



<b>Office Use Only</b> Application Number:
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**APPLICATION FOR RESOURCE CONSENT OR FAST-TRACK RESOURCE CONSENT**

**(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA))**

**(If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Form 9)**

*Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges – both available on the Council’s web page.*

**1. Pre-Lodgement Meeting**

Have you met with a Council Resource Consent representative to discuss this application prior to lodgement? Yes / No

**2. Type of Consent being applied for (more than one circle can be ticked):**

- Land Use                       Fast Track Land Use\*                       Subdivision                       Discharge
- Extension of time (s.125)     Change of conditions (s.127)     Change of Consent Notice (s.221(3))
- Consent under National Environmental Standard (e.g. Assessing and Managing Contaminants in Soil)
- Other (please specify) \_\_\_\_\_

**\*The fast track for simple land use consents is restricted to consents with a controlled activity status and requires you provide an electronic address for service.**

**3. Would you like to opt out of the Fast Track Process?                      Yes / No**

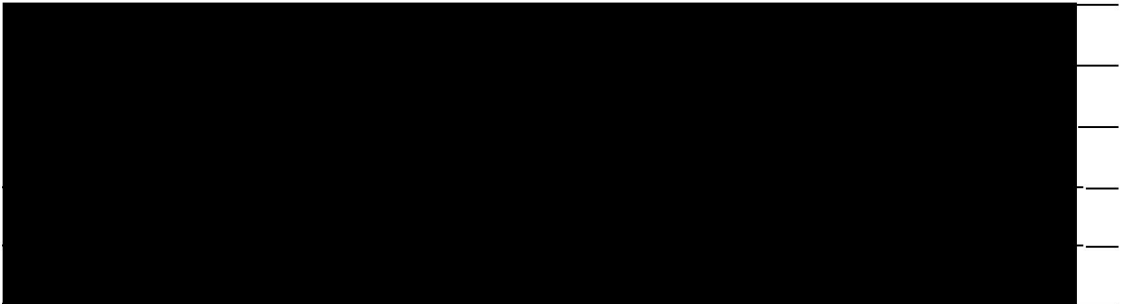
**4. Applicant Details:**

Name/s: FR Hills Ltd

Electronic Address for Service (E-mail):

Phone Numbers:

Postal Address:  
(or alternative method of service under section 352 of the Act)



**5. Address for Correspondence: Name and address for service and correspondence (if using an Agent write their details here).**

Name/s: cadplanz- Paul Hayman

Electronic Address for Service (E-mail):

Phone Numbers:

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.**

**6. 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: Jo Solomon - occupier Ian Hills- owners principal

Property Address/  
Location: 1767 SH 10, Kahoe 1767 SH 10, Kahoe

**7. Application Site Details:**

Location and/or Property Street Address of the proposed activity:

Site Address/  
Location: 1767 SH 10, Kahoe

Legal Description: Lot 4 DP 209117 Val Number: \_\_\_\_\_

Certificate of Title: NA135D/646  
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? think so 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 call Joe on 02102953383

**8. Description of the Proposal:**

Please enter a brief description of the proposal here. Attach a detailed description of the proposed activity and drawings (to a recognized scale, e.g. 1:100) to illustrate your proposal. Please refer to Chapter 4 of the District Plan, and Guidance Notes, for further details of information requirements.

Build a small cottage (61.8m2) which breaches OPD rules

8.6.5.1.1 Residential Intensity

15.1.6c.1.1 regarding private access

If this is an application for an Extension of Time (s.125); Change of Consent Conditions (s.127) or 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) or extension being sought, with reasons for requesting them.

**9. Would you like to request Public Notification**

~~Yes~~/No

**10. Other Consent required/being applied for under different legislation (more than one circle can be ticked):** EBC 2025-138

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

**11. 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 (further information in regard to this NES is available on the Council's planning web pages):

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? (If the activity is any of the activities listed below, then you need to tick the 'yes' circle).  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

**12. 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.*

**Please attach your AEE to this application.**

**13. 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 all names in full)

FR Hills Ltd

Email:

Postal Address:

Phone Numbers:

**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 20<sup>th</sup> 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: Ian Hills- owners principal (please print)

Signature: \_\_\_\_\_ (signature of bill payer – mandatory) Date: \_\_\_\_\_

## 14. 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:

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

Name: **Paul Hayman** (please print)

Signature:  (signature)

Date: 24 October 2024

(A signature is not required if the 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)
- 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.*

**Only one copy of an application is required, but please note for copying and scanning purposes, documentation should be:**

**UNBOUND**

**SINGLE SIDED**

**NO LARGER THAN A3 in SIZE**



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- Land Use
- Fast Track Land Use
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- Discharge
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- Other (please specify) \_\_\_\_\_

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

Yes / No

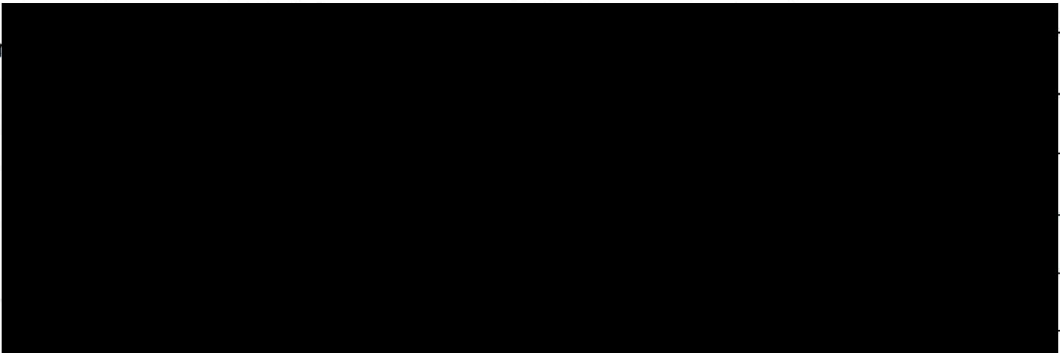
**4. Applicant Details:**

Name/s: CRWING Ltd

Electronic Address for Service (E-mail):

Phone Numbers:

Postal Address:  
(or alternative method of service under section 352 of the Act)



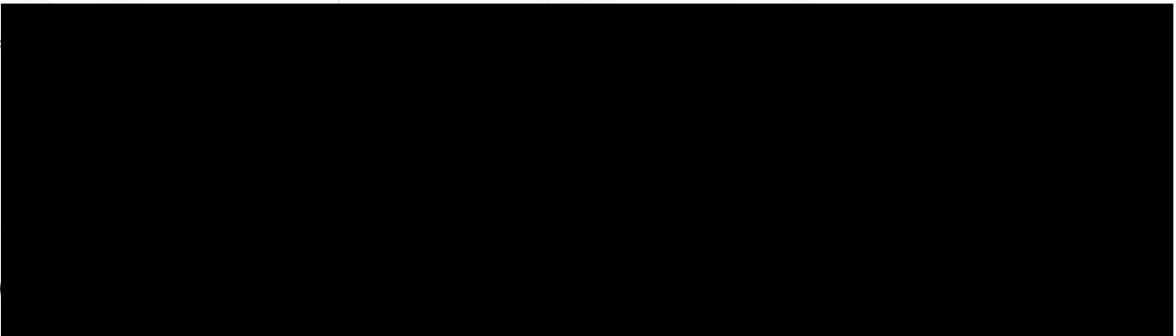
**5. Address for Correspondence: Name and address for service and correspondence (if using an Agent write their details here).**

Name/s: caepianz - Paul Heyman

Electronic Address for Service (E-mail):

Phone Numbers:

Postal Address:  
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6. **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: To Solomon - occupier Ian Hinks - owner principal

Property Address/ Location: 1767 SH 10 Kahoe 1767 SH 10 Kahoe

7. **Application Site Details:**

Location and/or Property Street Address of the proposed activity:

Site Address/ Location: 1767 SH 10 Kahoe

Legal Description: Lot 4 DP 209117 Val Number: \_\_\_\_\_

Certificate of Title: NA 13571646  
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Is there a dog on the property? Yes / No

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Please call for more info - 02102953383

8. **Description of the Proposal:**

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Name/s: (please write all names in full) F.R Hills Ltd

Email: [Redacted]  
Postal Address: [Redacted]  
Phone Numbers: [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 20<sup>th</sup> of the month following invoice date. You may also be required to make additional payments if your application requires notification.

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Name: Ian Hills owners principal (please print)

Signature: [Redacted] (signature of bill payer - mandatory) Date: 24.10.24

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

Name: Paul Hayman (please print)

Signature:  (signature)

Date: 24 October 2024

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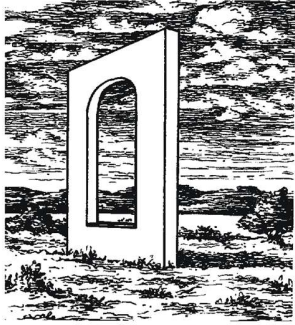
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cad  
planz

WOODWORKS CONSTRUCTION LTD

Paul Hayman

# **RESOURCE CONSENT APPLICATION LAND USE**

## **ASSESSMENT of ENVIRONMENTAL EFFECTS**

**FR Hills Ltd  
Lot 4  
1767 State Highway 10  
Whangaroa**

13 November 2024

## **THE PROPOSED ACTIVITY**

The applicant proposes to gain consent for a small residential unit built without consent on Lot 4 DP 209117 at 1767 State Highway 10, Whangaroa. The Record of Title and associated instruments will be provided as an ATTACHMENT- 1. FR Hills Ltd purchased this property in 2006 for retirement purposes. Its principal, Ian Hills, along with his family, is currently living in the main house on the property. During the Covid-19 pandemic, Ian built a 61.8 m<sup>2</sup> cottage intended as a minor dwelling without obtaining consent. This dwelling breaches Rule 15.1.6C.1.1 regarding private access becoming a discretionary activity as well as District Plan Rule 8.6.5.1.1 on residential intensity, making it a non-complying activity.

This assessment and report accompany the Resource Consent Application made by the applicant and are provided in accordance with Section 88 and Schedule 4 of the Resource Management Act 1991. The application relates to a non-complying and discretionary activity.

## **PROPERTY DETAILS**

Location: 1767 State Highway 10, Whangaroa

Legal Description: Lot 4 DP 209117

Size: 0.22293 ha

Zoning (OPD): Rural Production

Zoning (PDP): Rural Production

Resource Features: Kiwi High, Statutory Acknowledgement

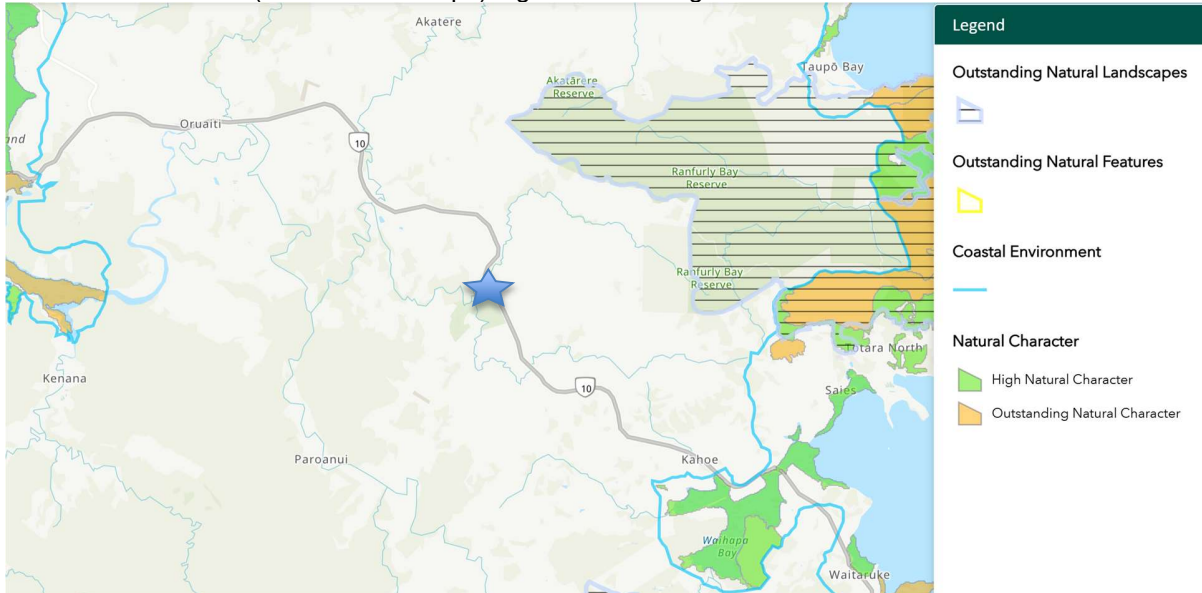
Resource Overlays: Nil

## **SITE DESCRIPTION**

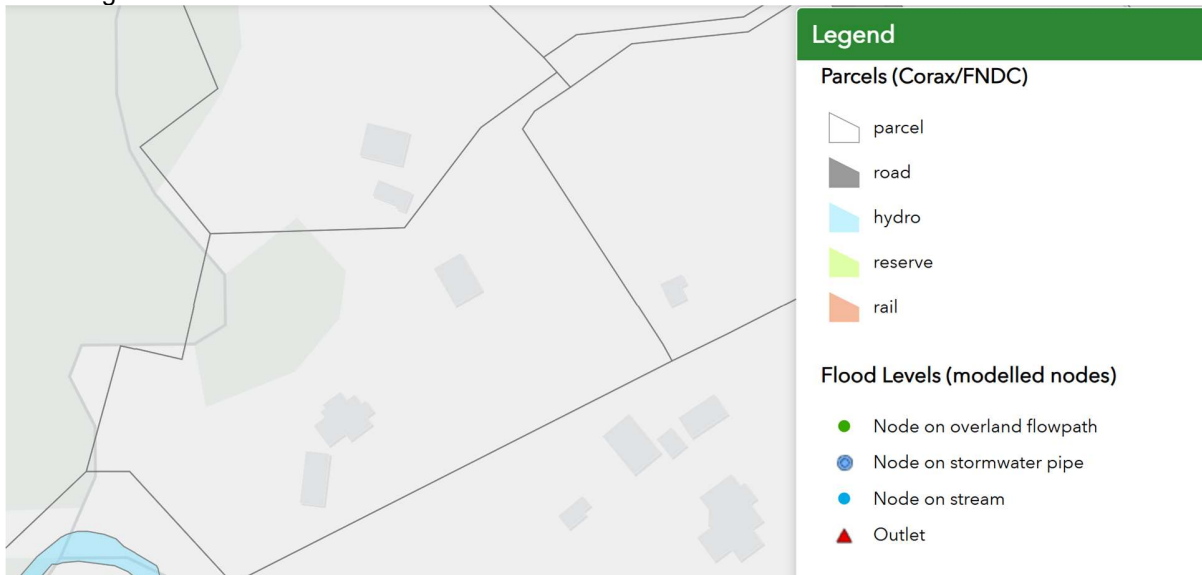
The site is accessed via an established accessway opening onto State Highway 10 in the northern Whangaroa area. Adjoining properties to the east, west, and north are smaller sections primarily used for residential purposes. The Whangaroa Golf Course lies to the south, and beyond the immediate area, productive farmland can be found. The site is approximately 11 km from Mangonui township.

## RESOURCE OVERLAYS

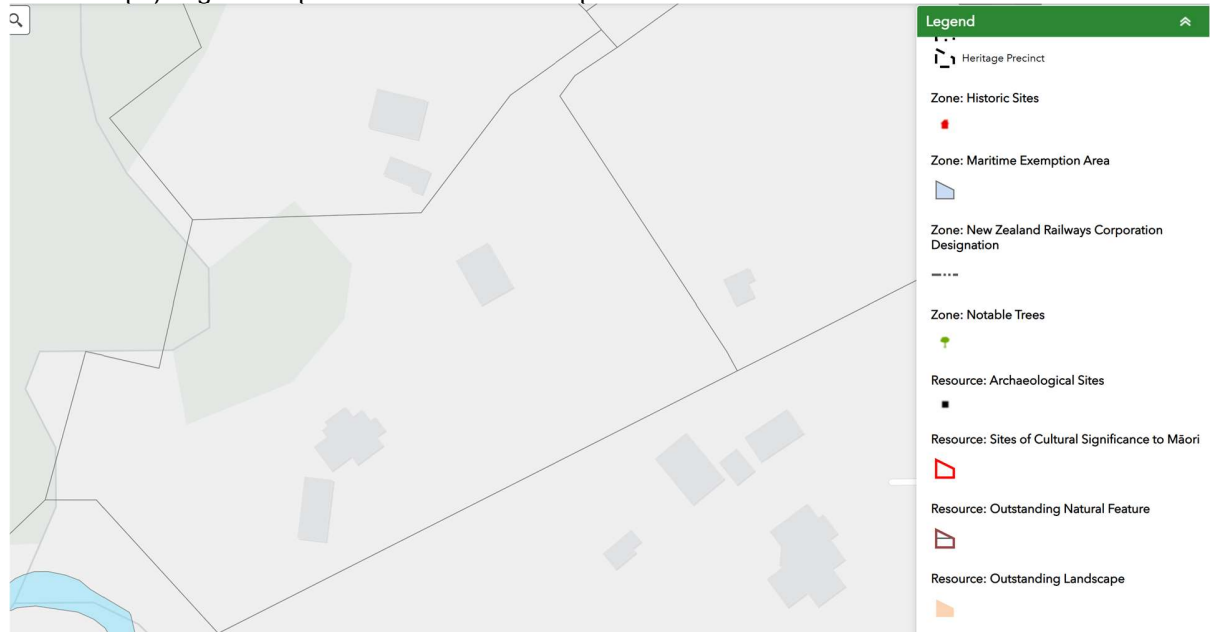
Coastal environment -The Regional Policy Statement for Northland maps the site as well outside of the Coastal Environment (Source NRC Maps) Figure 1: Showing Coastal Environment Line



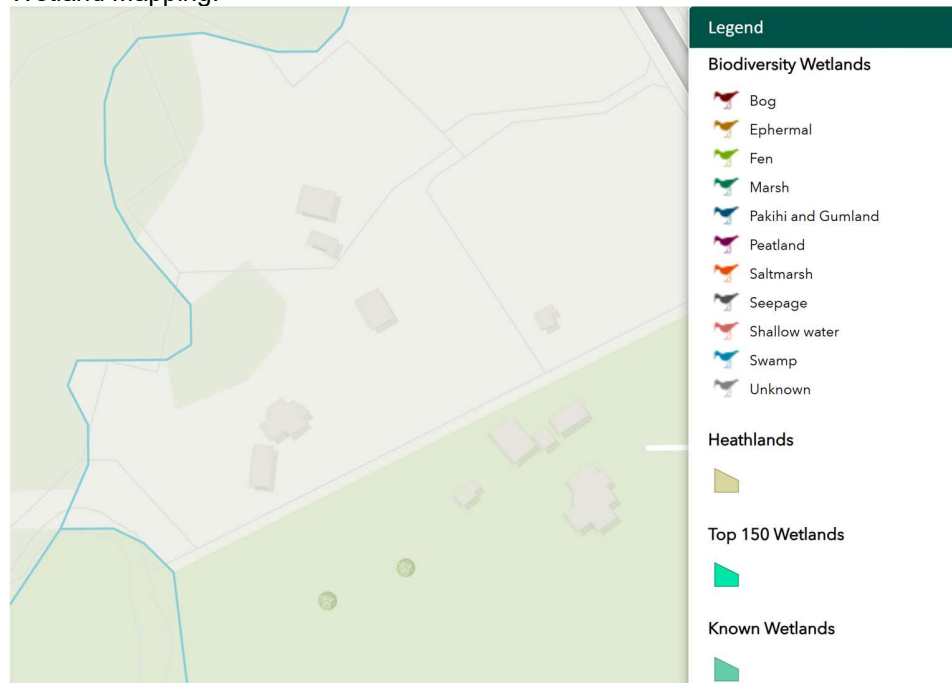
The site is not mapped within any mapped flood overlays (Source Far North Maps) Figure 2: Flood Modelling.



