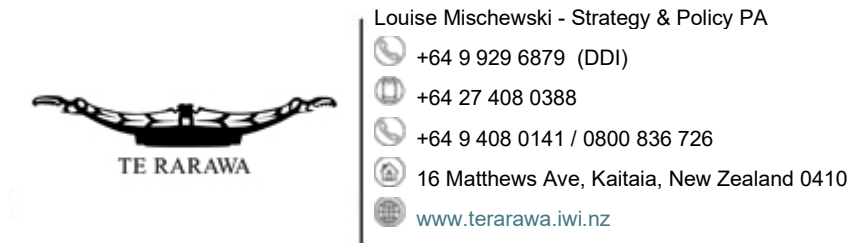
Rochelle

From: Louise Mischewski <louise@terarawa.co.nz>
Sent: Thursday, 13 November 2025 2:09 pm
To: Alex Billot
Cc: Rochelle
Subject: RE: Request for comments - proposed shed at 21 Koutu Point Road, Opononi

Kia ora Alex,
Thank you for your comments.

Te Runanga o Te Rarawa will not oppose the resource consent subject to proposed recommendations and comments (in red) below.

Nga mihi
Louise



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Save Paper - Save Trees - Save Earth

From: Alex Billot <Alex@northplanner.co.nz>
Sent: Thursday, 13 November 2025 1:43 pm
To: Louise Mischewski <louise@terarawa.co.nz>
Cc: Rochelle <rochelle@northplanner.co.nz>
Subject: RE: Request for comments - proposed shed at 21 Koutu Point Road, Opononi

Tena koe Louise,

Thank you for your prompt response.

We have discussed the recommendations with the Applicant and provide the following response for your perusal:

1. Visual and Landscape

- The Applicant has advised the following – The Southwestern border is planted in mature Banksia's, pittisporum, flax and toi toi. This vegetation also protects the bank they are planted on from erosion. They screen the site from the harbour so the new shed will not be able to be seen from the harbour. This area is kept weed and pest free.
- The western border is planted in cabbage trees, five finger, camellia, macadamia, flax and pittisporum. These are immature having been planted only 2 years ago. These plants were chosen to act as a hedge without growing too tall. These are also kept weed and pest free. **Ka pai, this is satisfactory.**

2. Stormwater and Runoff Management

- The rainwater is going to be collected in a 30000L tank to bolster water storage. Any surplus from the tank is going to be dispersed through the ground towards the drain behind the shed. The plan showing the tank and stormwater dispersal is attached. The runoff in this drain disperses through the tree area on the southwestern border. **Ka pai, this is satisfactory.**

3. Building Design and Colour

- The proposed shed colours are similar to the existing shed which is a sandy brown with the doors being light green. Image of existing shed is shown below. **Ka pai, this is satisfactory.**



4. Lighting Controls

- There is provision for an outside light but the Applicants will ensure that it is downward facing and low glare. **Nga mihi.**

5. Use of Shed

- The shed will be for personal storage, not for living or business use. **Ka pai, this is satisfactory.**

If you could please advise if the above comments satisfy the recommendations within the letter dated 8th November 2025, that would be greatly appreciated.

If you require any further information, please do not hesitate to contact our office.

Kind regards,

Alex Billot

Resource Planner

*My office hours are Monday, Tuesday,
Thursday & Friday 9am – 2pm.*

From: Louise Mischewski <louise@terarawa.co.nz>
Sent: Monday, 10 November 2025 9:55 am
To: Alex Billot <Alex@northplanner.co.nz>
Subject: RE: Request for comments - proposed shed at 21 Koutu Point Road, Opononi

Tena koe Alex,

Please find attached our (Te Runanga o Te Rarawa) comments for 21 Koutu Point Rd, Opononi resource consent application.

