

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):

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

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

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

Yes No

4. Consultation

Have you consulted with Iwi/Hapū? Yes No

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant Details

Name/s:

Cherryana Trust

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:

Carine Andries - Action Point Planning Ltd

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:

Graham and Jennifer Lange

**Property Address/
Location:**

15 Beresford Street

Russell

Postcode

8. Application Site Details

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

Name/s:

**Site Address/
Location:**

Postcode

Legal Description:

Val Number:

Certificate of title:

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

Site visit requirements:

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

Is there a dog on the property? Yes No

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

9. Description of the Proposal:

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

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

10. Would you like to request Public Notification?

Yes No

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

(more than one circle can be ticked):

- Building Consent
- Regional Council Consent (ref # if known)
- National Environmental Standard consent
- Other (please specify)

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

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

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

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

- Subdividing land
- Changing the use of a piece of land
- Disturbing, removing or sampling soil
- 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)

Cherryana Trust

Email:

Phone number:

Postal address:

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

Cherryana Trust
[Redacted]
[Redacted]
[Redacted]
[Redacted]

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)

Graham Lange

Signature:

(signature of bill payer)

[Redacted Signature]

Date 20/12/2024

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)

Carine Andries

Signature:

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

Date 20 December 2024

Checklist (please tick if information is provided)

- Payment (cheques payable to Far North District Council) [Please provide payment details for online transfer](#)
- 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.



ACTION
POINT
PLANNING



Planning Report
19 December 2024

Cherryana Trust
15 Beresford Street, Russell

Address for service

All correspondence in relation to this application should be addressed to:

Action Point Planning Ltd

Attention: Carine Andries

Email: carine@actionpointplanning.nz

Report prepared byA handwritten signature in black ink, appearing to read 'Carine Andries', with a long horizontal flourish extending to the right.

Carine Andries – Planning & Resource Management Consultant

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- 1 Record of Title
- 2 Building plans
- 3 Email from NRC - HAIL information
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INTRODUCTION

1.1 Overview

The Cherryana Trust seeks approval to construct an extension to the existing residential unit to provide for an additional bedroom and deck area that is easily wheelchair accessible for one of the current residents. It is also proposed to extend the current garage, adding a workshop.

The proposal requires resource consent as a **Discretionary Activity** in accordance with the relevant Operative District Plan rules.

This report presents all relevant information and necessary AEE in accordance with the requirements of s88 RMA. Based on the information and assessment provided, we believe that the proposal can be approved and consent granted.

1.2 Property details

Applicant/s	Cherryana Trust
Landowner/s	Graham C Lange and Jennifer M Lange
Address	15 Beresford Street, Russell
Legal description, record of title and title areas	Lot 2 DP 56681 (RT NA17A/1250) – 905m ² more or less Interests: Nil A copy of the record of title is enclosed in Appendix 1.
Zone	Operative District Plan: Russell Township Zone Proposed District Plan: Kororāreka Russell Township
DP Notations	Operative District Plan: Russell Township Basin and Gateway Area Proposed District Plan: Coastal Environment and Kororāreka Russell Heritage Area Overlays
Other Notations	Coastal Environment as per RPS map
Other consents or approvals required	Building Consent – has been applied for with a Form 4 issued (EBC-2025-137_0).

1.3 Processing requests

- 1) Prior to finalising the decision, please forward draft conditions of consent to Action Point Planning for review.

2 THE SITE AND SURROUNDING ENVIRONMENT

2.1 The site

The subject site consists of a 905m² residential property located at 15 Beresford Street, Russell. Beresford Street connects Chapel Street with Long Beach Road. Figure 1 below is a visual representation of the site's location.



Figure 1 – location map (extracted from Far North Proposed District Plan)

The site contains an existing residential unit and a separate stand-alone garage/storage shed at the back of the section. Access is gained over an existing driveway which runs adjacent to the northern boundary.

The site is virtually flat containing lawn areas and landscape planting around the existing house and boundary lines.

2.2 The surrounding environment

Immediately to the south and west of the subject site, the area is characterized by the residential area of Russell Township. To the north, and also eastwards, is the more rural area of Russell characterized by its bush clad hills containing mainly lifestyle properties.

The eastern coastline is formed by Long Beach which provides access to Oneroa Bay.

3 THE PROPOSAL

The Cherryana Trust proposes to construct an extension to the existing residential unit to provide for an additional bedroom and deck area that is easily wheelchair accessible for one of the current residents. This extension will replace the existing garage and the majority of the existing deck that form part of the residential unit. The floor area of the proposed bedroom and deck will be somewhat larger than the current garage area. However, the deck along the front of the house will not be replaced while the majority of the existing deck on the northern side of the house will be significantly reduced in size.

The floor level of the entire building will also be lifted to accommodate for potential flooding, given the residential unit lies within a flood susceptible zone.

In addition to the house extension, it is also proposed to extend the stand-alone garage to add a workshop.

An outline of the proposal is represented in Figure 2 below. A set of detailed plans has been enclosed in Appendix 2.



Figure 2 –Plan of overall proposal

4 RULES ASSESSMENT

4.1 Operative Far North District Plan

The proposal requires resource consent under the rules of the Operative District Plan as outlined below.

Rule 10.9.5.1.1 Relocated buildings

N/A – proposal does not relate to relocated buildings.

Rule 10.9.5.1.2 Residential intensity

Existing use rights – the site is less than 1,000m² in area and has a legally established residential unit.

Rule 10.9.5.1.3 Scale of activities

N/A – the proposal only involves people usually residing on the site.

Rule 10.9.5.1.4 Building height

Permitted - the proposed extension are well below the 7.2m permitted height

Rule 10.9.5.1.5 Building scale

The proposed extension will result in a total building floor area of 28%. Therefore, the proposal requires to be assessed as a **Discretionary Activity** in relation to this rule.

Rule 10.9.5.1.6 Sunlight

The addition of a workshop adjacent to the garage results in an HIRB infringement given the height of the building is 2.864 at the point where it exceeds the standard. Therefore, the proposal requires to be assessed as a **Restricted Discretionary Activity** in relation to this rule.

Rule 10.9.5.1.7 Stormwater management

The proposed extensions will result in a total impermeable surfaces of 38.7%; 3.7% over the permitted threshold. Therefore, the proposal requires to be assessed as a **Restricted Discretionary Activity** in accordance with this rule.

Rule 10.9.5.1.8 Setback from boundaries

Permitted – proposal complies with all setback requirements.

Rule 10.9.5.1.9 Outdoor activities

N/A

Rule 10.9.5.1.10 Transportation

Permitted - the proposal complies with the traffic intensity rule and parking requirements. The access is existing and no changes are proposed or required to this arrangement.

Rule 10.9.5.1.11 Hours of operation – Non-residential activities

N/A – proposal is for a residential activity only

Rule 10.9.5.1.12 Keeping of animals

N/A

Rule 10.9.5.1.13 Noise

Permitted – all construction noise shall meet the required limits.

Rule 10.9.5.1.14 Helicopter landing area

N/A

4.2 Far North Proposed District Plan

The proposed District Plan was notified on 27 July 2022 with the original submission period closing on 21 October 2022. Further submissions were called for between 7 August until 4 September 2023. Various hearings have been held throughout 2024, and will continue to do throughout 2025. As such, no decisions have been made to date.

A number of rules and standards in the Proposed Plan have been tagged as having immediate effect, including earthworks rules and rules surrounding historic heritage.

Applicable rules and standards are assessed below.

Rule HA-R2 Additions or alterations to existing buildings or structures

The proposed activity has been assessed as a **Permitted Activity** in relation to this rule based on the following:

1. The building is not a scheduled heritage resource.
2. The building is not located within a site containing a scheduled heritage resource.
3. The proposed additions are more than 20m removed from the scheduled heritage resource known as King House, and the proposed exterior colour scheme will adhere to the heritage colours, as outlined on the enclosed plans.