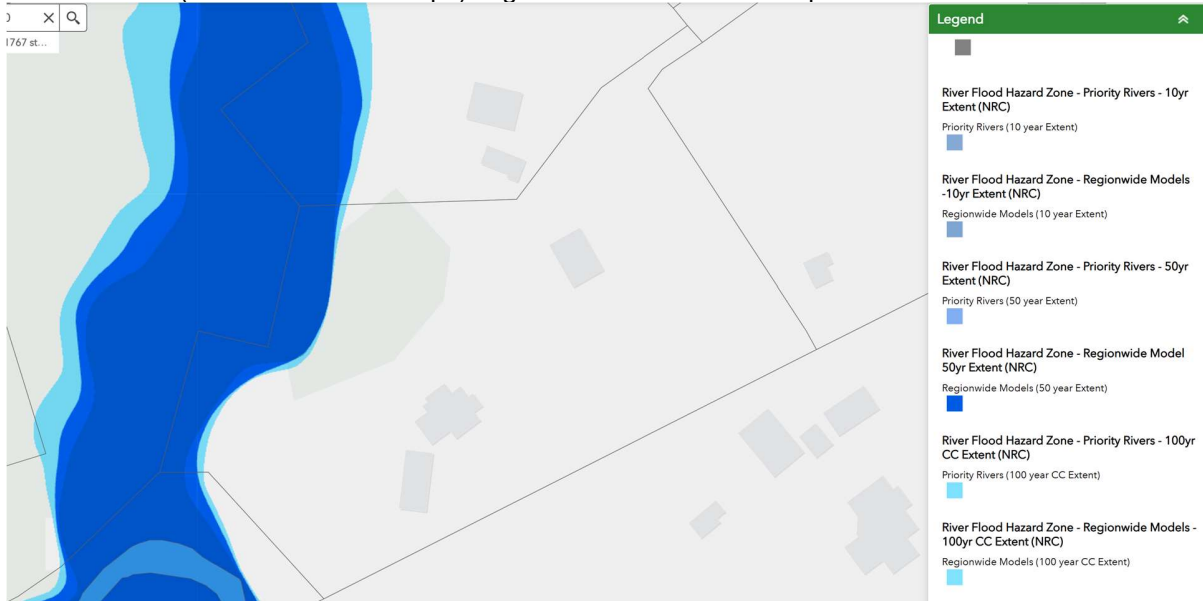
High Natural character - and does not identify it as containing any areas of high natural character (Source FNDC Maps). Figure 3 Operative District Plan Maps



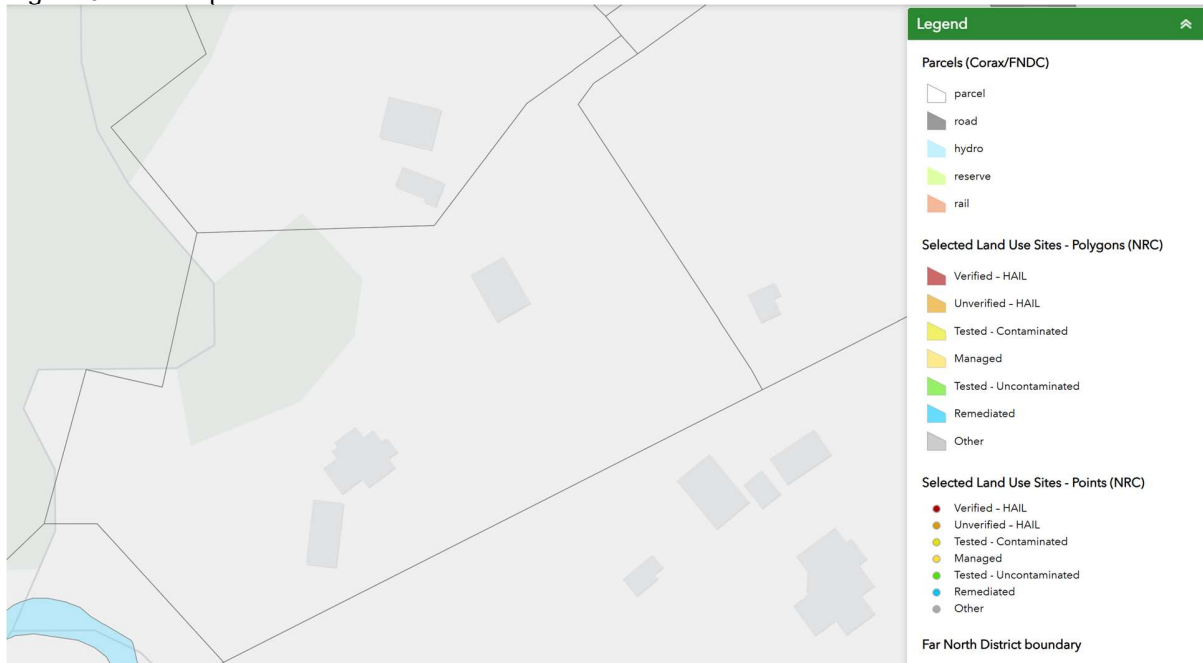
Wetlands - The site also does not contain any mapped wetlands (Source NRC Maps) Figure 4 NRC Wetland Mapping.



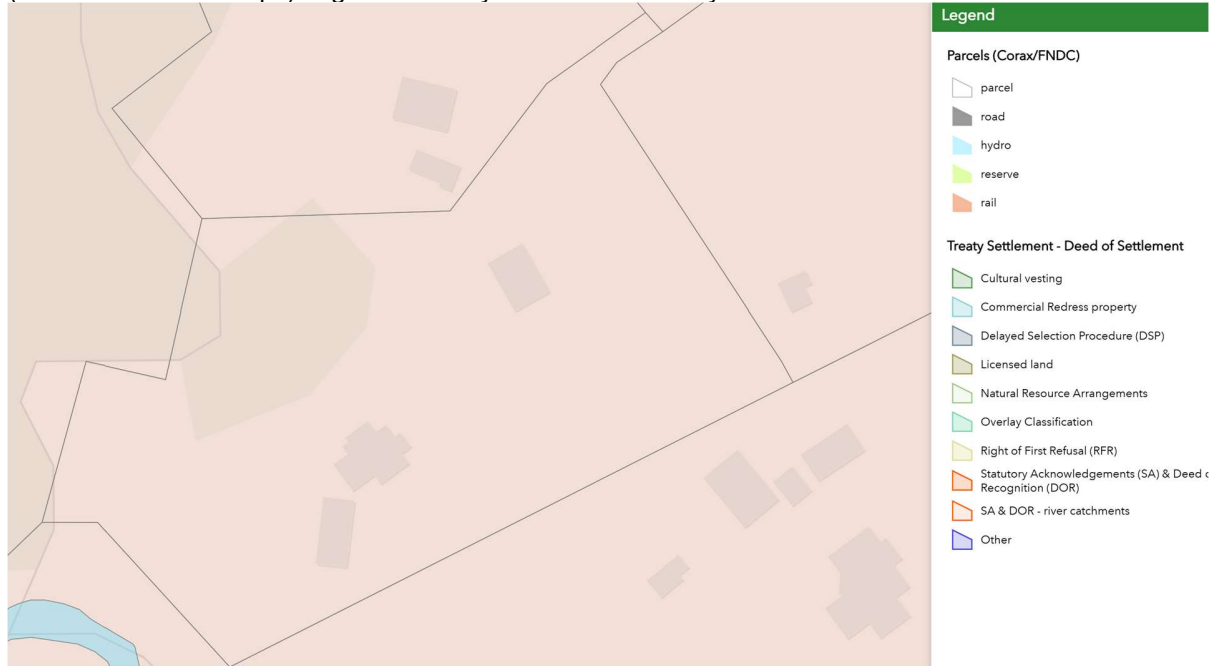
Natural hazards – While the property does border a river that is subject to 50year flooding onto the section the building site is over 100 meters from this area, therefore the subject development is not subject to any natural hazard (Source Far North Maps). Figure 5: Natural Hazard Maps



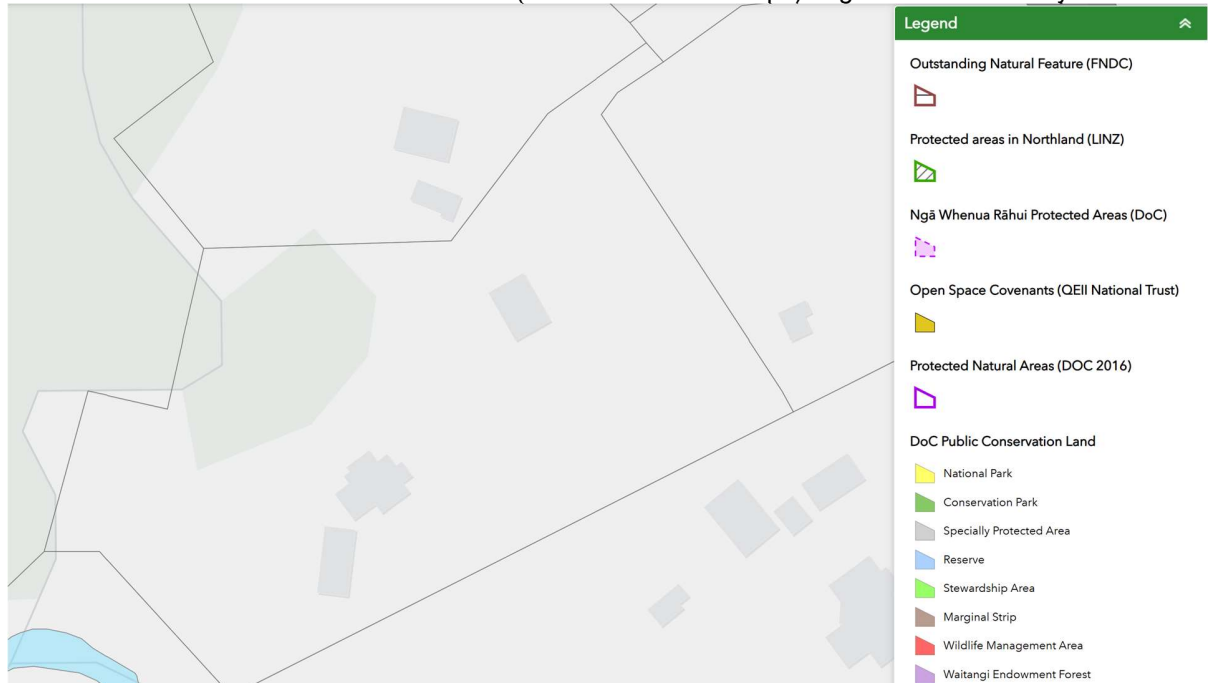
HAIL - The site is not mapped as HAIL and is discussed further on this report (Source Far North Maps) Figure 6 HAIL Map



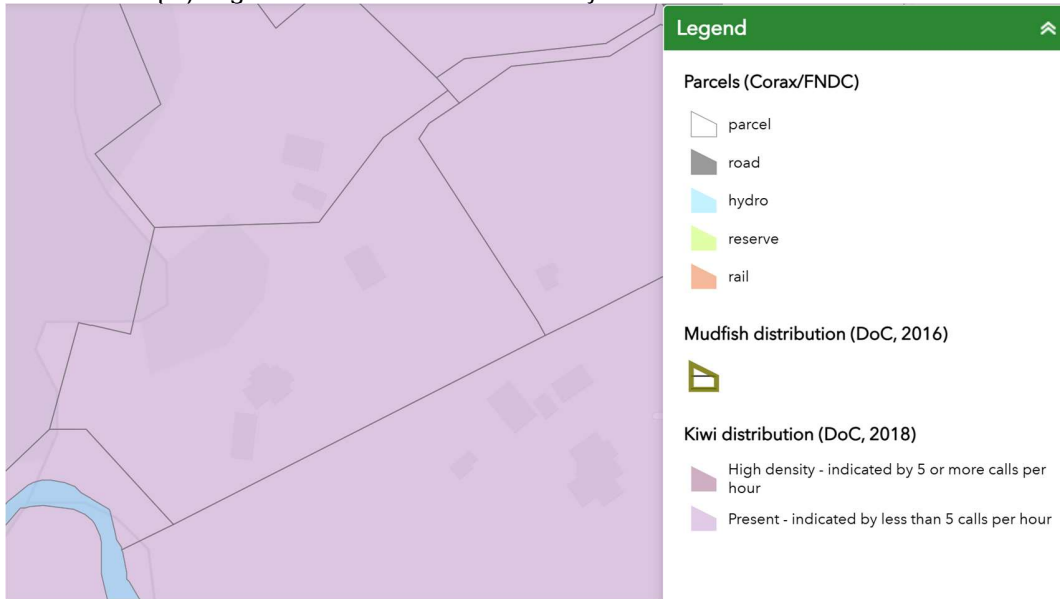
Statutory Acknowledgement Area- The site is located within a Statutory Acknowledgement Area as it is within the catchment of Oruaiti River and is of interest to Ngatikahu ki Whangaroa on local council maps (Source Far North Maps). Figure 7: Treaty Settlement Overlay.



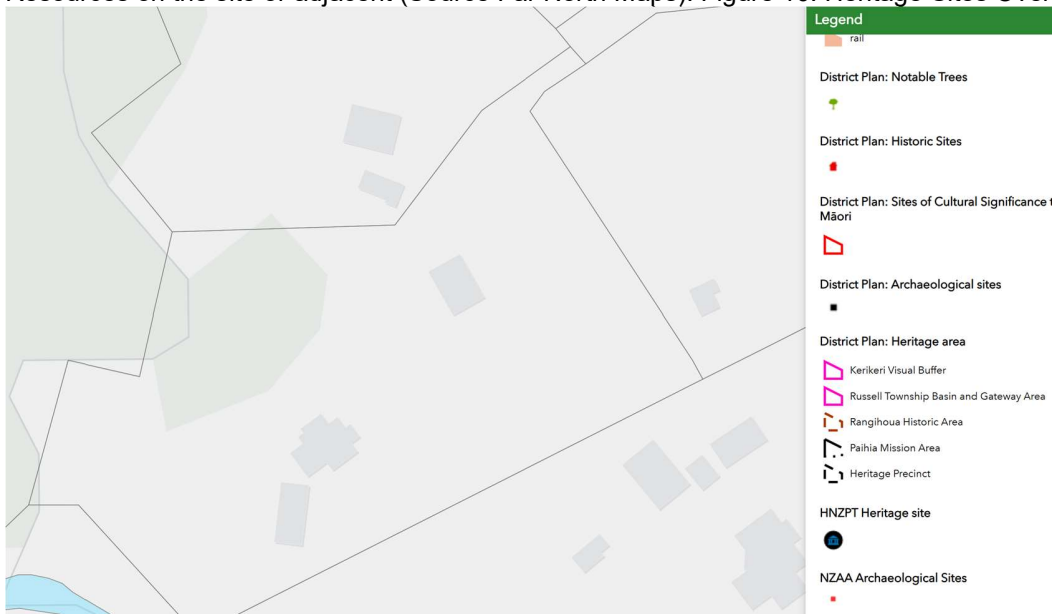
PNA or draft SNA - The site is within a PNA (Source Far North Maps). Figure 8 PNA Overlay.



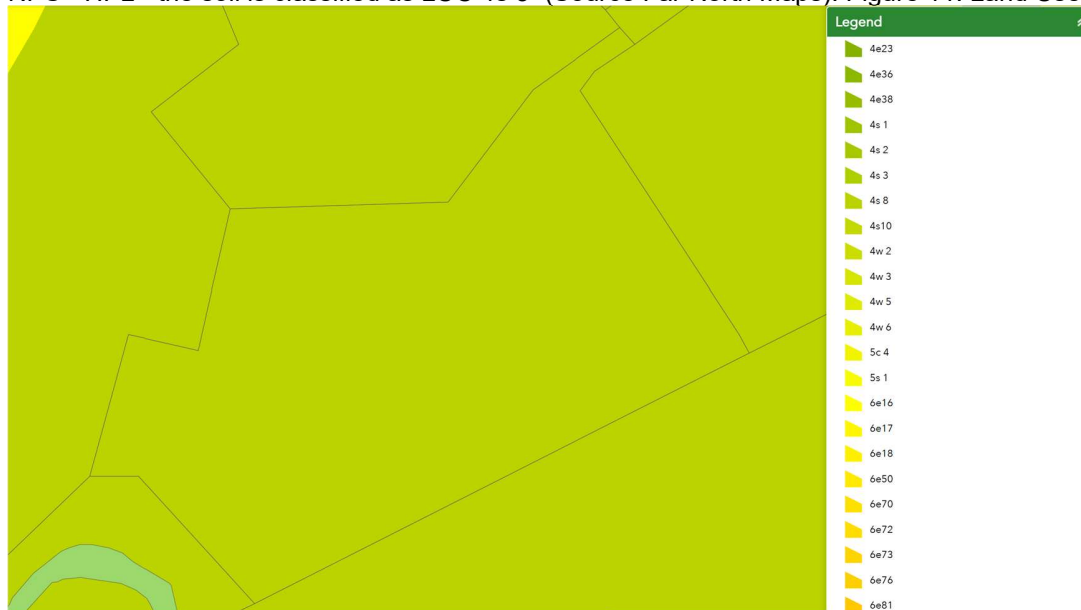
Highly mobile Fauna- the is site mapped as kiwi present on the species distribution map layer (Source Far North Maps). Figure 9: Kiwi Distribution Overlay



Heritage: There are no archaeological sites, sites of cultural significance to Māori or scheduled Heritage Resources on the site or adjacent (Source Far North Maps). Figure 10: Heritage Sites Overlay.



NPS - HPL - the soil is classified as LUC 4s 3 (Source Far North Maps). Figure 11: Land Use Overlay



## LEGAL INTERESTS ON THE TITLE

The property is legally described as Lot 4 DP 209117 and is subject to consent notices about conveying services over part marked A on DP 197929 and DP 209117 title plans (see ATTACHMENT- 1) which will not affect the development of the second dwelling on the property.

**Legal Description** Lot 6 Deposited Plan 197929

### Registered Owners

F .R. Hills Limited

### Interests

Subject to Section 59 Land Act 1948

D618152.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 2.7.2001 at 3.40 pm

Subject to a right (in gross) to transmit electricity over part marked A on DP 197929 in favour of Top Energy Limited created by Transfer D618152.6 - 2.7.2001 at 3.40 pm (affects Lot 6 DP 197929)

The easements created by Transfer D618152.6 are subject to Section 243 (a) Resource Management Act 1991

7074350.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 17.10.2006 at 9:00 am

Subject to Section 241(2) Resource Management Act 1991 (affects DP 209117)

Subject to a right of way, a right to convey electricity, telecommunications and computer media over part marked A on DP 209117 created by Easement Instrument 7074350.7 - 17.10.2006 at 9:00 am

Appurtenant hereto is a right of way, a right to convey electricity, telecommunications and computer media created by Easement Instrument 7074350.7 - 17.10.2006 at 9:00 am



## SURROUNDING ENVIRONMENT

The properties directly adjoining to the east, west, and north are utilized for rural residential purposes, while the Whangaroa Golf Course lies to the south. Beyond these immediate areas, larger parcels of land are used for farmland / rural enterprises. Mangonui village lies approximately 11km NW.

## REASONS FOR THE APPLICATION

FR Hills Ltd purchased this property in 2006 for retirement purposes. Its principal, Ian Hills, along with his family, is currently living in the main house on the property. During the Covid-19 pandemic, Ian built a 61.8 m<sup>2</sup> cottage intended as a minor dwelling without obtaining consent. A copy of the architectural plans is provided in ATTACHMENT 2.

The dwelling breaches the following rules in the Operative District Plan:

- 8.6.5.1.1 Residential Intensity as a non-complying activity which will be assessed against s104D of the RMA.
- 15.1.6C.1.1 Private Access In All Zones as a Discretionary activity.