Nga mihi
Louise



Louise Mischewski - Strategy & Policy PA
☎ +64 9 929 6879 (DDI)
☎ +64 27 408 0388
☎ +64 9 408 0141 / 0800 836 726
📍 16 Matthews Ave, Kaitia, New Zealand 0410
🌐 www.terarawa.iwi.nz

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From: Alex Billot <Alex@northplanner.co.nz>
Sent: Friday, 7 November 2025 1:01 pm
To: Support Services <Admin@terarawa.co.nz>; Tania Pene <tania.pene@ngapuhi.org>; hone.taimona@hokiangahealth.org.nz; klmorunga@gmail.com; charliewaata56@gmail.com; Louise Mischewski <louise@terarawa.co.nz>
Cc: Rochelle <rochelle@northplanner.co.nz>
Subject: Request for comments - proposed shed at 21 Koutu Point Road, Opononi

Some people who received this message don't often get email from alex@northplanner.co.nz. [Learn why this is important](#)

Kia ora,

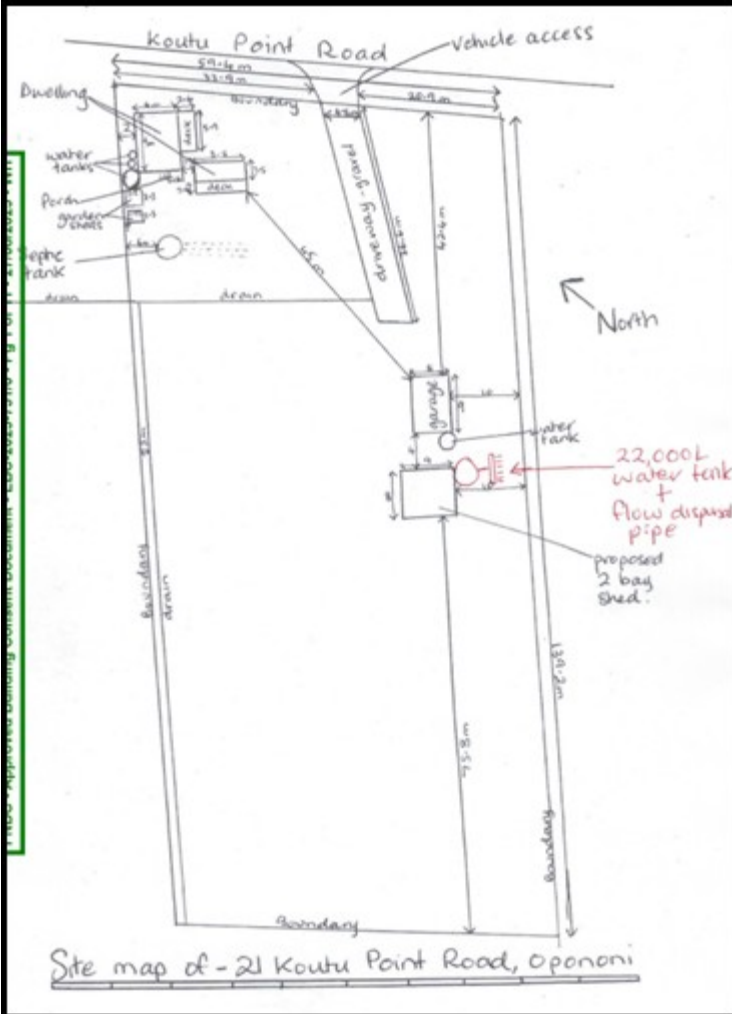
We are preparing a land use resource consent application on behalf of our clients at 21 Koutu Point Road, Opononi.

The proposal is to construct a two bay shed with a floor area of 72m². A Building Consent application has been lodged and approved for the works which triggered the requirement for resource consent. The proposal requires consent due a breach of the permitted rules for visual amenity.

Under the FNDC Operative District Plan (ODP), the site is located within the Coastal Living zone, with Hokianga Harbour to the west/southwest. Given the Hokianga Harbour is a Statutory Acknowledgement Area, we are making contact to obtain any comments you have on the proposal.

The site plan and plan set for the shed is attached to this email for your reference.

There is existing vegetation along all boundaries, including the boundary to the west/southwest which will visually mitigate the shed from the surrounding environment. The shed will have a height of 4 metres and have two roller doors.



If you could please provide feedback on the proposed development, that would be greatly appreciated.

If you require any further information, please do not hesitate to contact our office.

Thank you for your time.

Kind regards,



*My office hours are Monday, Tuesday,
Thursday & Friday 9am – 2pm.*

Alex Billot

Resource Planner

Offices in Kaitaia & Kerikeri

☎ 09 408 1866

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