Note: It is understood that the garage adjacent to and on the same site as the King House, is not a scheduled heritage resource.

Standard HA-S2 Heritage Colours

The exterior facades of the proposed building will be finished in the following colours:

- i. Resene Soft Mint;
- ii. Resene Half Blanca; and
- iii. Dulux Colorsteel Tidal Drift Matte (roof)

Rule HA-R5 Earthworks

The proposed activity has been assessed as a **Permitted Activity** in relation to this rule based on the following:

1. The earthworks will comply with the relevant permitted activity rules within the earthworks chapter; and
2. Are not within 20m of a scheduled heritage resource.

If considered necessary, conditions of consent can be included in the decision reflecting the above matters.

4.3 National Environmental Standards

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

We have considered this Regulation in the context of the current proposal, and comment as follows:

The subject site has been a residential site since 1969. The proposed activity does not change the use of the site in any way.

The FNDC online map for HAIL sites indicates that no records are held in relation the subject site. An extract of the map is depicted below.

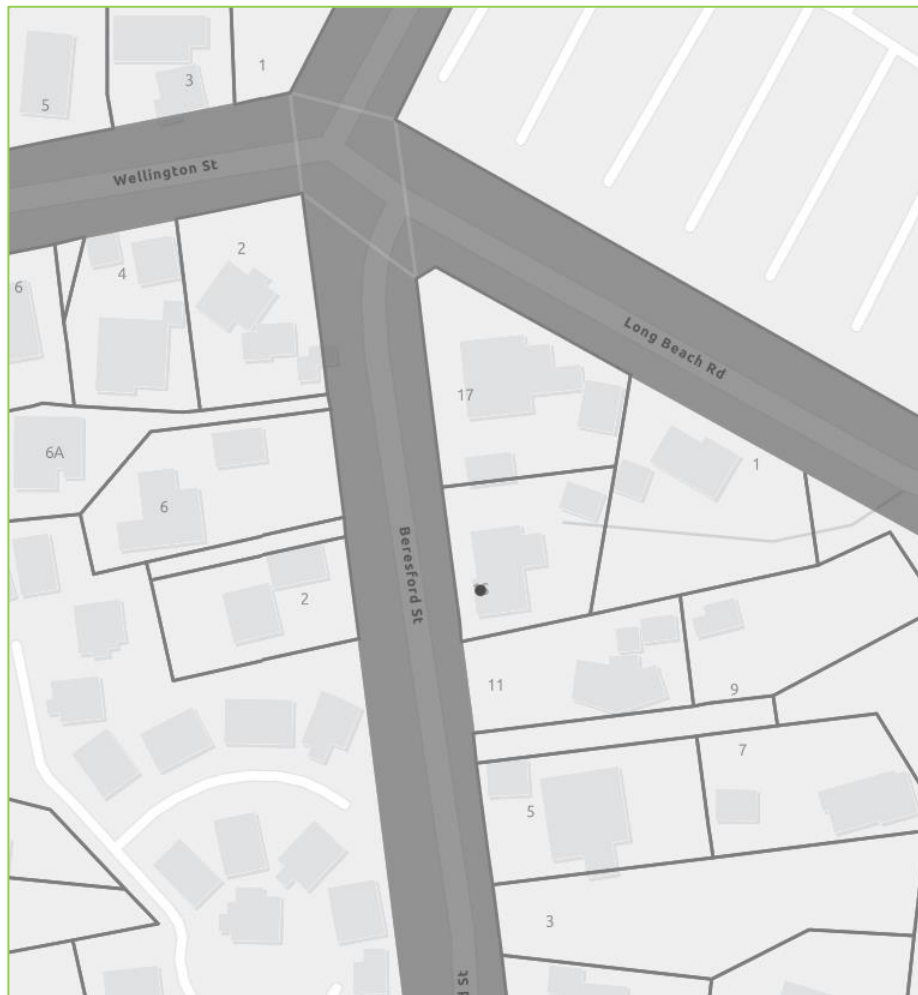


Figure 3 –Extract from Far North Maps – HAIL sites, 27 November 2024

Information has been obtained from NRC with regard to any HAIL activities. This information demonstrates that the subject site is not identified as having any HAIL issues. Correspondence from NRC is attached in Appendix 3.

Aerial photography dating back to 1951, sourced from Retrolens NZ, shows the subject site as being part of the wider residential area where the adjacent historic building is already present. Refer to Figure 4 below.



Figure 4 – Extract from Retrolens aerial imagery – photo taken 1951; 544/12
(sourced from <http://retrolens.nz>, 27 November 2024)

Overall, there is no evidence to suggest that the site in question is, or ever was subject to any form of HAIL activities. On that basis, the Regulation is not considered to apply and no further consideration of the NES is necessary in this instance.

4.4 Conclusion on rules assessment

The above assessment has determined that the proposal requires consent as a **Discretionary Activity** overall, pursuant to the rules of Operative District Plan.

5 ENVIRONMENTAL EFFECTS ASSESSMENT

5.1 Receiving Environment

The surrounding environment has been described earlier in section 2.2 of this application. For the purposes of assessing the environmental effects, it is helpful to ascertain the 'receiving' environment, referring to the current state of the environment as it is able to be modified to the extent possible by permitted activities, and unimplemented resource consents where these are likely to be implemented. In other words, placing the proposal in the context of what the 'future' environment may look like.

In terms of unimplemented resource consents, we are not aware of any resource consents in this instance that have been granted in the area, but have yet to be given effect to.

5.2 Permitted baseline

The Operative District Plan permits the construction of one dwelling per 1000m² provided the dwelling can connect to Council reticulated wastewater, can comply with the relevant bulk and location requirements, and occurs outside of a Heritage Area.

In the context of the subject site, the total area is 905m², more or less, and contains one residential unit that was legally established. In its current form, the built development on site already exceeds the permitted building coverage of 20%. As such, this encroachment forms part of the permitted baseline.

5.3 Effects Assessment

Effects on Sunlight

The height in relation to boundary infringement is absolutely minimal, occurring in the south-eastern corner of the proposed workshop and running over a total length of 70cm by 20cm depth. Any adverse effects associated with this infringement are negligible in terms of causing visual domination, loss of privacy or loss of access to sunlight and daylight. The infringement is far removed from any built form on the neighbouring site to the east, and as such, no overshadowing effects are envisaged to occur.

Stormwater effects

The proposal has been reviewed by Core Engineering. Their assessed is enclosed in Appendix 4.

Based on this assessment, it is concluded that the proposal will generate adverse effects less than minor in relation to matters of impermeability and stormwater run-off, given that a 3.7% breach is minimal and can be adequately catered for.

Building scale effects

The proposed extension to the existing residential unit will replace the attached garage at the back of the house, which is to be removed. Although some open space area behind the residence will be removed by the proposed bedroom, the large proposed deck ensures the open space area merely changes location. The proposed deck will have a more user-friendly shape and will have a more northerly aspect. By relocating the existing water tank, the proposal will ensure that the open space area at the back of the house becomes much more accessible and user friendly.

The proposed extension to the stand-alone garage still allows for a large open space area within the south-eastern corner of the site; and no vegetation will be removed to facilitate the development.

Existing trees and garden plantings will remain, and given the proposed changes are located at the back of the house, any adverse visual effects will be minimal.

Currently, the legally established built form on site already exceeds permitted levels. The proposal will, therefore, not add significantly to the existing scale of built development. Upon completion, the scale of built form will be compatible with built development on neighbouring sites.

Therefore, any adverse effects associated with the proposed extensions are considered to be less than minor on the overall building scale, taking into account the permitted baseline and design of the proposal.

5.4 Conclusion

The above assessment has demonstrated that the adverse effects associated with the proposal will be less than minor. On that basis, the application can proceed on a non-notified basis.