The subject site is located within the Rural Production Zone. A specific assessment of the relevant zone and district-wide rules of the District Plan is set out below:

ASSESSMENT OF THE PERMITTED RURAL PRODUCTION ZONE RULES:		
PERFORMANCE STANDARDS		
Plan Reference	Rule	Compliance and Performance of Proposal
8.6.5.1.1	RESIDENTIAL INTENSITY	<b>Does not comply</b> as the site is 2.2293ha
8.6.5.2.3	MINOR RESIDENTIAL UNIT	<b>Does not comply.</b> The separation distance between buildings is over 77m.
8.6.5.3.6	RESIDENTIAL INTENSITY	<b>Does not comply</b> as the site cannot provide 4ha per residential unit.
8.6.5.4	DISCRETIONARY ACTIVITIES	<b>Non Complying as cannot meet the standards for Discretionary.</b>
8.6.5.1.2	SUNLIGHT	<b>Complies</b> - The existing dwelling will not breach the permitted height to boundary rule.
8.6.5.1.3	STORMWATER MANAGEMENT	<b>Complies</b> – The site has 8.7% impermeable surfaces.
8.6.5.1.4	SETBACK FROM BOUNDARIES	<b>Complies</b>
8.6.5.1.5	TRANSPORTATION	Provided in the table below

8.7.5.1.6	KEEPING OF ANIMALS	N/A
8.7.5.1.7	NOISE	N/A
8.7.5.1.8	BUILDING HEIGHT	Complies
8.7.5.1.9	HELICOPTER LANDING AREA	N/A
8.7.5.1.10	BUILDING COVERAGE	Complies
8.6.5.11	SCALE OF ACTIVITIES	Complies
8.6.5.12	TEMPORARY EVENTS	Complies
<b>ASSESSMENT OF THE APPLICABLE PERMITTED DISTRICT WIDE RULES:</b>		
<b>PERFORMANCE STANDARDS</b>		
<b>Plan Reference</b>	<b>Rule</b>	<b>Compliance and Performance of Proposal</b>
<b>CHAPTER 12 – NATURAL AND PHYSICAL RESOURCES</b>		
12.1.6.1.1	Protection of Outstanding Landscape Features	<b>NA</b>
12.2.6.1.4	INDIGENOUS VEGETATION CLEARANCE IN OTHER ZONES	<b>Permitted</b> The development was grass before the build and did not involve any clearing of indigenous vegetation.
12.3.6.1.1	EXCAVATION AND/OR FILLING, EXCLUDING MINING AND QUARRYING, IN THE RURAL PRODUCTION ZONE OR KAURI CLIFFS ZONE	<b>Permitted</b> There are no continues cut of filled faces in this development. The excavation for the piles used is well below 5,000m3 therefore this development complies with this rule.
12.4.6.1	FIRE RISK TO RESIDENTIAL UNITS	<b>Permitted</b> The development is not located within a Coastal Hazard Area, nor within 20m from a forest dripline and therefore complies with this rule.
12.7.6.1.2	SETBACK FROM SMALLER LAKES, RIVERS AND WETLANDS	<b>NA</b> The nearest waterbody is a minor river being over 130m away

		and therefore complies with this section.
12.7.6.1.4	LAND USE ACTIVITIES INVOLVING DISCHARGES OF HUMAN SEWAGE EFFLUENT	<b>Permitted</b> The nearest waterbody is a minor river being over 130m away and therefore complies with this rule.
<b>CHAPTER 14 – FINANCIAL CONTRIBUTIONS</b>		
14.6.1(iii)	ESPLANADE AREAS (iii)where any land use requires a resource consent for an activity or activities and the Council considers it necessary to require an esplanade reserve or strip for any of the purposes outlined in s229 of the Act, an esplanade reserve or strip may be required;	<b>NA</b>
<b>CHAPTER 15 - TRANSPORT</b>		
15.1.6B	PARKING	<b>Complies</b> More than adequate manoeuvring & parking spaces are available on site.
15.1.6A.2.1	TRAFFIC INTENSITY	<b>Complies</b> Since the other houses sharing the access are single residential the Traffic Intensity Rule, the second dwelling will count as 10 vehicle movement units and sole dwellings are exempt from the permitted 30 allowed onto a State Highway.
15.1.6C.1.1	PRIVATE ACCESSWAY IN ALL ZONES	<b>Discretionary</b> The accessway opens onto a State Highway and serves five household equivalents, requiring a minimum 7.5m legal width and a 5m carriageway width, as per Appendix 3B-1. The legal width is comprised of a 6m common access lot (Lot 6 DP 197929) and a 4m legal right of way ('B') over Lot 1

		DP 197929, providing a total legal width of 10m. The driveway itself is 3.5m wide, with a passing bay and turning area approximately 100m from the State Highway 10 entrance. Although the access is unsealed and flat, it meets all requirements except the 5m carriageway width.
15.1.6C.1.3	PASSING BAYS ON PRIVATE ACCESSWAYS IN ALL ZONES	<b>Complies.</b> There is a 6m wide x 15m long passing bay/vehicle queuing area at the vehicle crossing to State Highway 10 as well as a passing bay / turning area approximately 100m from the entrance onto State Highway 10.
15.1.6C.1.4	ACCESS OVER FOOTPATHS	<b>N/A.</b> There are no footpaths in this area.
15.1.6C.1.5	VEHICLE CROSSING STANDARDS IN RURAL AND COASTAL ZONES	<b>Complies.</b> The entrance onto State Highway 10 is in good condition and closely represents the NZTA Diagram D standard with a sealed formation. The entrance complies with council engineering standards and guidelines and NZTA approval comments can be found in ATTACHMENT- 3.
15.1.6C.1.7	GENERAL ACCESS STANDARDS	<b>Complies.</b> There is ample manoeuvring space onsite meaning there will be no need for vehicles to be reversing off-site. The berms of the accessway are grassed, and bends and corners on site are more than 11m radius making them adequate for Heavy Rigid Vehicles.

### Overall Activity Status

Overall, consent is required as a **non-complying and Discretionary activity** under the Operative District Plan.

### Proposed District Plan

The proposal is also subject to the Proposed District Plan process. Within the Proposed District Plan, the site is zoned for Rural Production. Assessment of the matters relating to the Proposed District Plan that have immediate legal effect, has been undertaken below:

Table Two: PDP Rule Assessment

Chapter	Rule Reference	Compliance of Proposal
<b>Hazardous Substances</b>	The following rules have immediate legal effect: Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility located within a scheduled site and area of significance to Māori, a significant natural area or a scheduled heritage resource  Rules HS-R5, HS-R6, HS-R9	<b>Not applicable.</b> The site does not contain any hazardous substances to which these rules would apply.
<b>Heritage Area Overlays</b>	All rules have immediate legal effect (HA-R1 to HA-R14) All standards have immediate legal effect (HA-S1 to HA-S3)	<b>Not applicable.</b> The site is not located within a Heritage Overlay Area.
<b>Historic Heritage</b>	All rules have immediate legal effect (HH-R1 to HH-R10) Schedule 2 has an immediate legal effect	<b>Not applicable.</b> The site is not known to contain any historic heritage.
<b>Notable Trees</b>	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	<b>Not applicable.</b> The site does not contain any notable trees.
<b>Sites and Areas of Significance to Māori</b>	All rules have immediate legal effect (SASM-R1 to SASM-R7) Schedule 3 has immediate legal effect.	<b>Not applicable.</b> The site does not contain any sites or areas of significance to Māori.

<b>Ecosystems and Indigenous Biodiversity</b>	IB-R4 has immediate legal effect if no ecological report	<b>Permitted.</b> The site was a grass field before development took place and there was no clearing of any vegetation needed.
<b>Subdivision</b>	The following rules have immediate legal effect: SUB-R6, SUB-R13, SUB-R14, SUB- R15, SUB-R17	<b>Not applicable.</b> SUB-R6 relates to environmental benefit subdivisions which the proposal is not applying for.

### Overall Activity Status

Overall, under the Operative District Plan where immediate legal effect is due the application is permitted.

### Statutory considerations

Section 104B & 104D of the Resource Management Act (RMA) governs the determination of applications for non-complying activities. Section 104B of the RMA governs the determination of Discretionary and Non-Complying applications. The site is located within a Statutory Acknowledgement Area as it is within the catchment of Oruaiti River and is of interest to Ngatikahu ki Whangaroa on local council maps.

#### 104B Determination of applications for discretionary or non-complying activities

After considering an application for a resource consent for a discretionary activity or non-complying activity, a consent authority—

- (a) may grant or refuse the application; and
- (b) if it grants the application, may impose conditions under [section 108](#).

Section 104B: inserted, on 1 August 2003, by [section 44](#) of the Resource Management Amendment Act 2003 (2003 No 23).

With respect to both Discretionary and Non-Complying activities under section 104B, a consent authority is unrestricted in relation to the matters covered.

Section 104 of the RMA states that when considering an application for a 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;*
- (c) *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*
- (d) *any other matter the consent authority considers relevant and reasonably necessary to determine the application.”*

## **ASSESSMENT OF ENVIRONMENTAL EFFECTS**

An assessment against the relevant assessment criteria is provided below:

There are two rules in the Proposed and Operative plan which are breached by the proposal:

- Residential Intensity as a non-complying activity
- Private Access as a discretionary activity

Despite these rules being classified as discretionary and non-complying, most have only narrowly missed being compliant. The assessment of the environmental effects of Residential Intensity and Private Access are as follows below.

### **RESIDENTIAL INTENSITY**

The second dwelling is akin to that of a Minor Residential Unit (MRU). Chapter 8 of the ODP outlines the constraints and considerations for MRUs which specifies:

#### ***RESIDENTIAL INTENSITY (INCLUDING MINOR RESIDENTIAL UNITS) AND SCALE OF ACTIVITIES***

##### ***8.6.5.2.3 MINOR RESIDENTIAL UNIT***

*Minor residential units are a controlled activity in the zone provided that:*

- (a) there is no more than one minor residential unit per site;*
- (b) the site has a minimum net site area of 5000m<sup>2</sup>*
- (c) the minor residential unit shares vehicle access with the principal dwelling;*
- (d) the separation distance of the minor residential unit is no greater than 30m from the principal dwelling.*

*Note: a definition of Minor Residential unit is contained in Chapter 3 and reads as follows:*

*Means a residential unit that:*

- (i) is not more than 65m<sup>2</sup> GFA, plus an attached garage or carport with GFA not exceeding 18m<sup>2</sup> (for the purpose of vehicle storage, general storage and laundry facilities). The garage area shall not be used for living accommodation;*
- (ii) is subsidiary to the principal dwelling on the site; and,*
- (iii) is located and retained within the same Certificate of Title as the principal dwelling on the site.*

The second dwelling narrowly misses being considered a controlled activity as a Minor Residential Unit (MRU). The dwelling is the first MRU on the property with a 60.8m<sup>2</sup> footprint and is a subsidiary of the principal dwelling. The property has a 22,293m<sup>2</sup> site area with 5000m<sup>2</sup> exclusive use for the second

dwelling and shared vehicle access. The second dwelling complies with all constraints of an MRU except that the dwelling is located just over 70 meters away from the primary dwelling.

*In considering an application under this provision, the Council will restrict the exercise of its control to the following matters:*

- (i) the extent of the separation between the principal dwelling and the minor residential unit;*
- (ii) the degree to which design is compatible with the principal dwelling;*
- (iii) the extent that services can be shared;*
- (iv) the ability to mitigate any adverse effects by way of provision of landscaping and screening;*
- (v) the location of the unit.*

The second dwelling exceeds the 30metre separation limit by 42 meters. The dwelling does not share water treatment services but does share a driveway. There are trees consistent along the northeast property boundary and a hedge with dotted trees along the northwest boundary providing privacy to the neighbouring properties.

*(a) The character and appearance of building(s) and the extent to which the effects they generate can be avoided, remedied or mitigated, consistent with the principal activity on the site and with other buildings in the surrounding area.*

The new house is small being 60.8m<sup>2</sup> with a proposed 47.1m<sup>2</sup> deck on a 22,293m<sup>2</sup> lot. Despite the presence of a second dwelling, each unit would still have approximately 11,138 m<sup>2</sup> of area per unit. This is a comparable ratio to the eastern neighbour, which has 14,581 m<sup>2</sup> area per unit, and the northwestern neighbour, which has 13,840 m<sup>2</sup> area per unit, especially when considering the relatively small scale of the second dwelling. The second dwelling corresponds with an existing level of intensity observed in this area of residential lifestyle properties within the Rural Production Zones therefore generating a moderately small effect. There are also mature trees along the eastern boundary and an existing hedge and dotted trees along the northwestern boundary providing privacy between neighbours.

*(b) The siting of the building(s), decks and outdoor areas relative to adjacent properties and the road frontage, in order to avoid visual domination and loss of privacy and sunlight.*

The dwellings' frontage and deck face the north which correlates with neighbours whose outdoor areas also face the north giving privacy. Being in the rural environment there is no loss of sunlight, and you cannot see the dwelling from the road frontage.

*(c) The size, location and design of open space and the extent to which trees and garden plantings are utilised for mitigating adverse effects.*



The 47.1 m<sup>2</sup> deck is situated on the north side of the unit. Mature, bushy trees form a natural hedge with the eastern neighbour, while a dense hedge and scattered trees provide additional screening from the northern neighbour's back of the house/driveway area. This existing vegetation and decent separation give adequate privacy for the deck area.

*(d) The ability of the immediate environment to cope with the effects of increased vehicular and pedestrian traffic.*

The increase in vehicle traffic intensity is permitted under rule 15.1.6A.2.1 Traffic Intensity of the District Plan. Please see ATTACHMENT- 3 for NZTA approval.

*(e) The location and design of vehicular and pedestrian access, on-site vehicle manoeuvring and parking areas and the ability of those to mitigate the adverse effects of additional traffic.*

There is plenty of room for parking and manoeuvring space as the dwelling has a decent gravel driveway as well as being located on a large flat grass paddock.

*(f) Location with respect of the roading hierarchy – the activity should be assessed with regard to an appropriate balance between providing access and the function of the road.*

The site will gain access through an established accessway (Lot 6 DP 1979290) from State Highway 10 and NZTA comments are attached.

*(g) The extent to which hours of operation are appropriate in terms of the surrounding environment.*

The development is residential which is in line with the surrounding use and hours of operation.

*(h) Noise generation and the extent to which reduction measures are used.*

Not applicable.

*(i) Any servicing requirements and/or constraints of the site – whether the site has adequate water supply and provision for disposal of waste products and stormwater.*

The site can be adequately serviced with no constraints. Wastewater is processed in a secondary treatment plant before being released into a large effluent field (see site plans in ATTACHMENT- 2). Excess stormwater is slowly filtered through a vegetated overland flow path.

*(j) Whether the development is designed in a way that avoids, remedies or mitigates any adverse effects of stormwater discharge from the site into reticulated stormwater systems and/or natural water bodies.*

Not applicable. There is no breach of the stormwater rule.

*(k) The ability to provide adequate opportunity for landscaping and buildings and for all outdoor activities associated with the residential unit(s) permitted on the site.*

There is ample opportunity for landscaping and buildings for all outdoor activities on the site.

*(l) The degree to which mitigation measures are proposed for loss of open space and vegetation.*

There is no loss of vegetation as before the development the site was a grassed paddock. The property was already a residential lifestyle with no significant loss to open space.

*(m) Any adverse effects on the life-supporting capacity of soils.*

Not applicable.

*(n) The extent of visual and aural privacy between residential units on the site and their associated outdoor spaces.*

The primary dwelling of the site is over 70m away and almost completely screened by the large shed to the west of the unit creating ample visual and aural privacy between units on the site.

*(o) Visual effects of site layout on the natural character of the coastal environment.*

Not applicable.

*(p) The effect on indigenous vegetation and habitats of indigenous fauna.*

The development will have no impact on indigenous vegetation and habitats of indigenous fauna as the site was a grass paddock before the development.

*(q) The extent to which the activity may cause or exacerbate natural hazards or may be adversely affected by natural hazards, and therefore increase the risk to life, property and the environment.*

The unit is not located in any flood zones or at particular risk to wildfires as outlined in the ODP & PDP and therefore does not increase risk to life, property, and the environment.

*(r) Proximity to rural production activities and potential for incompatible and reverse sensitivity effects.*

The nearby rural production activities consist of farmland, which exerts a low impact on neighbouring properties. While there are productive farms nearby the site and most directly adjoining properties are already residential in use and therefore the second dwelling does not pose any extra risk in terms of reverse sensitivity effects.

## **PRIVATE ACCESS**

This proposal does not comply with ODP 15.1.6C.1.1 private accessways as the access is gained off a State Highway as well and the carriageway width narrowly misses being compliant according to Appendix 3B-1. However, NZTA has provided written approval (please see ATTACHMENT- 3).

### **15.1.6C.4 ASSESSMENT CRITERIA**

#### **15.1.6C.4.1 PROPERTY ACCESS**

*(a) Adequacy of sight distances available at the access location.*

Site visibility at the access location is approximately 200m to the right and 170m to the left which NZTA has approved as adequate (ATTACHMENT- 3).

*(b) Any current traffic safety or congestion problems in the area.*

There are no known traffic safety or congestion problems in the area.

*(c) Any foreseeable future changes in traffic patterns in the area.*

Once the Mangamuka George section of State Highway 1 is up and running there will be a significant decrease in traffic through State Highway 10 and therefore traffic concerns are not warranted.

*(d) Possible measures or restrictions on vehicle movements in and out of the access.*

The traffic intensity factor of 10 (considering the first house exemption on residential properties) for the accessway is well below the 30 permitted onto a state highway and therefore does not need measures or restrictions on vehicle movements in and out of the access.

*(e) The adequacy of the engineering standards proposed and the ease of access to and from, and within, the site.*

The accessway closely represents NZTA diagram D engineering standards and written approval has been gained by NZTA (see ATTACHMENT- 3).

*(f) The provision of access for all persons and vehicles likely to need access to the site, including pedestrian, cycle, disabled and vehicular.*

Access primarily pertains to vehicular traffic, given the rural nature of the site and its location along State Highway 10, where bicycle and pedestrian use is unlikely.

*(g) The provision made to mitigate the effects of stormwater runoff, and any impact of roading and access on waterways, ecosystems, drainage patterns or the amenities of adjoining properties.*

Stormwater from the access is directed into the roadside drain, which is supported by a 300Ø culvert beneath the accessway to manage runoff. Stormwater from the driveway follows the natural land slope and is directed into a large, vegetated overland flow path, effectively filtering the water and preventing any adverse effects on ecosystems. This stormwater management system ensures there is no negative impact on the amenities of neighbouring properties or cumulative effects on the waterways.

*(h) For sites with a road frontage with Kerikeri Road between its intersection with SH10 and Cannon Drive:*

Not applicable.

*(i) The provisions of the roading hierarchy, and any development plans of the roading network.*

Although a state highway sits at the top of the road hierarchy, there are no significant development plans for the surrounding roading network. Once the Mangamuka section of State Highway 1 is reopened, traffic on this road is expected to decrease even further.

*(j) The need to provide alternative access for car parking and vehicle loading in business zones by way of vested service lanes at the rear of properties, having regard to alternative means of access and performance standards for activities within such zones.*

Not applicable.

*(k) Any need to require provision to be made in a subdivision for the vesting of reserves for the purpose of facilitating connections to future roading extensions is to serve the surrounding land; future connection of pedestrian accessways from street to street; future provision of service lanes; or planned road links that may need to pass through the subdivision; and the practicality of creating such easements at the time of subdivision application in order to facilitate later development.*

Not applicable.

*(l) Enter into agreements that will enable the Council to require the future owners to form and vest roads when other land becomes available (consent notices shall be registered on such Certificates of Title pursuant to Rule 13.6.7).*

Not applicable.

*(m) With respect to access to a State Highway that is a Limited Access Road, the effects on the safety and/or efficiency on any SH and its connection to the local road network and the provision of written approval from the New Zealand Transport Agency.*

The state Highway is not a Limited Access Road and the negligible increase in traffic from this small residential dwelling will not cause traffic issues. NZTA written approval has been given (see ATTACHMENT- 3).

## **S U M M A R Y**

The development of a second dwelling in the Rural Production Zone breaches the following District Plan Rules: Residential Intensity (8.6.5.4.1 and PDP RPROZ-R3) becoming a non-complying activity and Private Access (15.1.6C.1.1 and TRAN-R2) becoming a discretionary activity).

The second dwelling does not comply with an MRU due to the extended separation distance from the primary dwelling and the lack of shared water services. It is raised to a non-complying activity thereafter as the site is only 2.2293ha. Additionally, The driveway access narrowly misses the carriageway width requirement for the 5 household equivalents, and access onto the state highway automatically elevates the activity to discretionary status.

This development does not affect any heritage sites and will not involve any hazardous substances. The traffic intensity will be below the 30 one-way movements allowed for the Production Zone onto a state highway, and there is adequate parking space available. The development is of a small scale and will

correlate with the existing land-to-dwelling ratio of adjoining properties. With the help of existing vegetation and large rolling farm and bush blocks in the wider area, the development will not impede the rural character of the locality.

As a new build, this development brings another home into the area and helps the housing crises happening in New Zealand contributing to the economic, social, and cultural fabric of the community. By following the guidelines set out in the Far North District Operative and Proposed Plan, the development supports Part 2 of the RMA Purpose and Principles. This new build represents an economic investment into the Far North Region, which correlates well with the NRC Regional Policy Statement. The development complies with National Environmental Standards for Air Quality and Drinking Water as well as Policy Statements which reflect the District Plan and its rules.

The development complies with all rules and guidelines in both the operative and proposed plans, except for those relating to residential intensity and private access. However, written approval for private access has been obtained from NZTA, and the impact of residential intensity from the new development has been assessed as minimal.

#### **HIGHER ORDER PLANNING DOCUMENTS**

##### **NATIONAL POLICY STATEMENT FOR HIGHLY PRODUCTIVE LAND**

The soil at the site is Rangiora clay (RU), being old semi-volcanic and of LUC class 7, and therefore is not classed as highly productive land.

##### **NATIONAL ENVIRONMENTAL STANDARDS FOR CONTAMINATED SOIL**

The site has never been used for any activities on the Hazardous Industries and Activities List (HAIL).

##### **NATIONAL ENVIRONMENTAL STANDARDS FOR FRESHWATER MANAGEMENT**

No areas of wetland have been identified within 100m of the proposed development. As such the National Environmental Standard for Freshwater Management does not apply to this development and is considered to be a Permitted activity.

##### **OTHER ENVIRONMENTAL STANDARDS**

No other National Environmental Standards are considered applicable to this development.

The proposal is permitted in terms of these above-mentioned documents.

## REGIONAL POLICY STATEMENT FOR NORTHLAND

The Northland Regional Policy Statement is the applicable regional statutory document that governs the Northland region. An assessment of relevant objectives and policies is detailed below. Jurisdiction for land use and subdivision activities is governed by the Far North District Council. The policy framework for the location of land use and subdivision activities and the management of potential adverse effects across the district is set out in the Far North District Plan. This Plan is subject to the governing regional policy framework set out in the Northland Regional Policy Statement. The following assesses the application against various objectives and policies of the Regional Policy Statement for Northland to assess whether the application is consistent with these aims.

OBJECTIVE	ASSESSMENT	S104D
<i>3.1 Integrated catchment management</i>	N/A.	N/A.
<i>3.2 Region-wide water quality</i>	N/A.	N/A.
<i>3.3 Ecological flows and water levels</i>	N/A.	N/A.
<i>3.4 Indigenous ecosystems and biodiversity</i>	N/A.	N/A.
<i>3.5 Enabling economic wellbeing</i>	The proposal allows for various goods and services in the construction sector in the far north.	<b>ALIGHNS.</b>
<i>3.6 Economic activities - reverse sensitivity and sterilisation.</i>	The development does not result in any reverse sensitivity or sterilization effect.	<b>ALIGHNS.</b>
<i>3.7 Regionally significant infrastructure</i>	Written approval from NZTA (ATTACHMENT 3).	<b>ALIGHNS.</b>
<i>3.8 Efficient and effective infrastructure</i>	Written approval from NZTA (ATTACHMENT 3).	<b>ALIGHNS.</b>
<i>3.9 Security of energy supply</i>	Power is already provided to the boundary of the site.	<b>ALIGHNS.</b>
<i>3.10 Use and allocation of common resources</i>	N/A.	N/A.
<i>3.11 Regional form</i>	The development does not lead to any reverse sensitivity impacts, nor does it alter the natural character or sense of place.	<b>ALIGHNS.</b>
<i>3.12 Tangata whenua role in decision-making</i>	The site has been recognised as significant to Maori through statutory acknowledgement	<b>ALIGHNS.</b>

	however the effect is less than minor.	
3.13 Natural hazard risk	N/A.	N/A.
3.14 Natural character. Outstanding natural features, outstanding natural landscapes and historical heritage	N/A.	N/A.

- 5.1.1 *Planned and coordinated development.*  
*Subdivision, use and development should be located, designed and built in a planned and co-ordinated manner which:*
  - (a) *Is guided by the 'Regional Form and Development Guidelines' in Appendix 2;*
  - (b) *Is guided by the 'Regional Urban Design Guidelines' in Appendix 2 when it is urban in nature;*
  - (c) *Recognises and addresses potential cumulative effects of subdivision, use, and development, and is based on sufficient information to allow assessment of the potential long-term effects;*
  - (d) *Is integrated with the development, funding, implementation, and operation of transport, energy, water, waste, and other infrastructure;*
  - (e) *Should not result in incompatible land uses in close proximity and avoids the potential for reverse sensitivity;*
  - (f) *Ensures that plan changes and subdivision to / in a primary production zone, do not materially reduce the potential for soil-based primary production on land with highly versatile soils<sup>10</sup>, or if they do, the net public benefit exceeds the reduced potential for soil-based primary production activities;*  
*and*
  - (g) *Maintains or enhances the sense of place and character of the surrounding environment except where changes are anticipated by approved regional or district council growth strategies and / or district or regional plan provisions.*
  - (h) *Is or will be serviced by necessary infrastructure.*

The application has demonstrated compliance with the applicable Regional form and development guidelines in Appendix 2 of the RPS attributable to its scale and location. The Development is not urban and as such the Regional urban Design Guidelines have not been assessed.

It can be concluded from the above review of the objectives and policies of the Regional Policy Statement for Northland that the proposal does not conflict with its overall aims.

## **PART 4: OPERATIVE DISTRICT PLAN OBJECTIVES & POLICIES**

### **8.6 RURAL PRODUCTION**

#### **CONTEXT**

*The Rural Production Zone applies over the majority of the rural part of the District other than those areas defined as Coastal, Rural Living or set aside for Recreation, Conservation or Minerals. The zone is predominantly a working productive rural zone, hence its name.*



*The zone contains environmental and amenity standards which will enable the continuation of the wide range of existing and future activities, compatible with normal farming and forestry activities, and with rural lifestyle and residential uses, while ensuring that the natural and physical resources of the rural area are managed sustainably. Activities that are ancillary to farming or forestry may also have a functional need to be within the rural environment, however, such rural processing and servicing activities may be less compatible in more intensively settled locations. The standards in the Rural Production Zone are also aimed at enabling farming and activities ancillary to rural production whilst maintaining and enhancing amenity values associated with the rural environment, and at minimising the likelihood and risk of incompatible land uses establishing in proximity to each other.*

*The provisions of the Rural Production Zone are complemented by the subdivision rules and the general rules relating to protection of environmental matters such as landscapes and indigenous flora and fauna and having regard to amenity values.*

*The zone contains specific amenity standards designed to protect the special amenity values of the frontage to Kerikeri Road between SH10 and the urban edge of Kerikeri.*

The development poses a less than minor threat to the environment or its natural and physical resources. The development does not hinder farming or rural production, it avoids being able to compromise existing activities as it is generally surrounded by other lifestyle or bush blocks. Even though the development is the second dwelling on site, because of its scale it can be compared to that of a MRU and will not negatively affect the aesthetic qualities of the area.

### **8.6.1 ISSUES**

*These issues supplement those set out in **Section 8.1**.*

*8.6.1.1 People who are dependent on the use of land in the Rural Production Zone for their livelihood can be adversely affected by controls designed to ensure sustainable management of natural and physical resources.*

*8.6.1.2 The sustainable management of natural and physical resources in the Rural Production Zone could be under threat in the absence of controls designed to avoid, remedy or mitigate the adverse effects of activities, including cumulative effects.*

*8.6.1.3 The use of land for rural production activities can be adversely affected by the establishment of incompatible activities.*

*8.6.1.4 Inappropriate subdivision, land use and development in the Rural Production Zone can lead to adverse cumulative effects, the degradation of amenity values, as well as increase conflict with existing activities (reverse sensitivity).*

*8.6.1.5 Some activities and services have a functional need to be located in rural environments so as to enable rural productivity and contribute to the well-being of individuals and communities.*

The development of the second dwelling is compatible with all of the above issues which are mainly about the sustainable management of natural and physical resources and incompatible activities in the Rural Production Zone.

### **8.6.2 ENVIRONMENTAL OUTCOMES EXPECTED**

*These outcomes supplement those set out in Section 8.2.*

*8.6.2.1 A Rural Production Zone where a wide variety of activities take place in a manner that is consistent with the sustainable management of natural and physical resources and compatible with the productive intent of the zone.*

*8.6.2.2 A Rural Production Zone which enables the social, economic and cultural well-being of people and communities, and their health and safety, while safeguarding the life supporting capacity of the environment and avoiding, remedying or mitigating adverse effects on it.*

*8.6.2.3 A Rural Production Zone where the adverse cumulative effects of activities are managed and amenity values are maintained and enhanced.*

*8.6.2.4 A Rural Production Zone where the adverse effects of incompatible activities are avoided, remedied or mitigated.*

The new build will have a minor effect on the natural resources, and the environment. This new build will enhance the social, economic, and cultural well-being of the local community. The development will not diminish the rural character of this area, as it adjoins other properties with the same residential intensity which flow onto larger farming blocks in the outer area. The area is already residential in use and therefor the second dwelling does not pose any extra risk of reverse sensitivity or incompatible activities.

### **8.6.3 OBJECTIVES**

*These objectives supplement those set out in Section 8.3.*

<b>OBJECTIVE</b>	<b>ASSESSMENT</b>	<b>s104D</b>
<i>8.6.3.1 To promote the sustainable management of natural and physical resources in the Rural Production Zone.</i>	The site is preexisting grass and water is treated on site and released into a large effluent field. Existing access for the primary dwelling is shared with the new development limiting any extra impermeable surfaces needed. The property and immediate surrounding areas are already established for residential use.	The second dwelling manages its own water treatment, shares existing infrastructure and has minimal impact on the landscape. <b>ALIGNS.</b>
<i>8.6.3.2 To enable the efficient use and development of the Rural Production Zone in a way that enables people and communities to provide for their social, economic, and cultural</i>	The development provides accommodation for the groundskeeper of the neighbouring Whangaroa Golf Course in an established rural lifestyle pocket, directly supporting the efficient use of the Rural Production Zone. By offering housing near the worksite, the development enhances the groundskeeper's social and economic well-being by eliminating the need for a commute to this relatively isolated area.	The neighbouring lifestyle blocks are too small to function as productive land. Therefore, it is more efficient to increase residential density in this already residential area, rather than compromise the capacity and character of genuinely rural, productive land.

<i>wellbeing and for their health and safety.</i>	This investment contributes to housing availability in Northland and bolsters the local economy, thereby supporting the broader social and economic well-being of the Northland community.	<b>ALIGNS.</b>
<i>8.6.3.3 To promote the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.</i>	The amenity value associated with the Rural Production Zone in this area is already compromised by the smaller section lots and corresponding housing density. The second dwelling does not significantly alter the character of this existing lifestyle pocket and amenity values would be maintained.	The second dwelling would have a minor effect on the amenity value of the surrounding land while not adversely affecting the intent of the productive zone. <b>NEUTRAL.</b>
<i>8.6.3.4 To promote the protection of significant natural values of the Rural Production Zone.</i>	The development does not adversely affect the environmental and ecological features of the Rural Production Zone. No vegetation was cleared to construct the second dwelling or proposed deck, Water is treated on site, and the landscape value is already diminished by the existing residential blocks in the area.	The addition of a second dwelling has a minimal impact on the landscape's character, given that the existing residential development has already established a residential presence in the area. <b>NEUTRAL.</b>
<i>8.6.3.5 To protect and enhance the special amenity values of the frontage to Kerikeri Road between its intersection with SH10 and the urban edge of Kerikeri.</i>	Not applicable.	Not applicable.
<i>8.6.3.6 To avoid, remedy or mitigate the actual and potential conflicts between new land use activities and existing lawfully established activities (reverse sensitivity) within the Rural Production Zone and on land use activities in neighbouring zones.</i>	Although located in the Rural Production Zone, the adjoining properties are already residential in nature, so the second dwelling will not change the existing land use in the area, nor will it introduce any additional risk of reverse sensitivity. The land beyond the immediate neighbouring properties is farmland, which presents only a minimal risk of reverse sensitivity which has not been a problem.	The second dwelling integrates seamlessly into the established residential area and does not adversely affect other activities or productive land within the Rural Production Zone. <b>ALIGNS.</b>
<i>8.6.3.7 To avoid remedy or mitigate the adverse effects of incompatible use or development on natural and physical resources.</i>	The second dwelling is not considered to be an incompatible use within the context of the surrounding environment.	<b>ALIGNS.</b>
<i>8.6.3.8 To enable the efficient establishment and operation of</i>	The new development supplies accommodation for the greens keeper of the neighbouring Whangaroa Golf course.	The second dwelling provides convenient rental accommodation for workers

<i>activities and services that have a functional need to be located in rural environments.</i>	The golf course is reasonably isolated from urban areas with more rental opportunities. The development supports the Whangaroa Golf Course operations by supplying quality rental accommodation in proximity to the business which represents a compatible activity that has a functional need to be in the rural environment.	at the Whangaroa Golf Course. <b>ALIGNS.</b>
<i>8.6.3.9 To enable rural production activities to be undertaken in the zone.</i>	The application does not affect the ability for rural production activities to be undertaken in the Rural Production zone in this location.	<b>ALIGNS.</b>

<b>8.6.4 POLICIES</b>		
<b>POLICY</b>	<b>ASSESSMENT</b>	<b>S104D</b>
<i>8.6.4.1 That the Rural Production Zone enables farming and rural production activities, as well as a wide range of activities, subject to the need to ensure that any adverse effects on the environment, including any reverse sensitivity effects, resulting from these activities are avoided, remedied or mitigated and are not to the detriment of rural productivity.</i>	There is no increased risk of reverse sensitivity in this zone since the adjoining properties are already residential, and the surrounding farmland presents a low risk. The development has only minor adverse effects on the environment.	The second dwelling develops already residential land and does not adversely affect the environment or surrounding productive land. <b>ALIGNS.</b>
<i>8.6.4.2 That standards be imposed to ensure that the off site effects of activities in the Rural Production Zone are avoided, remedied or mitigated.</i>	As detailed in the assessment of environmental effects, any effects from the introduction of the second dwelling in this location are considered to be no more than minor.	<b>ALIGNS.</b>
<i>8.6.4.3 That land management practices that avoid, remedy or mitigate adverse effects on natural and physical resources be encouraged.</i>	As detailed in the assessment of environmental effects, any effects from the introduction of the second dwelling in this location are considered to be no more than minor.	<b>ALIGNS.</b>
<i>8.6.4.4 That the type, scale and intensity of development allowed shall have regard to the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.</i>	The development involves a second residential dwelling with a floor area of 60.8 m <sup>2</sup> on a 22,293 m <sup>2</sup> lot. While its scale aligns with that of a minor residential unit (MRU), it is situated more than 60 meters from the primary dwelling. Given that the area is already influenced by three other lifestyle blocks, the development will not further impact the amenity value of the locality that is	<b>NEUTRAL.</b>

	usually associated with the Rural Production Zone.	
<i>8.6.4.5 That the efficient use and development of physical and natural resources be taken into account in the implementation of the Plan.</i>	The second dwelling is considered to be consistent with the existing use of the site and the surrounding sites which are best described as residential or lifestyle in nature.	<b>ALIGNS.</b>
<i>8.6.4.6 That the built form of development allowed on sites with frontage to Kerikeri Road between its intersection with SH10 and Cannon Drive be maintained as small in scale, set back from the road, relatively inconspicuous and in harmony with landscape plantings and shelter belts.</i>	Not applicable.	Not applicable.
<i>8.6.4.7 That although a wide range of activities that promote rural productivity are appropriate in the Rural Production Zone, an underlying goal is to avoid the actual and potential adverse effects of conflicting land use activities.</i>	As outlined in the environmental effects assessment, the second dwelling is not expected to cause any reverse sensitivity effects. The proposed dwelling aligns with the current use of the site, where no rural production activities are taking place on the site or on the immediately adjoining properties.	<b>ALIGNS.</b>
<i>8.6.4.8 That activities whose adverse effects, including reverse sensitivity effects, cannot be avoided remedied or mitigated are given separation from other activities</i>	As outlined in the environmental effects assessment, there are no adverse effects to be expected.	<b>ALIGNS.</b>
<i>8.6.4.9 That activities be discouraged from locating where they are sensitive to the effects of or may compromise the continued operation of lawfully established existing activities in the Rural Production zone and in neighbouring zones.</i>	As outlined in the environmental effects assessment, there are no adverse effects to be expected.	<b>ALIGNS.</b>

**COMMENTARY**

*The objectives and policies of the Rural Production Zone are a subset of those for the rural environment. As such they are aimed at a particular zone within the rural environment and the constraints and opportunities inherent in the environment of that zone. They are intended to be as flexible, permissive and enabling as possible in order to ensure that rural productivity is not stifled and that other activities can establish where their significant adverse effects are avoided remedied or mitigated on rural production or the natural and physical environment, including its people.*

*There is an emphasis on non-regulatory methods including education, incentives and publicity. This is because regulation has a negative connotation whereas non-regulatory methods are more positive.*

The proposal will not stifle rural productivity at all; once a lifestyle block is subdivided off from productive farmland its ability to be productive is diminished. Building on this land not only helps provide convenient accommodation for employees of the Whangaroa Golf Course (of which business needs to be located in the Rural Production Zone) gives the land purpose and will bring the community economic growth and social wellbeing while having no bearing on productivity.

## **DISTRICT WIDE MATTERS**

Regarding District Wide Matters affecting biophysical and physical elements, the proposal does not raise concerns related to biophysical characteristics. However, the site does raise traffic concerns in the Operative District Plan (ODP), and the relevant objectives and policies will be evaluated accordingly.

## **CONTEXT**

*The main emphasis in this chapter is on the provision of parking and access in association with land uses on private property. Associated public transportation facilities, such as footpaths and cycleways, are generally provided for at the time subdivision of land is approved. However this chapter also aims to encourage sustainable transportation. The number of vehicles using a site (traffic intensity) may lead to significant adverse effects created by activities on that site; e.g. there is a direct link between vehicle numbers and noise generation. Rules and assumptions about typical traffic intensity of various activities (used as a basis for determining the application status of an activity) are located within this chapter and Appendix 3. The Council will continue to make provision for new roading and roading improvements through the Annual Plan, 30 Year Infrastructure Plan and the Long Term Plan. There are also other controls on traffic, parking and access provided through other regulatory instruments such as Council Bylaws (Parking, Speed Limits) and Council's "Engineering Standards and Guidelines" (June 2004 – Revised 2009).*

There is ample room for parking, making it a non-issue for the development. Footpaths and cycleways are unnecessary, as the property is in a rural area with access via a state highway, where neither cyclists nor pedestrians are expected. The small residential development will not significantly increase noise levels along the shared accessway. "Engineering Standards and Guidelines" (June 2004 – Revised 2009) and NZTA have been consulted in this application.

**15.1.1 ISSUES**

*15.1.1.1 Activities in the District generate a significant amount of traffic and create the need for associated facilities such as parking and loading spaces, but these facilities can create or increase adverse effects on other activities.*

*15.1.1.2 Development in locations with limited space for provision of adequate car parking space can cause a significant adverse effect in popular tourist destinations, particularly in summer.*

*15.1.1.3 Traffic access to property can interfere with traffic flow and can affect public safety.*

*15.1.1.4 In terms of the environmental effects of activities, traffic is often the most obvious.*

*Consequently, controls on the effects of traffic are an important component of the sustainable management of resources.*

*15.1.1.5 Sustainable transportation options, such as cycling and buses, are limited and often used ineffectively within the district.*

*15.1.1.6 People with disabilities often have difficulty navigating safe and efficient access routes due to fragmented footpaths and inappropriate car parking layout.*

This activity does not generate a significant amount of traffic and is not a concern for parking issues. The predicted traffic intensity increase of 10 is within the 30 permitted onto a state highway but will also likely be a lot less than the 10, and will not affect the traffic flow / public safety onto State Highway 10 in any meaningful way.