6 NOTIFICATION

6.1 Public notification

Pursuant to Section 95A of the RMA, we advise the following:

Step 1

- a) The applicant does not request public notification.
- b) We believe all relevant information has been enclosed with this application and do not envisage the need for a request for further information or the commissioning of a report.
- c) The application is not made in conjunction with an application to exchange recreation reserve land.

Therefore, public notification is not mandatory.

Step 2

- a) The application is for an activity not subject to a rule or NES that precludes notification.
- b) The application is not a Controlled Activity and neither is it a boundary activity.

Therefore, the application is not precluded from public notification, and Step 3 applies.

Step 3

- a) The application is for an activity not subject to a rule or NES that requires public notification.
- b) The application is not assessed as resulting in adverse effects that are more than minor, as outlined above.

Step 4

There are not considered to be any special circumstances surrounding this proposal that would warrant the application to be notified to any parties, as there is nothing unusual or exceptional about the proposal.

6.2 Limited notification

In accordance with section 95B of the RMA, the following assessment is made:

Step 1

- a) There are no affected protected customary rights groups or customary marine title groups. The proposed activity is not on, or adjacent to, and will not affect land that is the subject of a statutory acknowledgment.

Therefore, there are no relevant parties to be notified.

Step 2

- a) The proposed activity is not subject to a rule or NES that precludes limited notification;
- b) The proposed activity is not a controlled activity.

Therefore, the proposal is not precluded from limited notification.

Step 3

- a) The proposed activity is not a boundary activity.
- b) Given that the proposal is for any other activity, it needs to be determined whether any person is an affected person in accordance with section 95E.

Based on the rules the proposal infringes, and taking into account the assessment of effects undertaken in section 5 of this report, we conclude that the NZ Fire Service is considered to be an affected party in relation to this proposal.

The NZ Fire Service has provided its written approval to the proposal, and no other parties are considered to be adversely affected by the proposal. As a result, we conclude there is no requirement for the proposal to be limited notified.

Step 4

There are not considered to be any special circumstances surrounding this proposal that would warrant the application to be notified to any parties.

6.3 Consultation with affected parties

Based on the assessment undertaken above, no parties are considered to be adversely affected, and as such, no consultation has been deemed necessary in this instance.

It is noted that, during the PIM application process, Council sent a copy of the proposal to Heritage New Zealand for their comment. No correspondence has been received from this party. This suggests that HNZ has no interest in the application. However, should Council wish to distribute a copy of the resource consent application to this party, we will respond to any queries as and when they come to light.

6.4 Conclusion

The above assessment has concluded that the proposal does not result in any parties being adversely affected, and as such, there is no need for the application to be notified, either publicly or limited.

7 SECTION 104 ASSESSMENT

7.1 Actual or potential effects on the environment

An assessment of effects has been undertaken in section 5 of this application. This assessment concluded that the adverse effects of the proposal are less than minor. This assessment is considered relevant in evaluating the actual and potential effects of the proposal on the environment, in accordance with section 104(1)(a).

The proposed extension is rather small in scale when viewed in light of the existing built development on site, while most of it will not be visible from the roadside. In addition, the development will remain in keeping with the scale of built form that exists on surrounding properties.

The infringement of height in relation to boundary generated by extending the garage will not be noticeable and can be considered de minimis; while the impermeable surfaces will only be increased by the slightest of margins that can be adequately catered for.

Taking into account the above matters, the proposed development will result in actual and/or potential effects that are entirely acceptable in this instance.

7.2 National and Regional Planning Documents

The proposal is not considered to trigger an assessment of the provisions of any national policy statement or national environmental standard. In terms of any regional planning documents, the Regional Policy Statement emphasises the need to maintain the integrity of historic heritage. However, the impetus in the RPS is for District Councils to identify the historic heritage resources. The proposal ensures that the acceptable heritage colour scheme will be maintained. As such, no further consideration of the RPS is deemed necessary in this instance.

7.3 Far North District Plan

In accordance with s104(1)(b)(vi), consideration is required of the relevant objectives and policies included in any Operative or Proposed District Plan. Currently, FNDC has both an Operative and Proposed District Plan. Hearings are currently being conducted on the provisions of the Proposed District Plan, and these hearings are set to continue throughout 2025.

Given that the proposal has been assessed as Permitted under the provisions of the Proposed Plan, an assessment of the objectives and policies is not considered necessary.

The following assessment, therefore, will concentrate on the objectives and policies of the Operative Plan only.

7.4 Provisions of the Operative Plan

The following is an assessment of the relevant objectives and policies of the Operative Plan.

Coastal Environment

The proposed development consists of an extension of an existing dwelling not immediately located along the coastal edge. As such, public access is not considered to be an issue. The site is not located within an area of significant indigenous vegetation or an outstanding landscape. As such, the proposal is considered to be in keeping with the provisions of the Coastal Environment.

Coastal Residential Zone

The proposal is generally considered to be in accordance with the objectives and policies of the Zone as the development remains associated with a residential activity in an existing settlement. The scale of the proposal is such that urban amenity and coastal environmental values are not in conflict with one another. The subject site does not immediately adjoin the coastal edge and cannot be seen from the coastal marine area.

The proposal will retain sufficient outdoor space and existing landscaping will not be affected. Given the addition of a large deck area, access to sunlight and daylight will not be an issue for the residents of the subject site. The proposed additions are designed and located so as not to affect neighbouring sites in terms of access to sunlight or daylight.

Any stormwater run-off will be captured by the proposed stormwater attenuation tank which will ensure that erosion and sediment run-off is minimised and coastal waters are protected.

7.5 Other matters

Section 104(1)(c) provides for the consideration of any other matter that may be relevant or reasonably necessary to determine the application. In this instance, there are no other matters considered relevant to the proposal.

7.6 RMA Part 2 assessment

An assessment of Part 2 matters is not required unless there is invalidity, incomplete coverage or uncertainty in the planning provisions (R J Davidson Family Trust v Marlborough DC [2017] NZHC 52). In this instance, there is no evidence to suggest invalidity, incomplete coverage or uncertainty among the relevant planning provisions. Therefore, no further assessment of the Part 2 provisions is required, noting also that the application does not trigger any Section 8 matters, to our knowledge. The effects assessment undertaken in section 5.3 of this report also demonstrates the proposal is entirely consistent with Sections 5, 6 and 7 RMA.

8 CONCLUSION

The proposal to extend the existing residential unit and garage is considered entirely appropriate within the context of the site and surrounding area given its design, scale and chosen colour scheme.

The environmental effects assessment undertaken in this report concludes that the adverse effects are less than minor, and therefore, acceptable within the receiving environment.

Section 7 of the report demonstrates that the proposal is consistent with the policy direction of the Operative Plan and any regional and national documents, and therefore will achieve the environmental outcomes sought under Part 2 of the RMA.

Overall, it is considered that the application can be approved and consent issued.