**15.1.2 ENVIRONMENTAL OUTCOMES EXPECTED**

*15.1.2.1 Appropriate provision of car parking and loading facilities for all activities generating vehicle trips, particularly within business areas.*

*15.1.2.2 Safe and efficient access within the District for pedestrians, cyclists and motorists, including those with disabilities while minimising disruptions to the amenities of the surrounding environment.*

*15.1.2.3 In situations where it is practicable, improvements to and effective use of sustainable transportation options.*

There is more than adequate parking and manoeuvring space. There is safe and efficient access for vehicles as approved by NZTA and compared to relevant engineering standards. Pedestrian/cycle access is not expected in such a rural area.

<b>15.1 TRAFIC, PARKING, AND ACCESS</b>		
<b>OBJECTIVE</b>	<b>ASSESSMENT</b>	<b>S104D</b>
<i>15.1.3.1 To minimise the adverse effects of traffic on the natural and physical environment.</i>	The development utilizes the existing access and driveway, with an expected traffic increase of 10 vehicle movements, though it will likely be lower given the small size/capacity of	<b>ALIGNS.</b>

	the dwelling. This minimal increase will have a negligible impact on noise generation and the natural and physical environment.	
<i>15.1.3.2 To provide sufficient parking spaces to meet seasonal demand in tourist destinations.</i>	Not applicable.	Not applicable.
<i>15.1.3.3 To ensure that appropriate provision is made for on-site car parking for all activities, while considering safe cycling and pedestrian access and use of the site.</i>	As the activity is residential there is more than enough room for parking and manoeuvring as the site has a gravel drive the flat lawn can also be utilised for this purpose. Cycling and pedestrian access is not expected on this site as it is very rural.	<b>ALIGNS.</b>
<i>15.1.3.4 To ensure that appropriate and efficient provision is made for loading and access for activities</i>	As the activity is residential there is more than enough room for loading and access.	<b>ALIGNS.</b>
<i>15.1.3.5 To promote safe and efficient movement and circulation of vehicular, cycle and pedestrian traffic, including for those with disabilities.</i>	There is safe and adequate room for circulation over the access which has been approved by NZTA (see ATTACHMENT- 3).	<b>ALIGNS.</b>

<b>POLICE</b>	<b>ASSESSMENT</b>	<b>S104D</b>
<i>15.1.4.1 That the traffic effects of activities be evaluated in making decisions on resource consent applications.</i>	The activity being considered is residential and even on this scale of a small nature meaning the traffic effects will be minimal.	<b>ALIGNS.</b>
<i>15.1.4.2 That the need to protect features of the natural and built environment be recognised in the provision of parking spaces.</i>	Not applicable.	Not applicable.
<i>15.1.4.3 That parking spaces be provided at a location and scale which enables the efficient use of parking spaces and handling of traffic generation by the adjacent roading network.</i>	There is efficient use of parking on site for residential use.	<b>ALIGNS.</b>
<i>15.1.4.4 That existing parking spaces are retained or replaced with equal or better capacity where appropriate, so as to</i>	Not applicable.	Not applicable.



<i>ensure the orderly movement and control of traffic.</i>		
<i>15.1.4.5 That appropriate loading spaces be provided for commercial and industrial activities to assist with the pick-up and delivery of goods.</i>	Not applicable.	Not applicable.
<i>15.1.4.6 That the number, size, gradient and placement of vehicle access points be regulated to assist traffic safety and control, taking into consideration the requirements of both the New Zealand Transport Agency and the Far North District Council.</i>	There is only one vehicle access for this drive which closely represents Diagram D in the "Engineering Standards and Guidelines" (June 2004 – Revised 2009) and which has been approved by NZTA (ATTACHMENT- 3).	<b>ALIGNS.</b>
<i>15.1.4.7 That the needs and effects of cycle and pedestrian traffic be taken into account in assessing development proposals.</i>	No pedestrian or cycle traffic is expected in such a rural area.	<b>NEUTRAL.</b>
<i>15.1.4.8 That alternative options be considered to meeting parking requirements where this is deemed appropriate by the Far North District Council.</i>	Parking is already adequate for this development.	<b>ALIGNS.</b>

## PROPOSED DISTRICT PLAN CONSIDERATIONS

Section 88A (2) provides that "any plan or proposed plan which exists when the application is considered must be had regard to in accordance with section 104(1)(b)." This requires applications to be assessed under both the operative and proposed objective and policy frameworks from the date of notification of the proposed district plan.

In the event of differing directives between objective and policy frameworks, it is well established by case law that the weight to be given to a proposed district plan depends on what stage the relevant provisions have reached, the weight generally being greater as a proposed plan moves through the notification and hearing process. In *Keystone Ridge Ltd v Auckland City Council*, the High Court held that the extent to which the provisions of a proposed plan are relevant should be considered on a case-by-case basis and might include:

- The extent (if any) to which the proposed measure might have been exposed to testing and independent decision-making;

- Circumstances of injustice; and
- The extent to which a new measure, or the absence of one, might implement a coherent pattern of objectives and policies in a plan.

The Proposed District Plan (PDP) was notified in July 2022.

It is considered that the PDP has not gone through a sufficient process to allow a considered view of the objectives and policies for the relevant zones and overlays. As such, no comprehensive assessment is provided and the objectives and policies in the operative district plan are assessed accordingly.

In summary, however, It is considered that the application is consistent with the relevant objectives and policies in the PDP.

In terms of the objectives in the Rural Production zone:

- The site is being used for a residential activity correlating with the existing intensity of the adjoining properties. It is consistent with the scale and character anticipated by the Rural Lifestyle environment.
- The activity proposed will not compromise the character and amenities of the zone or any rural production activities. The location, scale and design of the residential unit are sympathetic to the context of the site and wider environs.

## PROPOSED DISTRICT PLAN

### PART 3 – AREA-SPECIFIC MATTERS/ZONES/RURAL ZONES/RURAL PRODUCTION

<b>OBJECTIVE</b>	<b>ASSESSMENT</b>	<b>S104D</b>
<b><u>RPROZ O1</u></b> <i>The Rural Production zone is managed to ensure its availability for primary production activities and its long-term protection for current and future generations.</i>	The new development will not affect the availability of land for primary production activities, as it is located within an established residential pocket of the Rural Production Zone. Once land is subdivided into smaller lots, its capacity for productive use is significantly reduced, and this area is already primarily residential in nature.	<b>ALIGNS.</b>
<b><u>RPROZ O2</u></b> <i>The Rural Production zone is used for primary production activities, ancillary activities that support primary production and other compatible activities that have a functional need to be in a rural environment.</i>	The new development supplies accommodation for the greens keeper of the neighbouring Whangaroa Golf course. The golf course is reasonably isolated from urban areas with more rental opportunities. The development supports the Whangaroa Golf Course operations by supplying quality accommodation in proximity to the business which represents a compatible activity that has a functional need to be in the rural environment.	<b>ALIGNS.</b>

<p><b><u>RPROZ_O3</u></b>  <i>Land use and subdivision in the Rural Production zone:</i>  <i>a. protects highly productive land from sterilisation and enables it to be used for more productive forms of primary production;</i>  <i>b. protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation;</i>  <i>c. does not compromise the use of land for farming activities, particularly on highly productive land;</i>  <i>d. does not exacerbate any natural hazards; and</i>  <i>e. is able to be serviced by on-site infrastructure.</i></p>	<ul style="list-style-type: none"> <li>a. The new development is on an established lifestyle block. Once a lifestyle block is cut off from larger properties its ability to be productive is diminished significantly.</li> <li>b. The new development is on a property and pocket of properties, already used as residential so therefore there will be a minor increased risk of reverse sensitivity by adding the second dwelling.</li> <li>c. The productivity of the land is significantly reduced because of the small section size therefore its viable use would be residential.</li> <li>d. There are no particular natural hazards for this site as identified in the District Plan.</li> <li>e. The development is self-sufficient in terms of water supply and treatment. The new development gets its drinking water from the roof of the nearby shed which is stored in water tanks. Exit water is treated with a sewage system which is then drained into an effluent field.</li> </ul>	<p><b>ALIGNS.</b></p>
<p><b><u>RPROZ_O4</u></b>  <i>The rural character and amenity associated with a rural working environment is maintained.</i></p>	<p>The residential intensity from the second dwelling closely aligns with the existing land-to-dwelling ratio. However, the house is modest in size at just 60.8m<sup>2</sup>. Given its small scale and unobtrusive design, the development will have a negligible impact on the amenity and character of the surrounding rural environment.</p>	<p><b>ALIGNS.</b></p>

<b>OBJECTIVE</b>	<b>ASSESSMENT</b>	<b>S104D</b>
<p><b><u>RPROZ-P1</u></b>  <i>Enable primary production activities, provided they internalise adverse effects onsite where practicable, while recognising that typical adverse effects associated with primary production should be anticipated and accepted within the Rural Production zone.</i></p>	<p>The site is too small to be productive land and function as a primary industry. The site is already used as residential along with adjoining properties which have not had any issues.</p>	<p><b>NEUTRAL.</b></p>
<p><b><u>RPROZ-P2</u></b>  <i>Ensure the Rural Production zone provides for activities that require a rural location by:</i>  <i>a. enabling primary production activities as the predominant land use;</i>  <i>b. enabling a range of compatible activities that support primary production activities, including ancillary activities, rural p</i></p>	<p>The site is too small to be of significant use in primary industry and already functions as residential land.</p>	<p><b>ALIGNS.</b></p>
<p><b><u>RPROZ-P3</u></b>  <i>Manage the establishment, design and location of new sensitive activities and other non-productive</i></p>	<p>The site and adjoining properties already function as residential and have not had issues. There is no further risk in the development of a second dwelling.</p>	<p><b>ALIGNS.</b></p>

<p><i>activities in the Rural Production zone to avoid where possible, or otherwise mitigate, reverse sensitivity effects on primary production activities.</i></p>		
<p><b><u>RPROZ-P4</u></b>  <i>Land use and subdivision activities are undertaken in a manner that maintains or enhances the rural character and amenity of the Rural Production zone, which includes:</i></p> <ul style="list-style-type: none"> <li><i>a. a predominance of primary production activities;</i></li> <li><i>b. low density development with generally low site coverage of buildings or structures;</i></li> <li><i>c. typical adverse effects such as odour, noise and dust associated with a rural working environment; and</i></li> <li><i>d. a diverse range of rural environments, rural character and amenity values throughout the district.</i></li> </ul>	<ul style="list-style-type: none"> <li>a. Farmland on large plots is predominant outside this pocket of rural lifestyle blocks.</li> <li>b. Building site coverage is well below the 12.5% permitted at 3.51%. The second dwelling is minor in scale at only 61.8m<sup>2</sup>.</li> <li>c. The minor dwelling will have a minor effect on noise, odour, and dust.</li> <li>d. This dwelling is residential being apart of the diversity expected in the rural environment.</li> </ul>	<p><b>NEUTRAL.</b></p>
<p><b><u>RPROZ-P5</u></b>  <i>Avoid land use that:</i></p> <ul style="list-style-type: none"> <li><i>a. is incompatible with the purpose, character and amenity of the Rural Production zone;</i></li> <li><i>b. does not have a functional need to locate in the Rural Production zone and is more appropriately located in another zone;</i></li> <li><i>c. would result in the loss of productive capacity of highly productive land;</i></li> <li><i>d. would exacerbate natural hazards; and</i></li> <li><i>e. cannot provide appropriate on-site infrastructure.</i></li> </ul>	<ul style="list-style-type: none"> <li>a. Residential is existing and compatible with the rural production zone amenity, character and purpose.</li> <li>b. N/A</li> <li>c. The site has already been cut from larger productive blocks into a small piece which significantly diminishes its ability to be productive land.</li> <li>d. The dwelling is not affected by any natural hazards ass identified on the district plan.</li> <li>e. Infrastructure is existing.</li> </ul>	<p><b>ALIGNS.</b></p>
<p><b><u>RPROZ-P6</u></b>  <i>Avoid subdivision that:</i></p> <ul style="list-style-type: none"> <li><i>a. results in the loss of highly productive land for use by farming activities;</i></li> <li><i>b. fragments land into parcel sizes that are no longer able to support farming activities, taking into account:</i> <ul style="list-style-type: none"> <li><i>1. the type of farming proposed; and</i></li> <li><i>2. whether smaller land parcels can support more productive forms of farming due to the presence of highly productive land.</i></li> </ul> </li> <li><i>c. provides for rural lifestyle living unless there is an environmental benefit.</i></li> </ul>	<p>N/A.</p>	<p>N/A.</p>
<p><b><u>RPROZ-P7</u></b>  <i>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:</i></p>	<p>The development is of a small scale and is consistent in intensity with adjoining properties and will not greatly effect the character of the rural environment. The site has an existing infrastructure for the second dwelling.</p>	<p><b>ALIGNS.</b></p>

<p><i>a. whether the proposal will increase production potential in the zone;</i>  <i>b. whether the activity relies on the productive nature of the soil;</i>  <i>c. consistency with the scale and character of the rural environment;</i>  <i>d. location, scale and design of buildings or structures;</i>  <i>e. for subdivision or non-primary production activities:</i>  <i>i. scale and compatibility with rural activities;</i>  <i>ii. potential reverse sensitivity effects on primary production activities and existing infrastructure;</i>  <i>iii. the potential for loss of highly productive land, land sterilisation or fragmentation</i>  <i>f. at zone interfaces:</i>  <i>i. any setbacks, fencing, screening or landscaping required to address potential conflicts;</i>  <i>ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised</i>  <i>within the site as far as practicable;</i>  <i>g. the capacity of the site to cater for on-site infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer;</i>  <i>h. the adequacy of roading infrastructure to service the proposed activity;</i>  <i>i. Any adverse effects on historic heritage and cultural values, natural features and landscapes or</i>  <i>indigenous biodiversity;</i>  <i>j. Any historical, spiritual,</i></p>		
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**PART 2 – DISTRICT-WIDE MATTERS/TRANSPORT**

Regarding District Wide Matters affecting biophysical and physical elements, the proposal does not raise concerns related to biophysical characteristics. However, the site does exceed traffic intensity limits set by the Operative District Plan (ODP), and the relevant objectives and policies will be evaluated accordingly.

<b>OBJECTIVE</b>	<b>ASSESSMENT</b>	<b>S104D</b>
<p><i>TRAN-O1 The State Highways, transport networks and cycleways of strategic significance are recognised and managed as regionally significant infrastructure to support the economic, cultural, environmental and social wellbeing of current and future generations.</i></p>	<p>NZTA has been contacted in regard to the increased traffic on State highway 10 with comments in ATTACHMENT- 3.</p>	<p><b>ALIGNS.</b></p>

<i>TRAN-O2 The transport network is designed and located to minimise adverse effects on historical, cultural and natural values.</i>	Not applicable.	Not applicable.
<i>TRAN-O3 Land use and all modes of transport are integrated so that the transport network is safe, efficient and well connected.</i>	As residential it has the lowest traffic capacity and will not cause inefficiency on the state highway. ATTACHMENT- 3 is NZTA comments and approval.	<b>ALIGNS.</b>
<i>TRAN-O4 Parking, loading and access provisions support the needs of land use and subdivision activities, and ensure safe and efficient operation for users.</i>	Parking and loading areas are adequate for residential purposes.	<b>ALIGNS.</b>
<i>TRAN-O5 The safe and efficient movement of vehicular, cycle and pedestrian traffic that also meets the needs of persons with a disability or limited mobility.</i>	There is ample room for vehicular movement and parking that can also provide for the needs of persons with a disability or limited mobility. Please refer to the site plan.	<b>ALIGNS.</b>

<b>POLICIE</b>	<b>ASSESSMENT</b>	<b>S104D</b>
<i>TRAN-P1 Recognise the transport network as regionally significant infrastructure by having particular regard to the significant social, economic, and cultural benefits of transport projects when determining resource consent applications or making recommendations on notices of requirement.</i>	The extra 10 traffic intensity load will not cause inefficiency on state highway 10 and NZTA approval and comments are attached.	<b>ALIGNS.</b>
<i>TRAN-P2 Establish and maintain a transport network that:</i> <i>a. provides safe efficient linkages and connections;</i> <i>b. avoids and mitigates adverse effects on historical, cultural and natural environment values to the extent practicable;</i> <i>c. recognises the different functions and design requirements for each road classification under the most current National Transport Network classification system;</i> <i>d. supports reductions of greenhouse gases from vehicle movements;</i> <i>e. considers the likely current and future impacts of climate change when new sections of the network are proposed or existing sections upgraded; and</i> <i>f. provides for existing and future pedestrian and cycling pathways, including the Pou Herenga Tai Twin Coast Cycle Trail.</i>	<ul style="list-style-type: none"> <li>a. Please see the attached NZTA comments that the road crossing already established is adequate to be safe and efficient.</li> <li>b. The development does not impact the historical and cultural values nor the environmental values as the development is using existing infrastructure.</li> <li>c. The shared access entrance aligns with engineering standards and NZTA approval and comments are attached.</li> <li>d. Not applicable.</li> <li>e. Not applicable.</li> <li>f. Remote section of the highway and does not require pedestrian or cycle paths.</li> </ul>	<b>ALIGNS.</b>

<p><i>TRAN-P3 Ensure the safe, efficient and well-connected operation of the transport network through the management of:</i></p> <ul style="list-style-type: none"> <li><i>a. the subdivision layout, and location of buildings, structures and other potential visual obstructions that may impact on sightlines and the integrity of the road carriageway;</i></li> <li><i>b. the design of access and parking;</i></li> <li><i>c. vehicular access to and from sites;</i></li> <li><i>d. the volume of traffic from land use activities;</i></li> <li><i>e. vehicular, pedestrian, and cyclist needs, including persons with a disability or limited mobility;</i></li> <li><i>f. the adverse cumulative effects of land use and subdivision on the transport network; and</i></li> <li><i>g. reverse sensitivity effects that may impact regionally significant infrastructure.</i></li> </ul>	<ul style="list-style-type: none"> <li>a. The development does not effect sightlines or contribute to visual obstructions.</li> <li>b. Parking is more than adequate (see sight plan).</li> <li>c. The shared access entrance aligns with engineering standards and NZTA approval and comments are attached.</li> <li>d. The traffic is below the traffic intensity quota of 30 onto a state highway being 10.</li> <li>e. There is no pedestrians or cyclists expected on such a rural sight.</li> <li>f. The development will have a minor impact on the transport network being one small residential unit.</li> <li>g. NA.</li> </ul>	<p><b>ALIGNS.</b></p>
<p><i>TRAN-P8 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:</i></p> <ul style="list-style-type: none"> <li><i>a. the type and level of traffic anticipated;</i></li> <li><i>b. the location of high traffic generating activities and their relationship to existing roads and their status under the National Transport Network classification system, and adjacent properties;</i></li> <li><i>c. low impact design principles, including green spaces;</i></li> <li><i>d. safety requirements and improvements;</i></li> <li><i>e. the management of stormwater;</i></li> <li><i>f. any natural hazards;</i></li> <li><i>g. any cumulative effects arising from lawfully established activities in the surrounding environment;</i></li> <li><i>h. current and future connectivity including pathways and parking, and open space networks;</i></li> <li><i>i. any traffic assessment prepared by a suitably qualified and experienced transport professional;</i></li> <li><i>j. impacts on any State Highway or Limited Access Road; and</i></li> </ul>	<ul style="list-style-type: none"> <li>a. The level of traffic anticipated is low.</li> <li>b. There are no high-traffic generating activities in the area. The state highway is not a limited-access road.</li> <li>c.</li> <li>d. NZTA comments in ATTACHMENT- 3.</li> <li>e. stormwater is managed by the existing accessway.</li> <li>f. there are no applicable natural hazards.</li> <li>g. NA.</li> <li>h. NA.</li> <li>i. NZTA comments in ATTACHMENT- 3.</li> <li>j. NZTA comments in ATTACHMENT- 3</li> <li>k. This site is in a statutory acknowledgement area that may be relevant to Tangata Whenua however the effects of this development are less than minor on the water and native biodiversity – taonga to the Tangata Whenua.</li> </ul>	<p><b>NEUTRAL.</b></p>

<i>k. any historical, spiritual or cultural association held by tangata whenua, with regard to the matters set out</i>		
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## **CONCLUSION**

As demonstrated in the above assessment, the proposal will be consistent with the relevant objectives and policies and as such, satisfies the relevant assessment criteria which are derived from the objectives and policies.