Appendix 1

Record of Title



Appendix 2

Building plans



Appendix 3

Email from NRC – HAIL Information



Appendix 4

Core Engineering assessment



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




R. W. Muir
Registrar-General
of Land

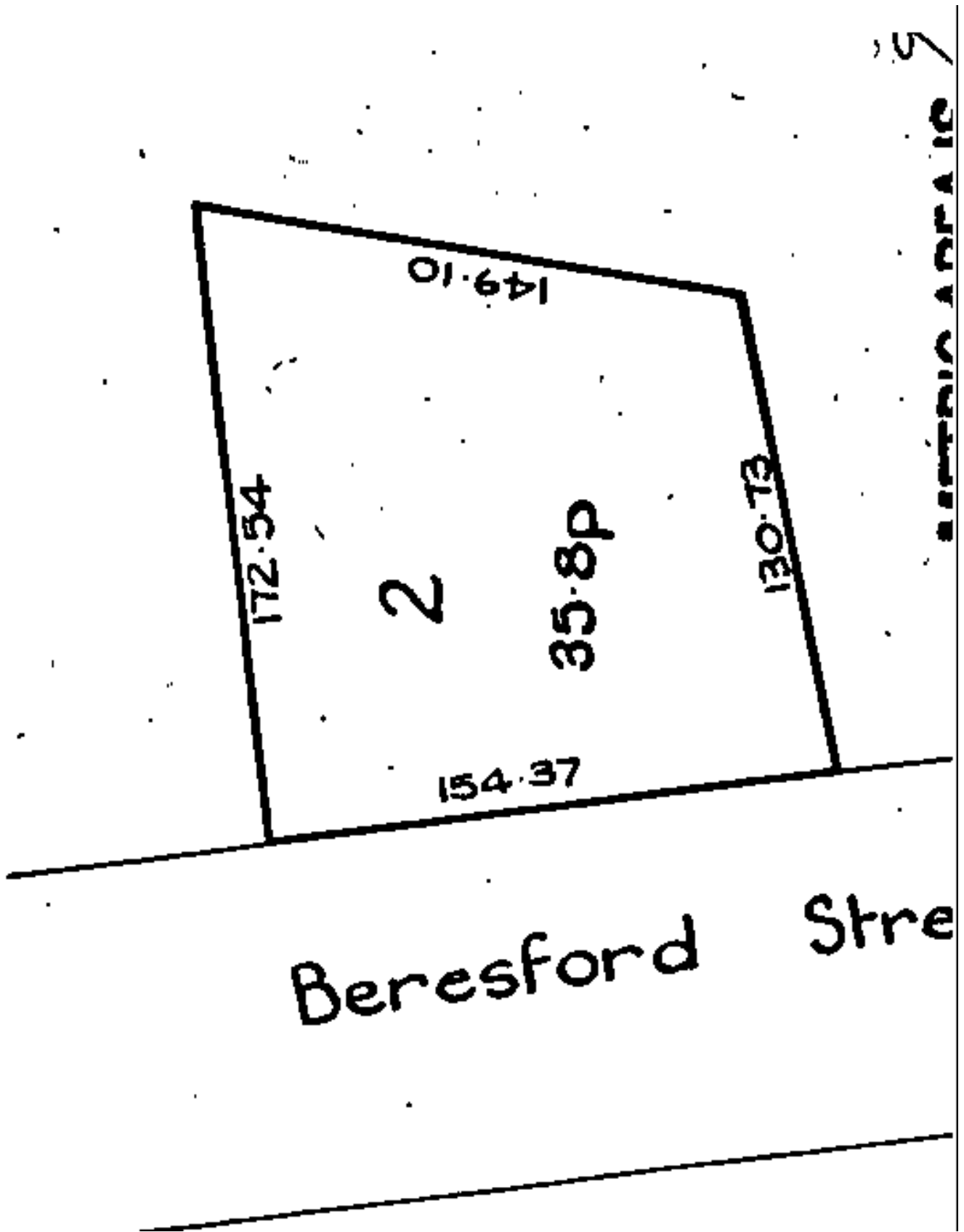
Identifier NA17A/1250
Land Registration District North Auckland
Date Issued 04 August 1969

Prior References
NA142/292

Estate Fee Simple
Area 905 square metres more or less
Legal Description Lot 2 Deposited Plan 56681

Registered Owners
Graham Campbell Lange and Jennifer Merlene Lange

Interests
12925405.2 Mortgage to ANZ Bank New Zealand Limited - 8.2.2024 at 12:50 pm





Owen Jones
 A. 47 Norfolk Street Whangarei
 PA. PO Box 300 Whangarei 0140
 P. 09 4387279
 E. owenjones1@gmail.com

Climate Zone: 1
 Earthquake Zone: Zone 1
 Exposure Zone: Zone D
 Lee Zone: No
 Rainfall Range: 90 - 100
 Wind Region: A
 Wind Zone: Medium

CLIENT:
G & J LANGE

PROJECT:
PROPOSED HOUSE ALTERATIONS

SITE INFO:
15 BERESFORD STREET RUSSELL

JOB NO:
2412

NOTES:

EXISTING HOUSE	116m ²
EXISTING GARAGE	55m ²
EXISTING VERANDAH CLOSED IN	13m ²
WORKSHOP ADDITION	26m ²
BEDROOM ADDITION	42m ²
SITE	905m ²
SITE COVERAGE 252m ² 28%	
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NEW CONC RAMP	23m ²
IMPERVIOUS SURFACES 351m ² 38.7%	

EXISTING DECK	5m ²
NEW DECK	44m ²
TIMBER RAMP	8m ²

ALL TIMBER DECKS LESS THAN 1M IN HEIGHT

DO NOT SCALE. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. THIS DRAWING AND THE DESIGN IT COVERS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF THE DESIGNER

DESIGNER:	Owen Jones
DRAWN BY:	DANA BIGNELL
ENGINEER:	#Engineer
CHECKED BY:	Owen Jones

ISSUE TYPE:

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RC PLANS

DATE:
 Tuesday, 26 November 2024

DRAWING TITLE:
SITE PLAN

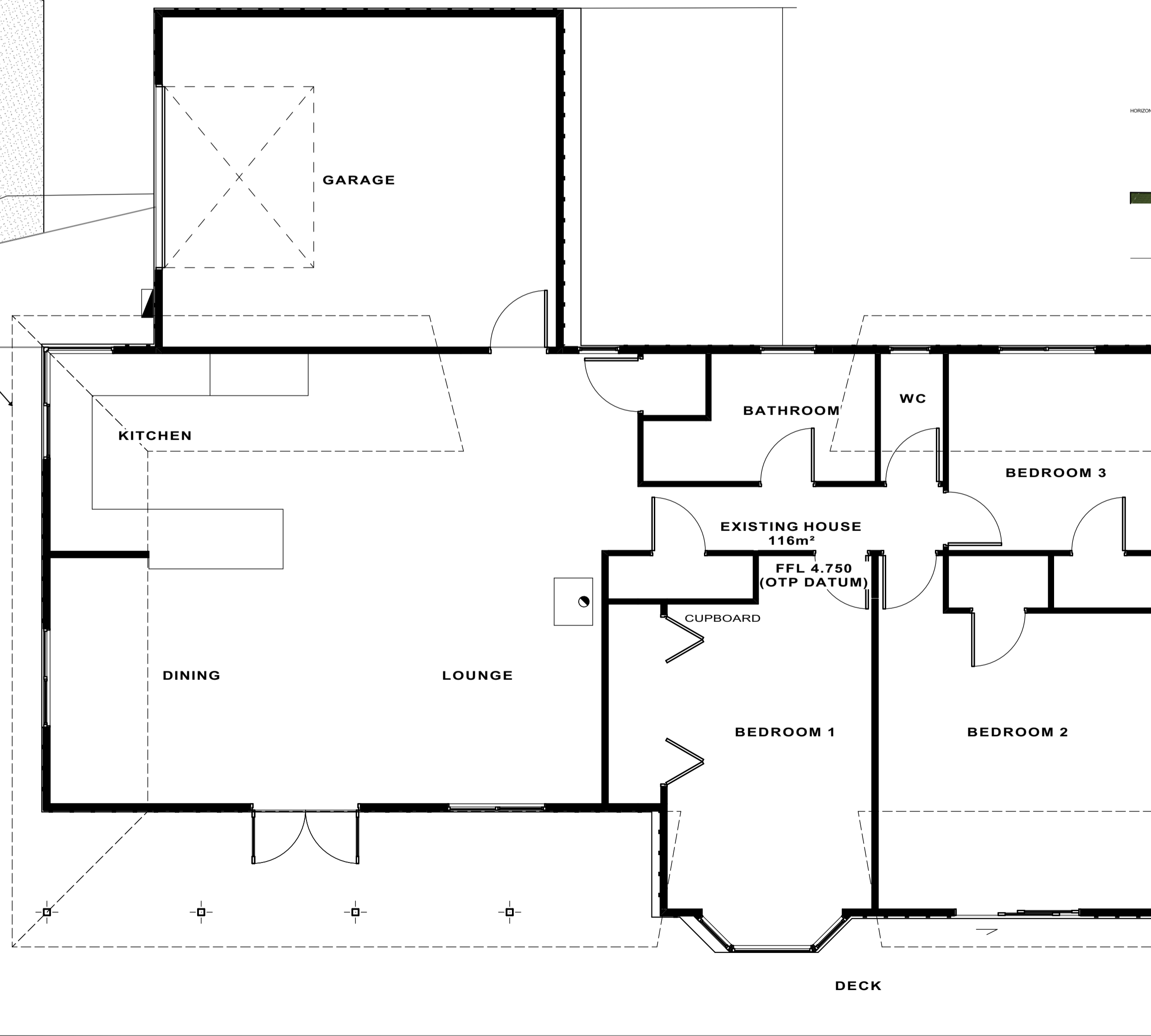
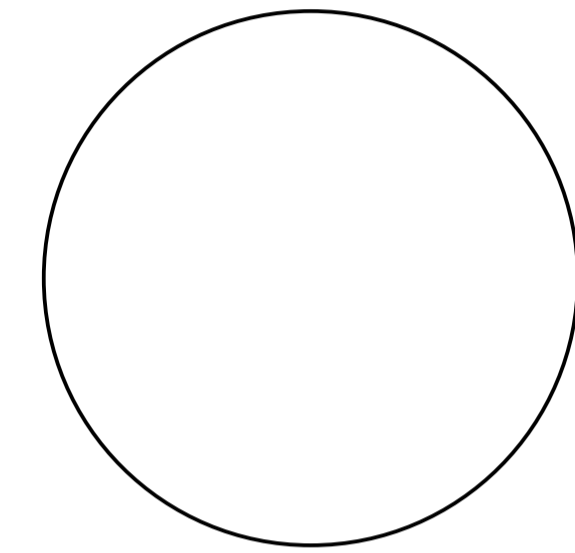
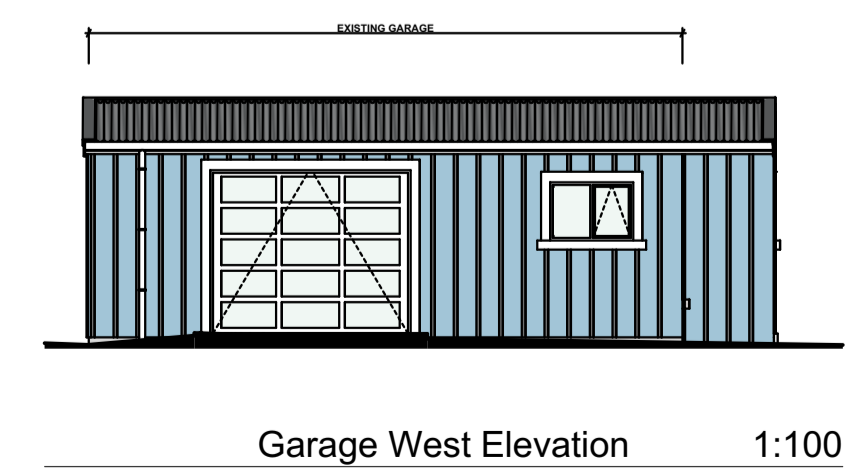