## **S 104D MATTERS**

**PARTICULAR RESTRICTIONS FOR NON-COMPLYING ACTIVITIES** Under s104D a non-complying activity can only be granted provided it passes at least one of the tests of either s104D(1)(a) or s104D(1)(b). If an application fails both tests of s104D then it cannot be granted. The proposal satisfies the threshold test of s104D because the adverse effects on the environment will be less than minor. Furthermore, the proposal is not contrary to the objectives and policies of the Operative District Plan. The application therefore meets both of the tests of s104D, and the application can be assessed against the provisions of s104B, and a substantive decision made.

## **CONSIDERATION OF PART 2 MATTERS**

### **5, Purpose**

- (1) The purpose of this Act is to promote the sustainable management of natural and physical resources.*
- (2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—*
  - (a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
  - (b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
  - (c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

### **6, Matters of national importance**

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



*(a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:*

*(b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:*

*(c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:*

*(d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:*

*(e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:*

*(f) the protection of historic heritage from inappropriate subdivision, use, and development:*

*(g) the protection of protected customary rights:*

*(h) the management of significant risks from natural hazards.*

Section 7 identifies a number of "other matters" to be given particular regard by the council in considering an application for resource consent. These include the following:

*(a) kaitiakitanga:*

*(aa) the ethic of stewardship:*

*(b) the efficient use and development of natural and physical resources:*

*(ba) the efficiency of the end use of energy:*

*(c) the maintenance and enhancement of amenity values:*

*(d) intrinsic values of ecosystems:*

*(e) [Repealed]*

*(f) maintenance and enhancement of the quality of the environment:*

*(g) any finite characteristics of natural and physical resources:*

*(h) the protection of the habitat of trout and salmon:*

*(i) the effects of climate change:*

*(j) the benefits to be derived from the use and development of renewable energy.*

Section 8 requires the council to take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

## **Part 2 Assessment**

The purpose of the Resource Management Act 1991 (RMA) is to promote the sustainable management of natural and physical resources. This involves managing these resources in a way that enables people and communities to provide for their social, economic, and cultural well-being while ensuring that these resources are sustained for future generations, protecting the life-supporting capacity of ecosystems, and avoiding, remedying, or mitigating adverse effects on the environment. The most relevant section of part 2 of this proposal is Section 6(e).

### **Section 6(e) - Relationship of Māori and Their Culture and Traditions**

Section 6(e) of the RMA requires all persons exercising functions and powers under the Act to recognize and provide for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga as a matter of national importance.

### **Impact on Ancestral Lands and Sites**

The site does not contain any archaeological sites, sites of cultural significance to Māori, or scheduled heritage resources, which suggests that the proposed development will not directly impact any known ancestral lands or waahi tapu.

### **Protection of Water and Other Taonga**

No indigenous vegetation was cleared for this development, as the site was already grassland prior to construction. Waste water is managed on-site into a secondary treatment plant before being released into a large effluent field (see site plan in ATTACHMENT- 2). Excess stormwater from the drive is slowly filtered through a large, vegetated overland flow path, ensuring it does not cause cumulative negative effects on the ecosystem. This approach aligns with the principles of safeguarding the life-supporting capacity of water and other taonga. Overall, the development of this 61.8m<sup>2</sup> dwelling and 47.1m<sup>2</sup> deck is of a small scale and of a very small impact on the environment.

## **Part 2 Conclusion**

Based on the information provided and the assessment of the proposed activity against Section 6(e) of the RMA, the following conclusions can be drawn:

- The proposed activity does not directly impact any known sites of cultural significance to Māori.
- Measures are in place to protect water quality and other taonga, ensuring that the life-supporting capacity of these resources is maintained.
- Overall, the proposed activity at 1767 State Highway 10, Whangaroa, appears to be consistent with the principles outlined in Section 6(e) of the RMA, and Part 2 in general and the cultural

and spiritual values of the Māori have been appropriately considered and integrated into the planning process.

Therefore, the proposal is considered to meet the purpose of the Act being the sustainable use and development of natural and physical resources. In particular, the proposal will allow for social, cultural and economic well-being to be achieved whilst ensuring adverse effects on the environment will be appropriately avoided, remedied or mitigated.

## **CONCLUSION**

This assessment concludes that adverse effects on the environment arising from the proposal will be less than minor and, on this basis. Overall, the actual and potential effects of the proposal in relation to s104(1)(a) will be acceptable in nature noting that the proposal will not have adverse effects on the environment that are at odds with the matters of discretion. The assessment also concludes that the proposal will be consistent with the relevant provisions of the Far North District Plan and will achieve the purpose of the RMA. Therefore, the application is not at odds with the objectives and policies of the FNDP and will have less than minor effects on the environment.

The neighbours have all signed Notice of Approval forms and a site plan- not the architectural drawings but which are irrelevant as they have been able to view the built house.

We look forward to receiving acknowledgement of the application and please advise if any additional information is required.



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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **NA135D/646**  
**Land Registration District** **North Auckland**  
**Date Issued** 17 October 2006

**Prior References**  
NA126A/583

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**Estate** Fee Simple  
**Area** 2.2293 hectares more or less  
**Legal Description** Lot 4 Deposited Plan 209117  
**Registered Owners**  
F. R. Hills Limited

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**Estate** Fee Simple - 1/4 share  
**Area** 943 square metres more or less  
**Legal Description** Lot 6 Deposited Plan 197929  
**Registered Owners**  
F .R. Hills Limited

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**Interests**

Subject to Section 59 Land Act 1948

D618152.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 2.7.2001 at 3.40 pm

Subject to a right (in gross) to transmit electricity over part marked A on DP 197929 in favour of Top Energy Limited created by Transfer D618152.6 - 2.7.2001 at 3.40 pm (affects Lot 6 DP 197929)

The easements created by Transfer D618152.6 are subject to Section 243 (a) Resource Management Act 1991

7074350.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 17.10.2006 at 9:00 am

Subject to Section 241(2) Resource Management Act 1991 (affects DP 209117)

Subject to a right of way, a right to convey electricity, telecommunications and computer media over part marked A on DP 209117 created by Easement Instrument 7074350.7 - 17.10.2006 at 9:00 am

Appurtenant hereto is a right of way, a right to convey electricity, telecommunications and computer media created by Easement Instrument 7074350.7 - 17.10.2006 at 9:00 am

H.I.I.S 19 70 445

**Approvals**

I hereby certify that this plan was approved by the Far North District Council pursuant to Section 225 of the Resource Management Act 1991 on the 13th day of March 1999 subject to the granting or reserving of the easements shown in the Memorandum of Easements in Gross and subject to the amalgamation condition set out hereon.

*[Signature]*  
 Authorised Officer  
 R.C. 1970443

**Amalgamation Condition**

That Lot 6 hereon (Legal Access) be held as to four undivided one fourth shares by the owners of Lots 1, 2, 4 & 5 hereon as Tenants in Common in the said shares and that individual Certificates of Title be issued in accordance therewith.

See A 633395

**Memorandum of Easements in Gross**

Purpose (Shown)	Grantor	Grantee
Electric Power Supply	Lot 6 hereon	TopEnergy Ltd

New C37 Allocated

Lot 1 - 1264/579 Lot 4 - 1264/582  
 Lot 2 - 1264/580 Lot 5 - 1264/583  
 Lot 3 - 1264/581 Lot 7 - 1264/584

Total Area 10.4490 ha

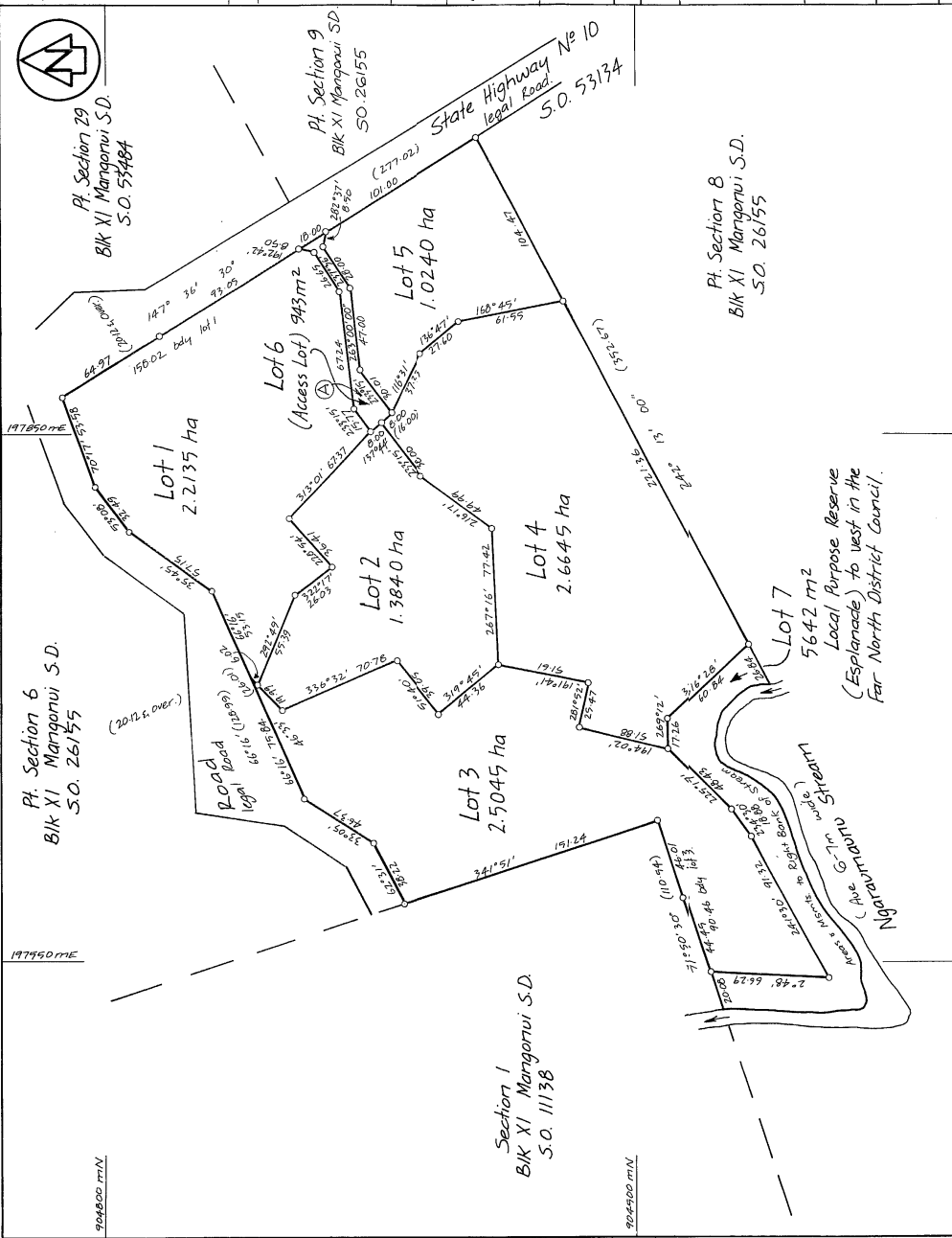
Comprised in C.T. 948/63 (all)

*[Signature]*  
 Registered Surveyor

Approved as to Survey  
 19 8 99  
*[Signature]*  
 Chief Surveyor

Deposited this 17th day of August 1999  
 for Registrar-General of Land  
 District Land Registrar

Approved  
 10 AUG 1999  
 DP 197929



LAND DISTRICT North Auckland  
 SURVEY BLK. & DIST. XI Mangarimu S.D.  
 NZMS 261 SHT. RECORD MAP No

TERRITORIAL AUTHORITY Far North District  
 Surveyed by D.B. von Sturmer & Assoc.  
 Scale 1:1500 Date February 1999

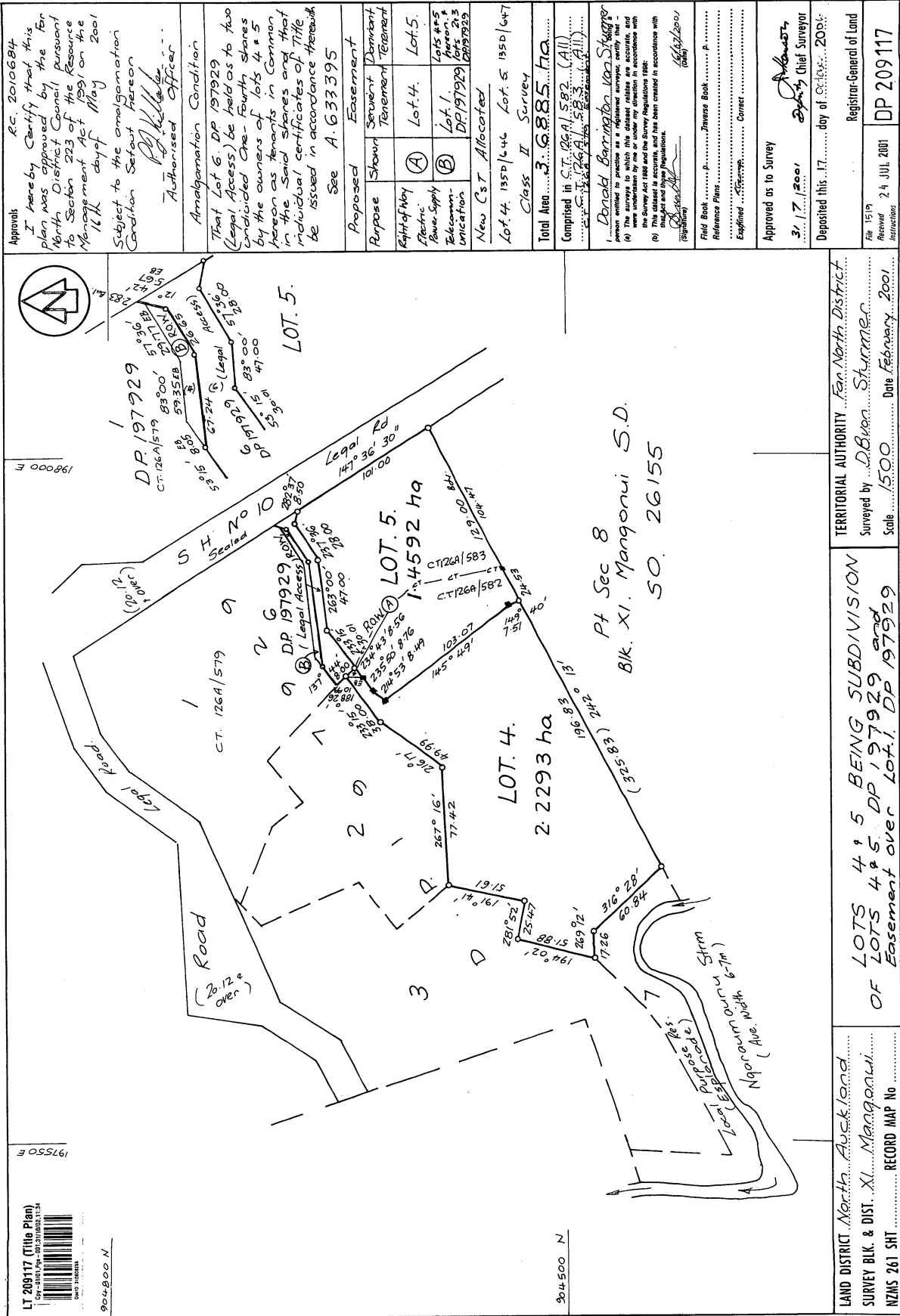
Lots 1-7 Being Subdivision of  
 Lot 1 D.P. 156804.

ALL BEING SURVEYED GENERAL LAND INFORMATION NEW ZEALAND

10 JUL 2001

Micro Record Bureau Ltd. DATA CONVERSION

LINE FORM FOR APPROVED MAPS



**Approvals**  
 RC. 2010684  
 I hereby certify that this plan was approved by the North District Council pursuant to Section 223 of the Resource Management Act 1991 on the 16th day of May 2001  
 Subject to the amalgamation condition set out herein  
 Authorized Officer  
 P. K. Walker

**Amalgamation Condition**  
 That Lot 6. DP 197929 (Legal Access) be held as to two undivided One-Fourth shares by the owners of lots 4 & 5 hereon as tenants in common in the said shares and that individual certificates of title be issued in accordance therewith  
 See A. 633395

Proposed Easement	Right of Way	Lot
Stow	Lot 4.	Lot 5.
Servient Tenement	Lot 1.	Lot 5.
Dominant Tenement	DP 197929	DP 197929

**Total Area** 3.6885 ha  
**Class II Survey**  
 Comprised in C.T. 126A/579 (All), C.T. 126A/583 (All), C.T. 126A/582 (All), C.T. 126A/581 (All), C.T. 126A/580 (All), C.T. 126A/579 (All), C.T. 126A/578 (All), C.T. 126A/577 (All), C.T. 126A/576 (All), C.T. 126A/575 (All), C.T. 126A/574 (All), C.T. 126A/573 (All), C.T. 126A/572 (All), C.T. 126A/571 (All), C.T. 126A/570 (All), C.T. 126A/569 (All), C.T. 126A/568 (All), C.T. 126A/567 (All), C.T. 126A/566 (All), C.T. 126A/565 (All), C.T. 126A/564 (All), C.T. 126A/563 (All), C.T. 126A/562 (All), C.T. 126A/561 (All), C.T. 126A/560 (All), C.T. 126A/559 (All), C.T. 126A/558 (All), C.T. 126A/557 (All), C.T. 126A/556 (All), C.T. 126A/555 (All), C.T. 126A/554 (All), C.T. 126A/553 (All), C.T. 126A/552 (All), C.T. 126A/551 (All), C.T. 126A/550 (All), C.T. 126A/549 (All), C.T. 126A/548 (All), C.T. 126A/547 (All), C.T. 126A/546 (All), C.T. 126A/545 (All), C.T. 126A/544 (All), C.T. 126A/543 (All), C.T. 126A/542 (All), C.T. 126A/541 (All), C.T. 126A/540 (All), C.T. 126A/539 (All), C.T. 126A/538 (All), C.T. 126A/537 (All), C.T. 126A/536 (All),

**THE RESOURCE MANAGEMENT ACT 1991**

**SECTION 221: CONSENT NOTICE**

**IN THE MATTER** of Deposited Plan 197929

**PURSUANT** to Section 221 and for the purposes of Section 224 of the Resource Management Act 1991, this Consent Notice is issued by **THE FAR NORTH DISTRICT COUNCIL** to the effect that the condition described in Schedule 1 below is to be complied with on a continuing basis by the subdividing owner and any subsequent owners after the deposit of the survey plan, and is to be registered on the appropriate titles which are set out in Schedule 2.

**SCHEDULE 1**

That each lot will require a wastewater and stormwater design and disposal report prepared by a suitably qualified engineer in accordance with TP 58 and submitted in conjunction with each building consent application.

**SCHEDULE 2**

Certificates of Title 126A/579, 126A/580, 126A/581, 126A/582 and 126A/583

**SIGNED:**



By the FAR NORTH DISTRICT COUNCIL  
Pursuant to Section 252 of the Local Government Act 1974


**DATE:**

29 Sept 1999

**SIGNED by F R HILLS LIMITED**

)    
)

in the presence of



R. H. MANNING  
SOLICITOR  
KAITIĀIA

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

(Deposited Plan  
North Auckland Registry)

LINZ COPY



340 02 JUL 01 D 618152 . 2

PARTICULARS ENTERED IN REGISTER  
LAND REGISTRY NORTH AUCKLAND  
for REGISTRAR-GENERAL

943/63

(D69/579 - 583)



FOUNTAIN MANNING & CO.  
SOLICITORS  
KAITIAIA





THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING:

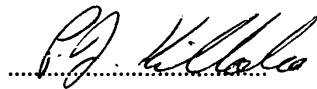
Lots 4 & 5 Being Subdivision of Lots 4  
& 5 DP 197929, North Auckland Land  
Registry.

PURSUANT to Section 221 and for the purposes of Section 224 of the Resource Management Act 1991, this Consent Notice is issued by the FAR NORTH DISTRICT COUNCIL to the effect that conditions described in the Schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and is to be registered on Lot 5 DP 209117.