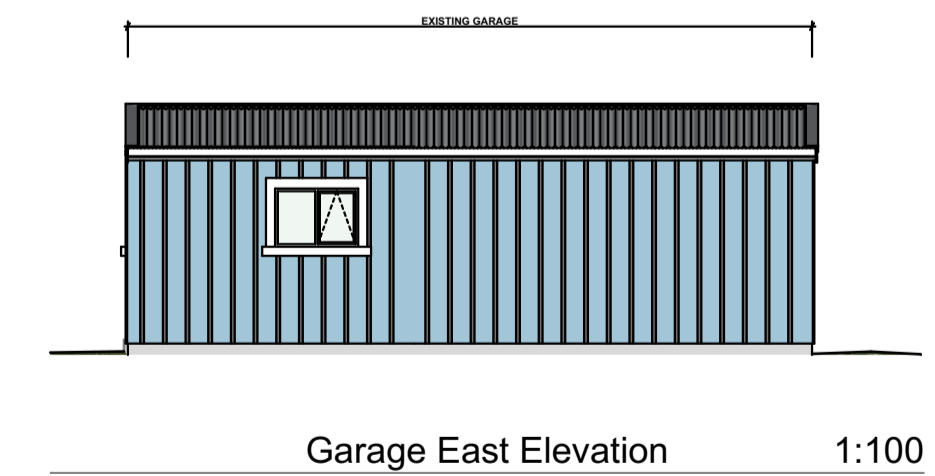
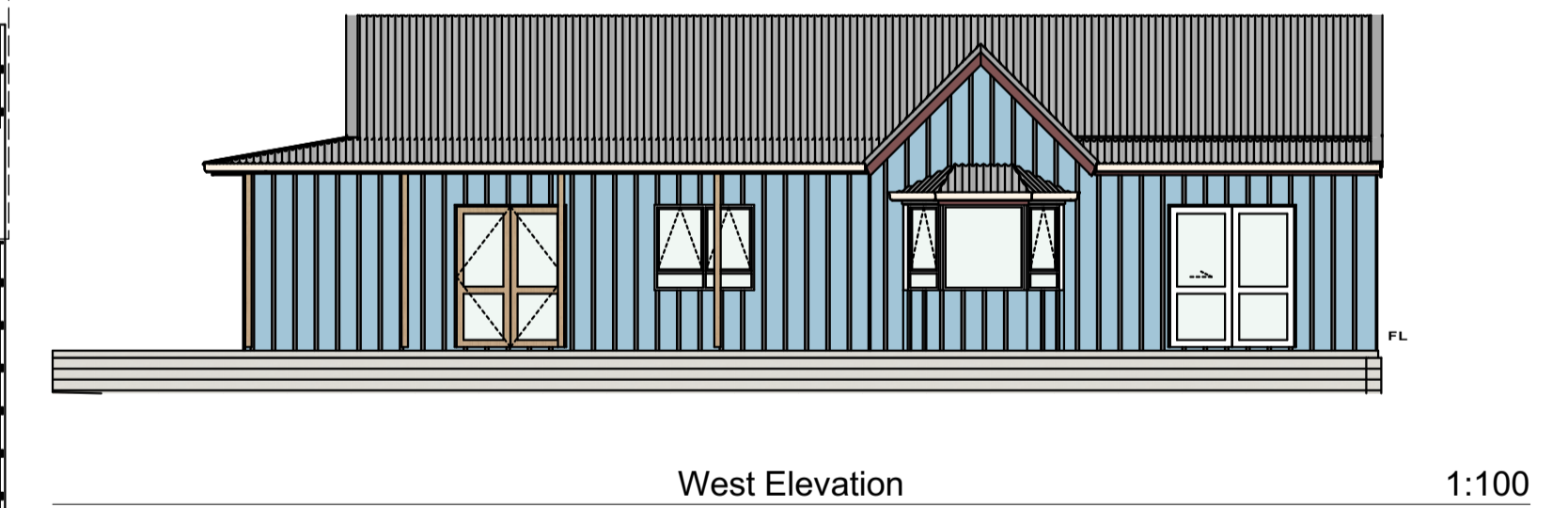
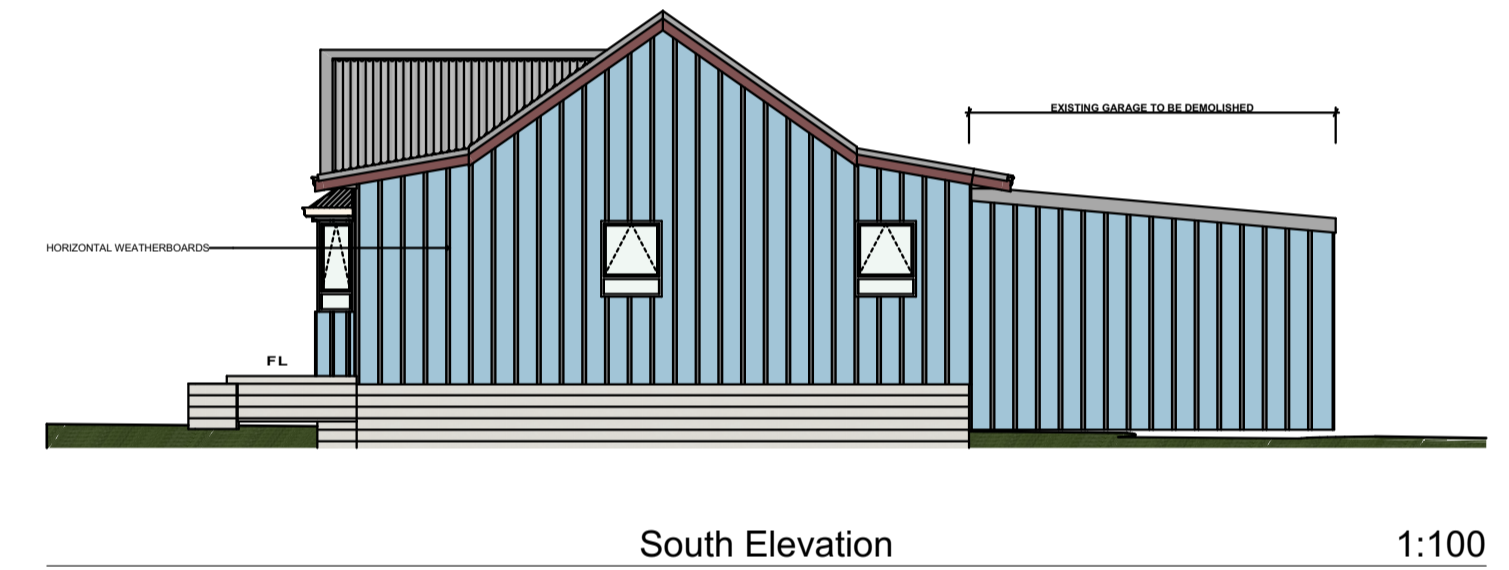
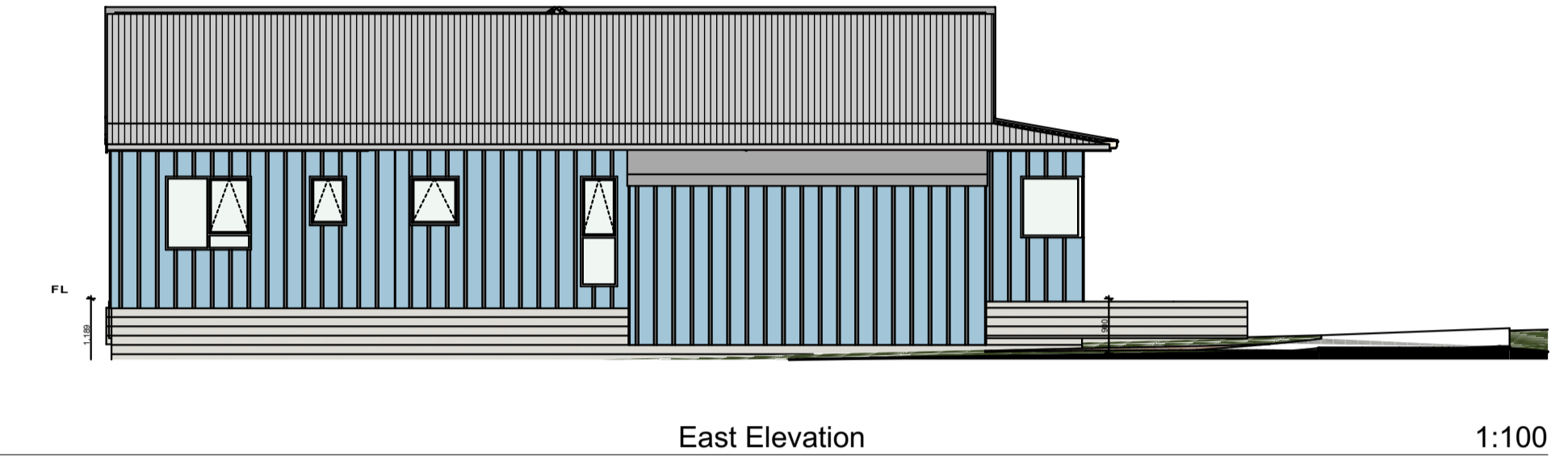
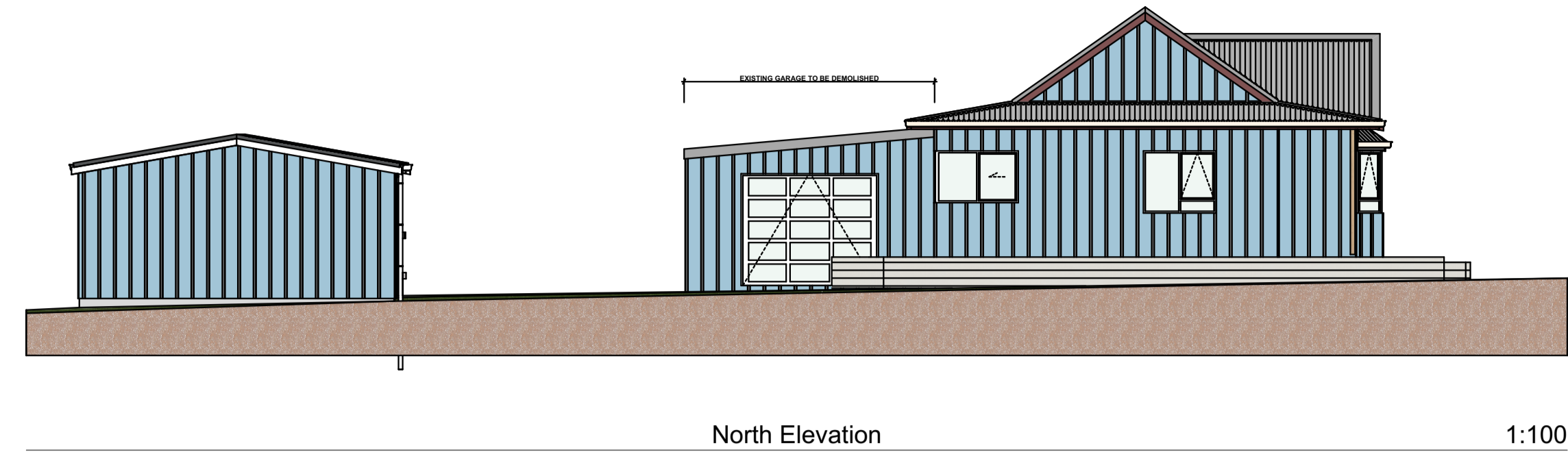
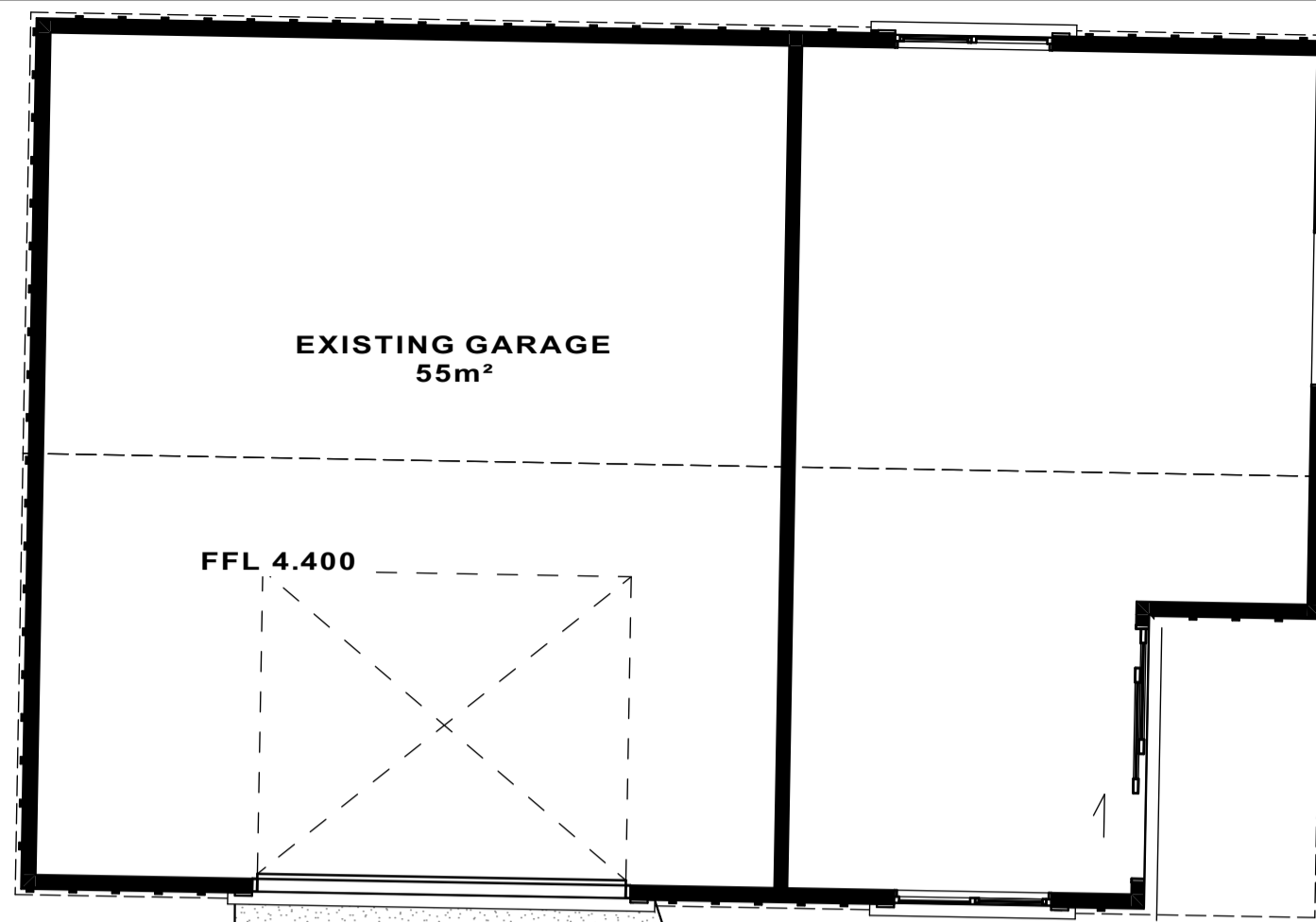
SCALE:
A1 ORIGINAL