SCHEDULE

- (i) The landowner shall provide an engineers report prepared by a chartered professional engineer for wastewater and stormwater disposal design in accordance with the TP 58 and submitted in conjunction with the Building Consent.

SIGNED



By the FAR NORTH DISTRICT COUNCIL  
under delegated authority:  
RESOURCE CONSENTS MANAGER

DATE

31st July 2006

1767 SH 10

---

RD 1

---

Mangonui 0494

---

28 May 2024

---

Far North District Council

Private Bag 752

Memorial Avenue

Kaikohe

**TO WHOM IT MAY CONCERN**

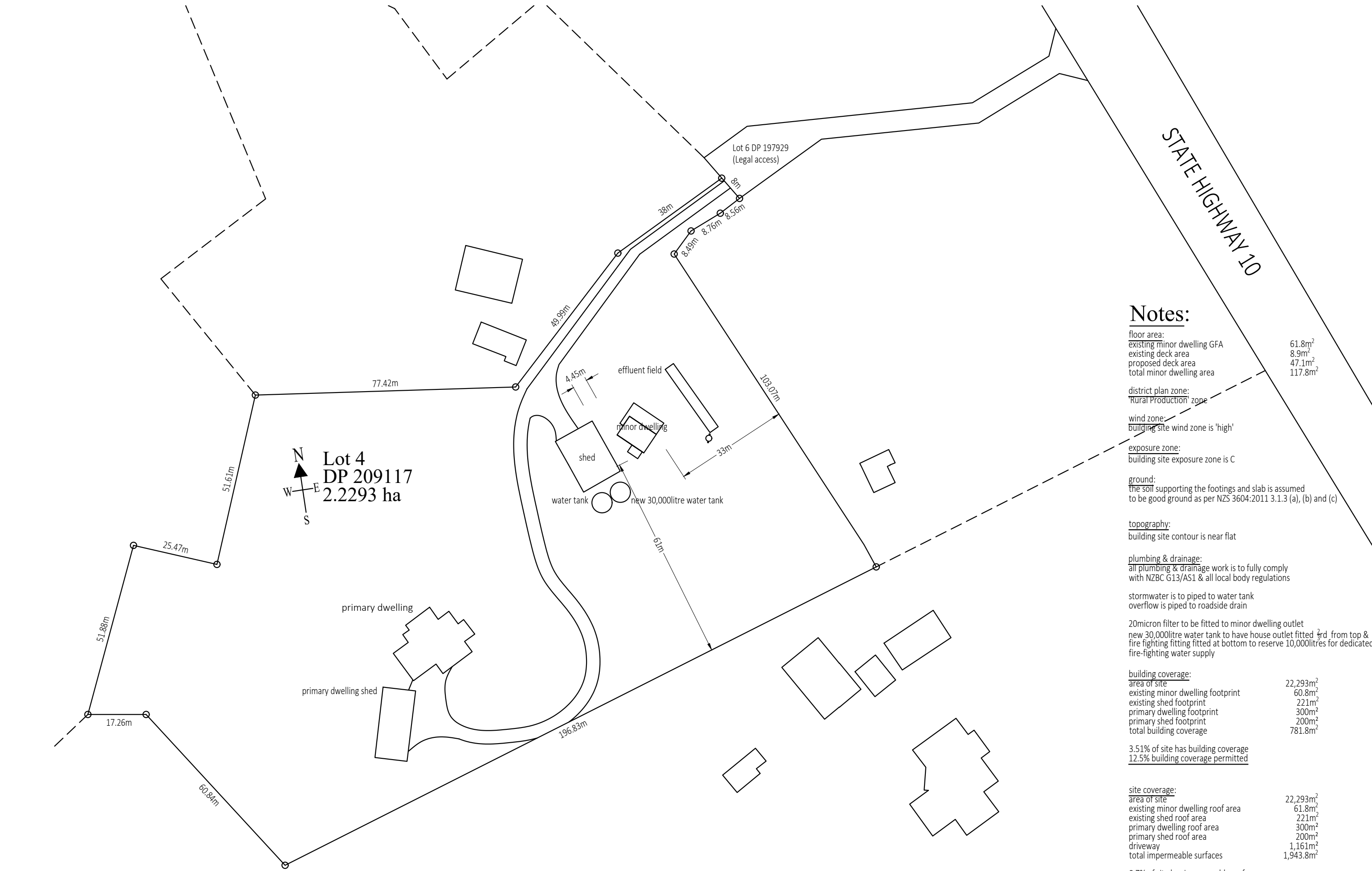
I/We hereby authorise cadplanz & Paul Hayman to act as my/our agent in all matters regarding the proposed building consent application for my/our property at the address as above.

Yours faithfully



---

FR Hills Ltd



**Notes:**

**floor area:**  
 existing minor dwelling GFA 61.8m<sup>2</sup>  
 existing deck area 8.9m<sup>2</sup>  
 proposed deck area 47.1m<sup>2</sup>  
 total minor dwelling area 117.8m<sup>2</sup>

**district plan zone:**  
 'Rural Production' zone

**wind zone:**  
 building site wind zone is 'high'

**exposure zone:**  
 building site exposure zone is C

**ground:**  
 the soil supporting the footings and slab is assumed to be good ground as per NZS 3604:2011 3.1.3 (a), (b) and (c)

**topography:**  
 building site contour is near flat

**plumbing & drainage:**  
 all plumbing & drainage work is to fully comply with NZBC G13/AS1 & all local body regulations

stormwater is to piped to water tank  
 overflow is piped to roadside drain

20micron filter to be fitted to minor dwelling outlet  
 new 30,000litre water tank to have house outlet fitted 1/3rd from top & fire fighting fitting fitted at bottom to reserve 10,000litres for dedicated fire-fighting water supply

**building coverage:**

area of site	22,293m <sup>2</sup>
existing minor dwelling footprint	60.8m <sup>2</sup>
existing shed footprint	221m <sup>2</sup>
primary dwelling footprint	300m <sup>2</sup>
primary shed footprint	200m <sup>2</sup>
total building coverage	781.8m <sup>2</sup>

3.51% of site has building coverage  
 12.5% building coverage permitted

**site coverage:**

area of site	22,293m <sup>2</sup>
existing minor dwelling roof area	61.8m <sup>2</sup>
existing shed roof area	221m <sup>2</sup>
primary dwelling roof area	300m <sup>2</sup>
primary shed roof area	200m <sup>2</sup>
driveway	1,161m <sup>2</sup>
total impermeable surfaces	1,943.8m <sup>2</sup>

8.7% of site has impermeable surfaces  
 15% impermeable surfaces is permitted

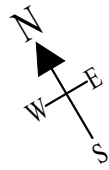
site location 1:1000

Proposed building consent application for house piles, decks, etc., FR Hills Ltd, 1767 SH10, Kahoe

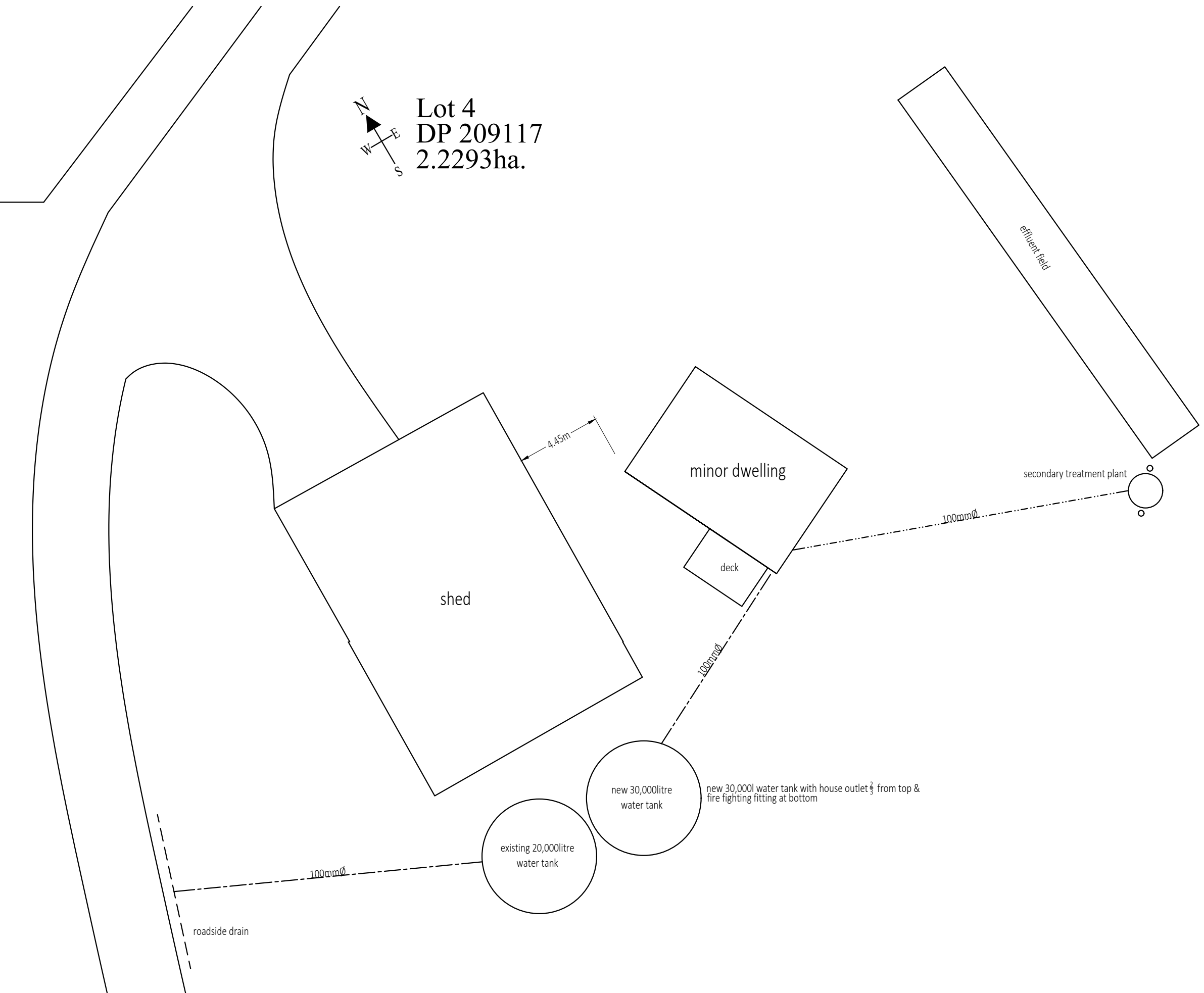


NOTES: ALL CONSTRUCTION SHALL BE TO NZS 3604:2011 AND AMENDMENTS AND OTHER RELATED DOCUMENTS THAT APPLY TO THE WORK SHOWN. ALL DIMENSIONS AND DETAIL IN THIS DRAWING SHALL BE CHECKED BY THE CONTRACTOR AND ANY DISCREPANCIES OR AMBIGUITIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF CADPLANZ. TEL: 09-407 9816. FAX: 09 407 9817. MOB: 0274 505 471. DO NOT SCALE DIMENSIONS!. DO NOT GUESS....ASK!

DATE 09/08/2024  
 SHEET 1a



Lot 4  
DP 209117  
2.2293ha.



**Notes:**

**floor area:**  
 existing minor dwelling GFA 61.8m<sup>2</sup>  
 existing deck area 8.9m<sup>2</sup>  
 proposed deck area 47.1m<sup>2</sup>  
 total minor dwelling area 117.8m<sup>2</sup>

**district plan zone:**  
 'Rural Production' zone

**wind zone:**  
 building site wind zone is 'high'

**exposure zone:**  
 building site exposure zone is C

**ground:**  
 the soil supporting the footings and slab is assumed to be good ground as per NZS 3604:2011 3.1.3 (a), (b) and (c)

**topography:**  
 building site contour is near flat

**plumbing & drainage:**  
 all plumbing & drainage work is to fully comply with NZBC G13/AS1 & all local body regulations

stormwater is to piped to water tank  
 overflow is piped to roadside drain

20micron filter to be fitted to minor dwelling outlet  
 new 30,000litre water tank to have house outlet fitted 1/3rd from top & fire fighting fitting fitted at bottom to reserve 10,000litres for dedicated fire-fighting water supply

**building coverage:**  
 area of site 22,293m<sup>2</sup>  
 existing minor dwelling footprint 60.8m<sup>2</sup>  
 existing shed footprint 221m<sup>2</sup>  
 primary dwelling footprint 300m<sup>2</sup>  
 primary shed footprint 200m<sup>2</sup>  
 total building coverage 781.8m<sup>2</sup>

3.51% of site has building coverage  
 12.5% building coverage permitted

**site coverage:**  
 area of site 22,293m<sup>2</sup>  
 existing minor dwelling roof area 61.8m<sup>2</sup>  
 existing shed roof area 221m<sup>2</sup>  
 primary dwelling roof area 300m<sup>2</sup>  
 primary shed roof area 200m<sup>2</sup>  
 driveway 1,161m<sup>2</sup>  
 total impermeable surfaces 1,943.8m<sup>2</sup>

8.7% of site has impermeable surfaces  
 15% impermeable surfaces is permitted

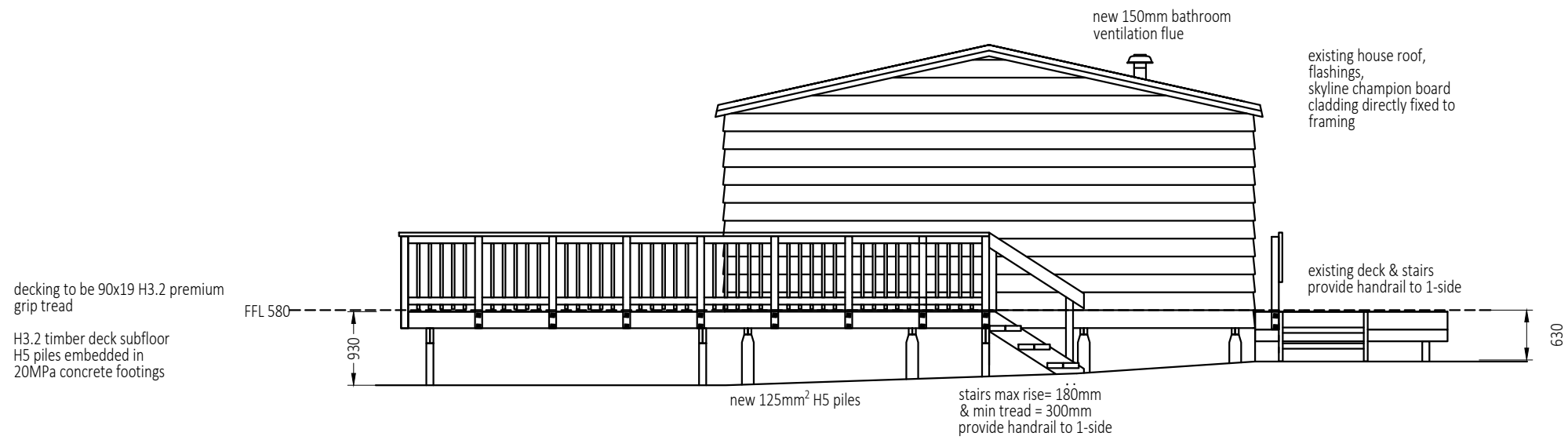
site plan detail 1:200

Proposed building consent application for house piles, decks, etc., FR Hills Ltd, 1767 SH10, Kahoe

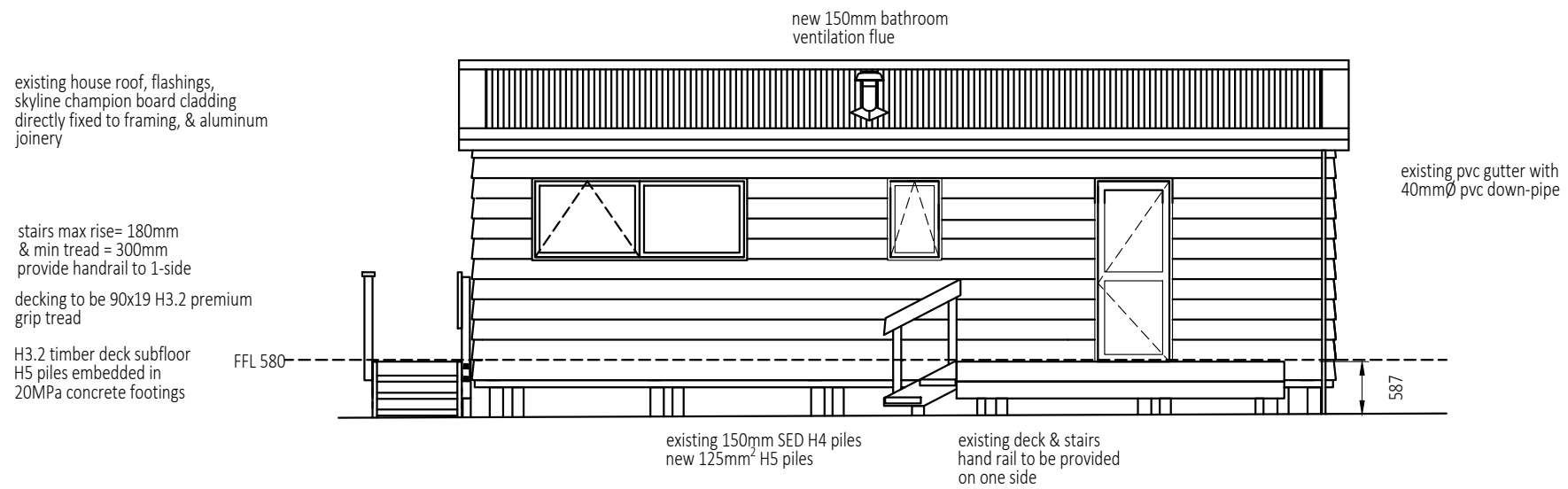


NOTES: ALL CONSTRUCTION SHALL BE TO NZS 3604:2011 AND AMENDMENTS AND OTHER RELATED DOCUMENTS THAT APPLY TO THE WORK SHOWN. ALL DIMENSIONS AND DETAIL IN THIS DRAWING SHALL BE CHECKED BY THE CONTRACTOR AND ANY DISCREPANCIES OR AMBIGUITIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF CADPLANZ. TEL. 09-407 9816. FAX. 09 407 9817. MOB. 0274 505 471. DO NOT SCALE DIMENSIONS!. DO NOT GUESS....ASK!

DATE 09/08/2024  
 SHEET 1b



north-west elevation



south-west elevation

elevations #1 1:75

Proposed building consent application for house piles, decks, etc., FR Hills Ltd, 1767 SH10, Kahoe



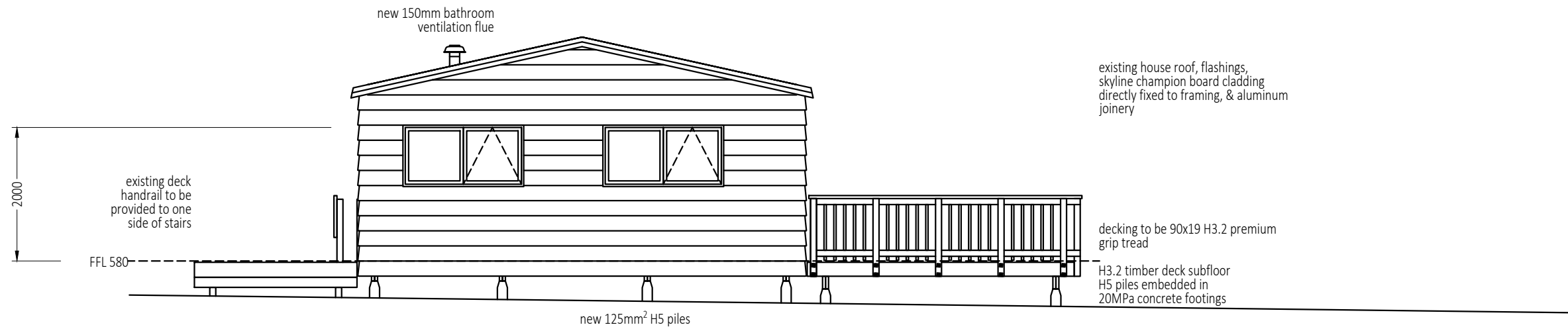
NOTES: ALL CONSTRUCTION SHALL BE TO NZS 3604:2011 AND AMENDMENTS AND OTHER RELATED DOCUMENTS THAT APPLY TO THE WORK SHOWN. ALL DIMENSIONS AND DETAIL IN THIS DRAWING SHALL BE CHECKED BY THE CONTRACTOR AND ANY DISCREPANCIES OR AMBIGUITIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF CADPLANZ. TEL. 09-407 9816. FAX. 09 407 9817. MOB. 0274 505 471. DO NOT SCALE DIMENSIONS! DO NOT GUESS...ASK!