DRAWING: **1 OF 6** REVISION:



SITE PLAN

1:100



EXISTING FLOOR PLAN

1:50

ARCHITECTURAL SERVICES NORTHLAND LTD



Owen Jones

A. 47 Norfolk Street
Whangarei
PA. PO Box 300
Whangarei 0140
P. 09 4387279
E. owenjones1@gmail.com

CLIENT:
G & J LANGE

PROJECT:
PROPOSED HOUSE ALTERATIONS

SITE INFO:
15 BERESFORD STREET RUSSELL

JOB NO:
2412

NOTES:

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DRAWN BY: DANA BIGNELL

ENGINEER: #Engineer

CHECKED BY: Owen Jones

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DATE:
Tuesday, 26 November 2024

DRAWING TITLE:
EXISTING

SCALE:
A1 ORIGINAL

DRAWING: REVISION:

2 OF 6



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RC PLANS

DATE:
 Tuesday, 26 November 2024

DRAWING TITLE:
FLOOR PLAN

SCALE:
A1 ORIGINAL

DRAWING: **3 OF 6** REVISION:



Dulux
Colorsteel® Tidal Drift Matte



E-01 North Elevation

1:50



E-02 East Elevation

1:50

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P. 09 4387279
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PROPOSED HOUSE ALTERATIONS

SITE INFO:

15 BERESFORD STREET RUSSELL

JOB NO:

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RC PLANS

DATE:

Tuesday, 26 November 2024

DRAWING TITLE:

ELEVATIONS

SCALE:

A1 ORIGINAL

DRAWING: REVISION:

4 OF 6



Dulux
Colorsteel® Tidal Drift Matte

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P. 09 4387279
E. owenjones1@gmail.com

CLIENT:
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PROJECT:
PROPOSED HOUSE ALTERATIONS

SITE INFO:
15 BERESFORD STREET RUSSELL

JOB NO:
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DRAWN BY: DANA BIGNELL

ENGINEER: #Engineer

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RC PLANS

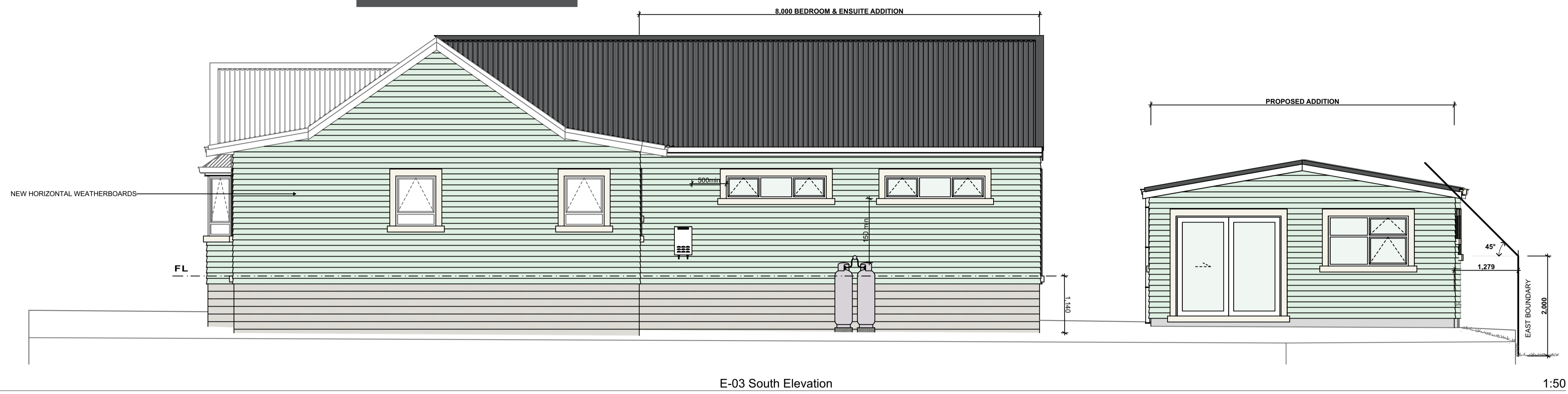
DATE:
Tuesday, 26 November 2024

DRAWING TITLE:
Elevations

SCALE:
A1 ORIGINAL

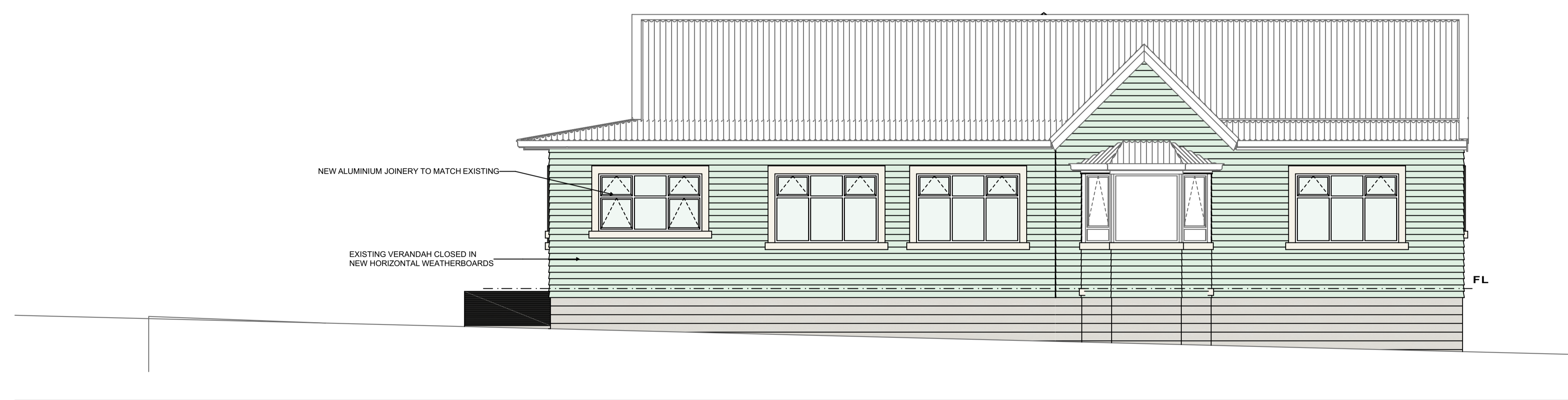
DRAWING:
5 OF 6

REVISION:



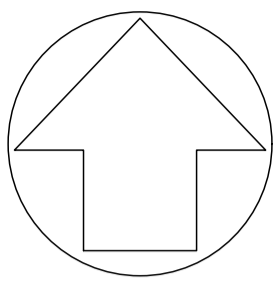
E-03 South Elevation

1:50

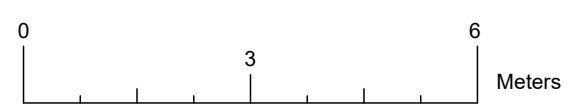


E-04 West Elevation

1:50



NOTES:
 - Contours are at 0.5m intervals.
 - Levels are in terms of LINZ One Tree Point Datum SM1111 SO 58877.
 - All underground and above services may not be surveyed or shown on this plan.
 Please consult Service Providers before carrying out any excavation or construction.
 - Boundary Hunter Ltd accepts no responsibility for services omitted by this survey.



	BY	DATE
SURVEY	B Kidd	12/06/24
DRAWN	B Kidd	14/06/24
REV.		
REV.		
CHECKED	B Smith	25/06/24

Prepared By:
BOUNDARY HUNTER LTD
 Ph. 09 435 5387
 Email. bruce@boundaryhunter.co.nz

Client: Architectural Services Northland
G & J Lange
 15 Beresford St
 Russell

TITLE: Lot 2 D.P.56681	
Existing Site & Contour Survey	
This drawing shall not be reproduced or copied in whole or in part, or used for any purpose other than originally intended, without the permission of Boundary Hunter Ltd.	JOB: 11586
SCALE: Hz. 1:100 @ A1	SHEET 2 of 2
CAD FILE 1000\11586.dwg	REVISION

Graeme Lang
15 Beresford Street
Russell

16 December 2024

CES Ref: 24-0274

Dear Graeme,

**STORMWATER MANAGEMENT FOR PROPOSED DEVELOPMENT
AT:
LOT 2 DP 56681, 15 BERESFORD STREET, RUSSELL**

The proposed development at the above site involved a proposed addition to both the existing dwelling and workshop/shed. As a result of the proposed addition, the site coverage will exceed the allowable amount as outlined under the FNDC District Plan, rule 10.9.5.1.7, which only allows up to 35% impervious site coverage over the property. The proposed impervious site coverage is ~38.7% based on the plans provided by Architectural Services Northland. Impervious site coverage as part of the development will not be exceeding 40% of the property area. Below is the extract from the District Plan and an explanation of how the effects are to be managed;

10.9.5.2.9 STORMWATER MANAGEMENT

The maximum proportion site area covered by buildings and other impermeable surfaces shall be 40%. In assessing an application under this provision the Council will restrict the exercise of its discretion to:

- (a) the extent to which building site coverage and Impermeable Surfaces contribute to total catchment impermeability and the provisions of any catchment or drainage plan for that catchment;*

A plan has been provided and is appended to this letter showing the intended areas for impervious surfaces.

- (b) the extent to which Low Impact Design principles have been used to reduce site impermeability;*

The water supply at the property is from onsite water tanks, which will remain and will contribute a minor contribution to mitigating stormwater runoff. An attenuation tank is proposed to manage peak flows so that stormwater runoff is kept at a permitted activity level.

- (c) any cumulative effects on total catchment impermeability;*

Flows are to be attenuated by an attenuation tank, which is to be specifically designed by a Chartered Professional Engineer at the Building Consent stage. Peak flows from the site will remain within a Permitted Activity under the District Plan.

- (d) the extent to which building site coverage and Impermeable Surfaces will alter the natural contour or drainage patterns of the site or disturb the ground and alter its ability to absorb water;*

The site has poor drainage characteristics, and therefore, the change to groundwater absorption will be minimal. The drainage from the site is all generally directed to the south to an existing council stormwater reticulation. This drainage pathway is intended to remain the same post-development.

- (e) the physical qualities of the soil type;*

The soils onsite are poorly draining and generally is alluvium deposits with some areas of clay fill.

- (f) any adverse effects on the life supporting capacity of soils;*

Due to the site being developed with current coverage being lawn, it is not anticipated that the proposed development will have any significant effects on the life-supporting quality of the soils.

- (g) *the availability of land for the disposal of effluent and stormwater on the site without adverse effects on the water quantity and water quality of water bodies (including groundwater and aquifers) or on adjacent sites;*

Roof water flows are being collected and controlled to manage peak flows, it is not expected that there will be any adverse effects to water quality.

- (h) *the extent to which paved, Impermeable Surfaces are necessary for the proposed activity;*

The site coverage exceeds the Permitted Activity levels by ~3.7%. The main change is in the increased roof area, which is being collected and controlled before being discharged, and the remaining paved surfaces will be managed with a low-impact design.

- (i) *the extent to which landscaping and vegetation may reduce adverse effects of run-off;*

Minimal change proposed in landscaping and vegetation. The proposed development does not intend to make any major changes to landscape and water flows from the increased impervious area are being controlled through the use of an attenuation tank.

- (j) *any recognised standards promulgated by industry groups;*

-

- (k) *the means and effectiveness of mitigating stormwater runoff to that expected by the Permitted Activity threshold;*

The use of an attenuation tank will be an effective and reliable way to control stormwater flows. Being that a large area of the impervious area is from roofs, we are satisfied that the proposed stormwater system is suitable for managing the peak flows to remain within a Permitted Activity.

- (l) *the extent to which the proposal has considered and provided for climate change.*

It is proposed that post-development flows from the SED stormwater design will allow for an increase in rainfall in accordance with the FNDC Engineering Standards.

As the final Building Consent Compliance with the above is to be undertaken at the Building Consent stage and reviewed by a Chartered Professional Engineer.

If you have any questions concerning the above, please contact our office.

Yours faithfully



David Leslie
Senior Engineer
BEng (Civil), MEMgt (Hons), DipEng(Civil) CPEng (Geotechnical / Structural)

Attachments:

- Site Plan

Owen Jones
 A. 47 Norfolk Street Whangarei
 PA. PO Box 300 Whangarei 0140
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 E. owenjones1@gmail.com

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 Earthquake Zone: Zone 1
 Exposure Zone: Zone D
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 Rainfall Range: 90 - 100
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CLIENT:
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ENGINEER:	#Engineer
CHECKED BY:	Owen Jones
ISSUE TYPE:	

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RC PLANS
 DATE:
 Tuesday, 3 December 2024

DRAWING TITLE:
SITE PLAN

SCALE:
A1 ORIGINAL

DRAWING:	REVISION:
1 OF 6	



SITE PLAN

1:100