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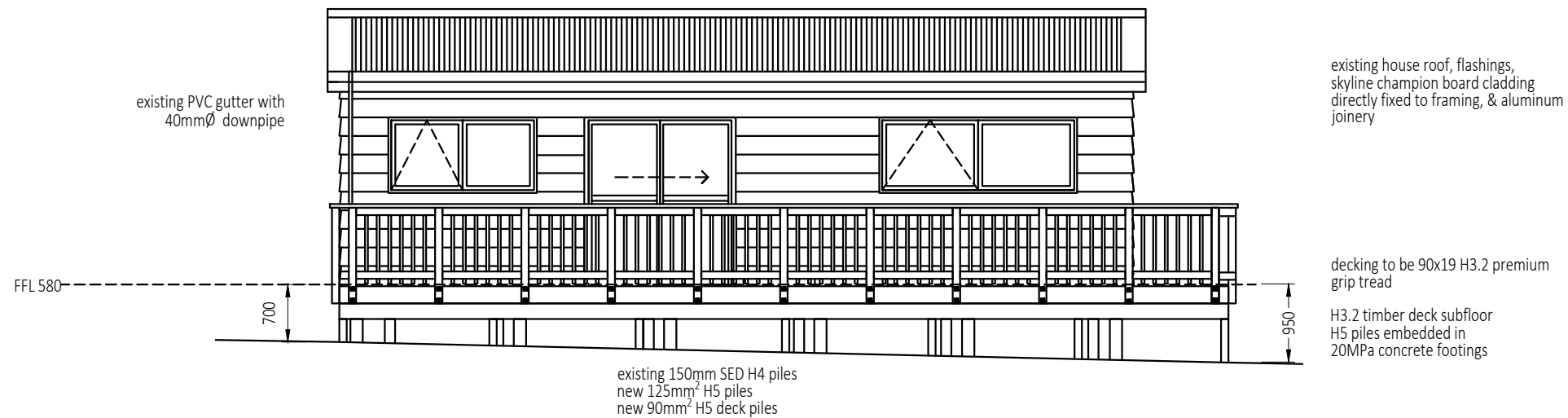
07/08/2024

2a

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south-eastern elevation



north-eastern elevation

elevations #2 1:75

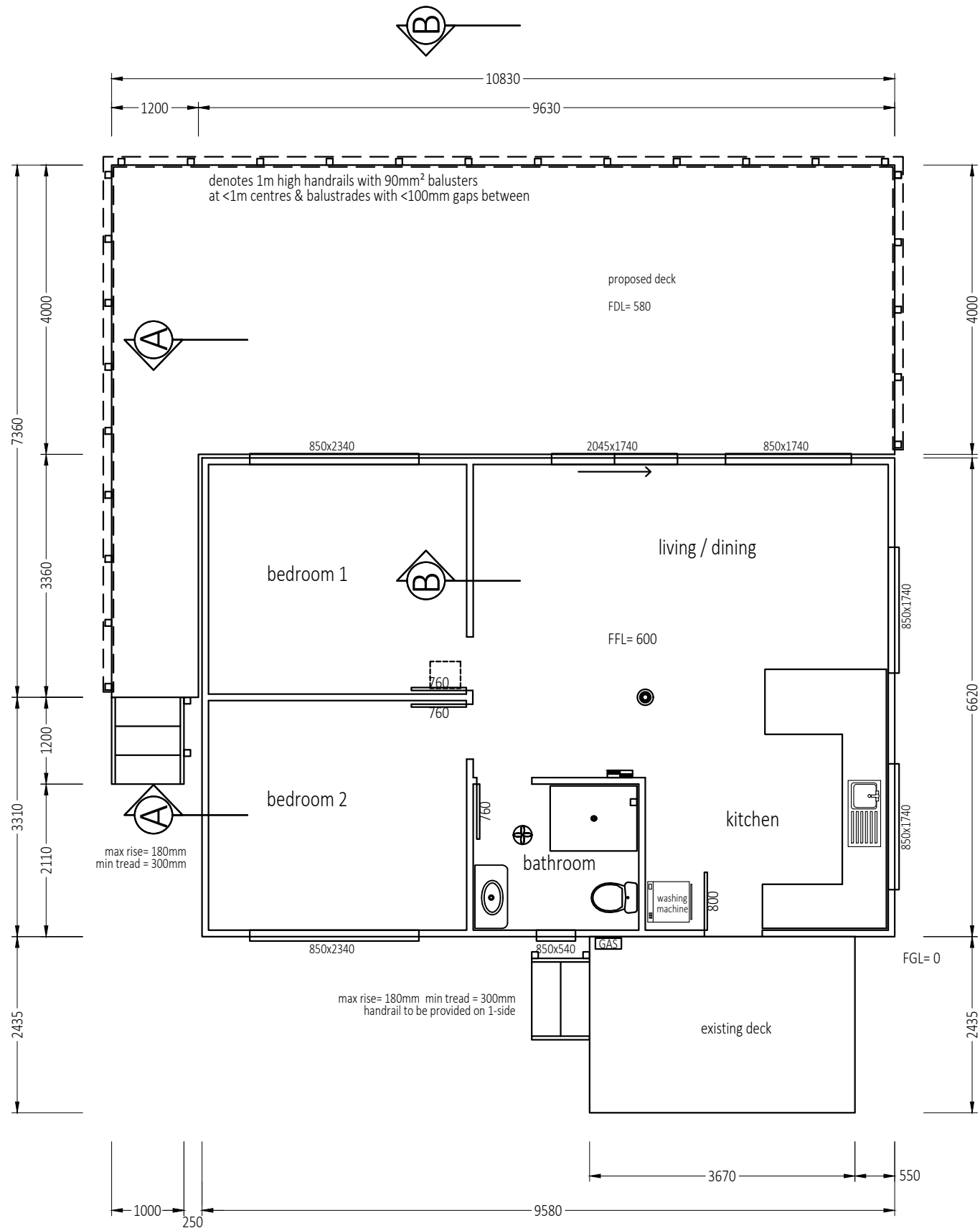
Proposed building consent application for house piles, decks, etc., FR Hills Ltd, 1767 SH10, Kahoe



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07/08/2024

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reference Expol 1.4

**Notes:**

**areas:**  
 house GFA= 60.8m<sup>2</sup>  
 existing deck= 8.9m<sup>2</sup>  
 new deck= 47.1m<sup>2</sup>

**deck:**  
 decking to be 19mm thick H3.2 dressed pine  
 with slip resistance to comply with NZBC D1/AS1  
 maintain 12mm gap between decking and cladding

**wet areas:**  
 bathroom floors laid with vinyl  
 shower lined with high gloss acrylic  
 bathroom walls are plywood finished with high gloss paint

**insulation:**  
 minimum R1.3 60mm polystyrene floor insulation  
 minimum R2.9 pink bats in ceiling

**ventilation:**  
 Kitchen ventilation via rangehood  
 denotes bathroom ventilation via light operated ceiling mounted  
 mechanical fan to exterior via roof duct with metal cow!

**exterior joinery:**  
 all exterior joinery is single glazed  
 jambs are H3.1 treated

denotes 1m high handrails with 90mm<sup>2</sup> balusters  
 at <1m centres & balustrades with <100mm gaps between

denotes ceiling access

denotes existing 90x45 SG8 H1.2 framed walls

denotes smoke alarm

denotes distribution board

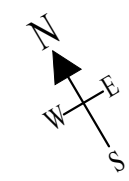
**NZBC:**  
 all work is to comply with relevant clauses of the building code

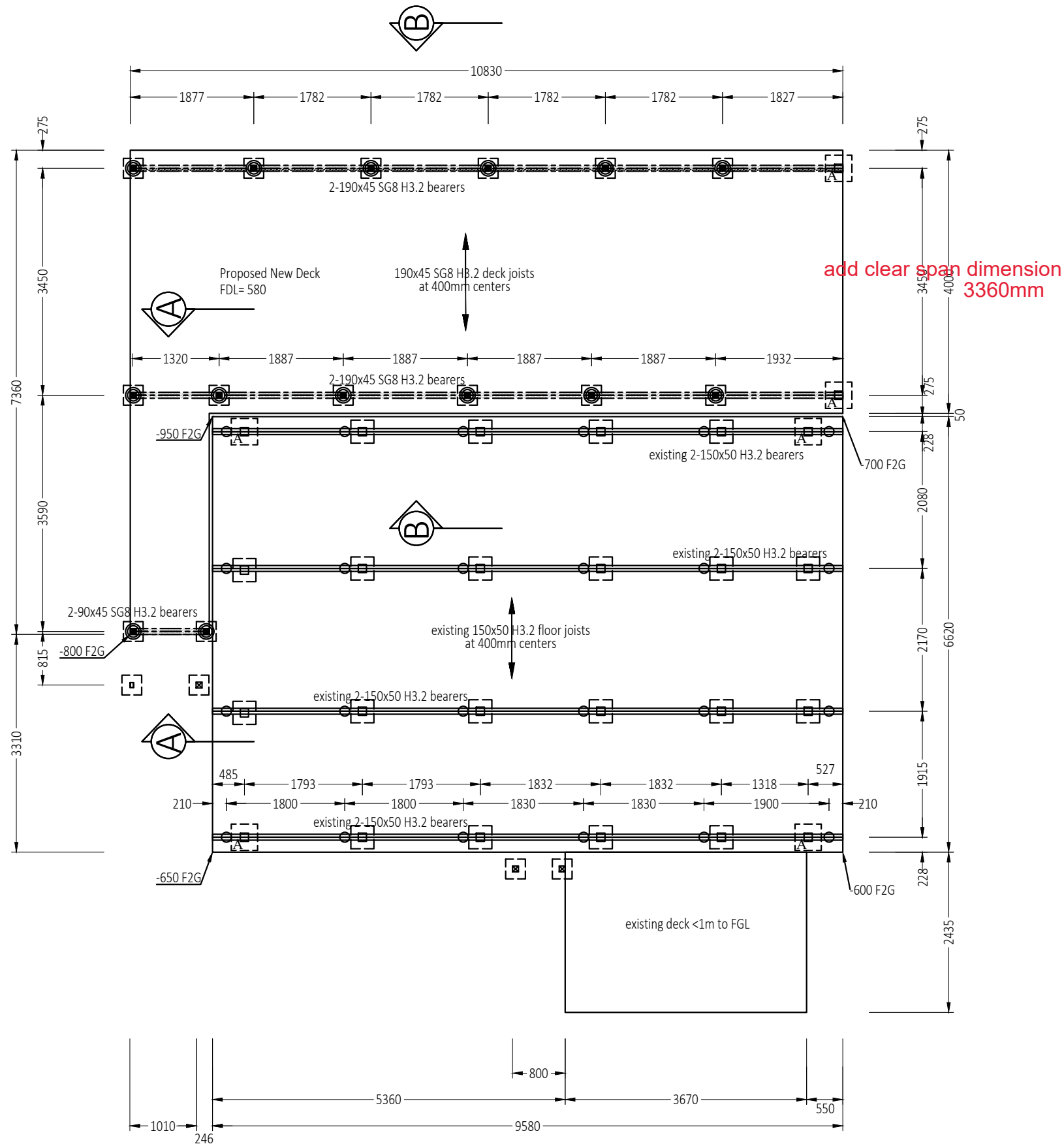
**Proposed floor plan 1:75**

Proposed building consent application for house piles, decks, etc., FR Hills Ltd, 1767 SH10, Kahoe

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DATE 07/08/2024 SHEET 3

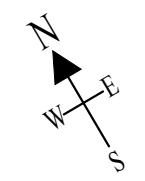




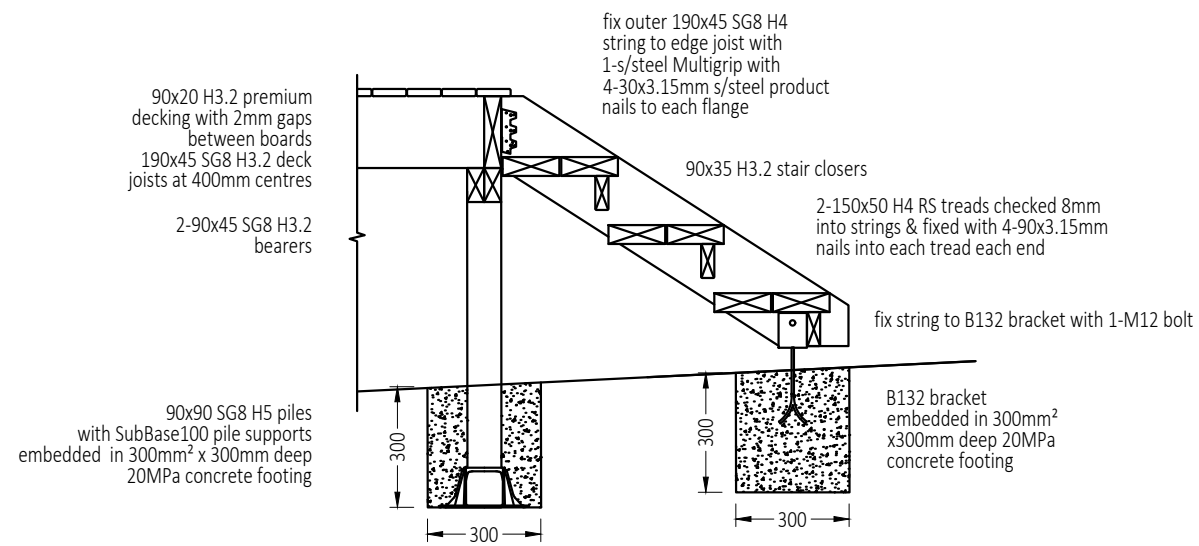
Notes:  
 all structural timber is to be SG8 grade or better  
 anchor pile fixings: 12kN fixings between anchor pile/bearer & between bearer & 2 adjacent joists all fixings;  
 bolts, ct160's, 'u' & 'z' wire dogs etc. within 600mm from ground are to be stainless steel  
 concrete is to be minimum 20MPa  
 bearers etc made up of 2-members are to be nailed together with 2-90x3.15mm at 300mm centers alternating from each side  
 bearers to be 2-190x45 SG8 H3.2 & 90x45 SG8 H3.2 as shown  
 joists to be 190x45 SG8 H3.2 at 400 centers  
 decking to be 19mm thick H3.2 premium griptread laid with 3mm gaps when decking is <20% moisture and 12mm gap to be maintained between cladding and decking  
 deck bracing  
 deck Area = 43.32 x 15 units/m<sup>2</sup> required divided by 2  
 = 324.9units x 0.5 (Table 5.8 multiplication factor Zone 1)  
 = 162.45units = 2x 125mm<sup>2</sup> H5 anchor piles  
 CAUTION:  
 contractor is to check bearer layout, etc. & to notify caplanz of any discrepancy (0274 505 471)

- driven piles; 150mm sed H4 piles embedded 450mm driven with 650kg hammer until blows= <25mm
- anchor pile; 125mm<sup>2</sup> H5 pile embedded 800mm in 400mm<sup>2</sup> x900mm deep 20MPa concrete footing
- house ordinary pile; 125mm<sup>2</sup> H5 pile embedded 200mm in 350mm<sup>2</sup> x300mm deep 20MPa concrete footing
- ⊙ ordinary pile; 90mm<sup>2</sup> H5 pile with SubBase100 pile support embedded 350mm in 300mm<sup>2</sup> x450mm deep 20MPa concrete footing
- ⊠ handrail post; 90mm<sup>2</sup> H5 post embedded 600mm in 300mm<sup>2</sup> x700mm deep 20MPa concrete footing
- BS132 bracket embedded in 300mm<sup>2</sup> x300mm deep 20MPa concrete footing

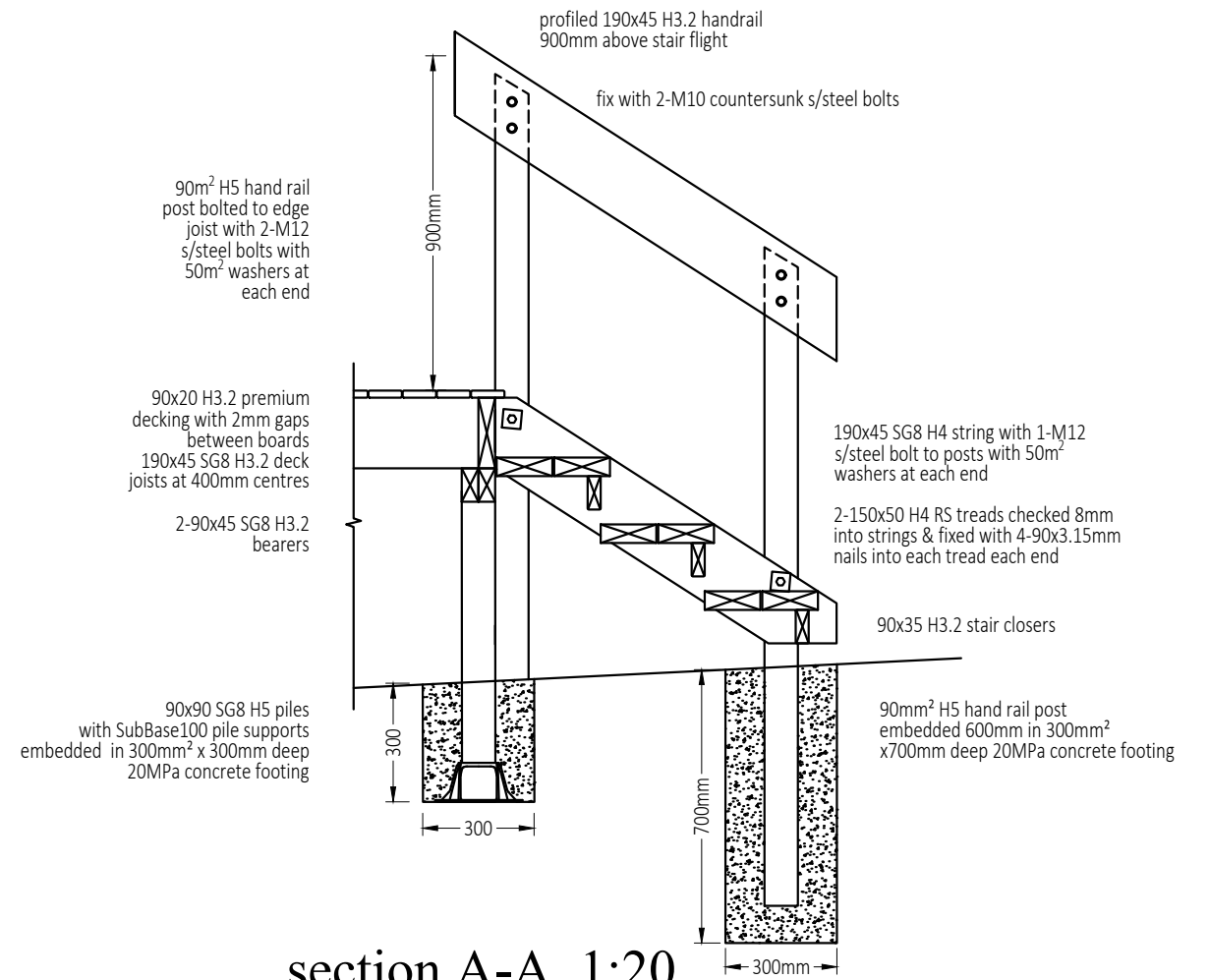
Proposed subfloor plan 1:75  
 Proposed building consent application for house piles, decks, etc., FR Hills Ltd, 1767 SH10, Kahoe







section A-A 1:20 **inside string**



section A-A 1:20

**outside string**

**delete B-B**

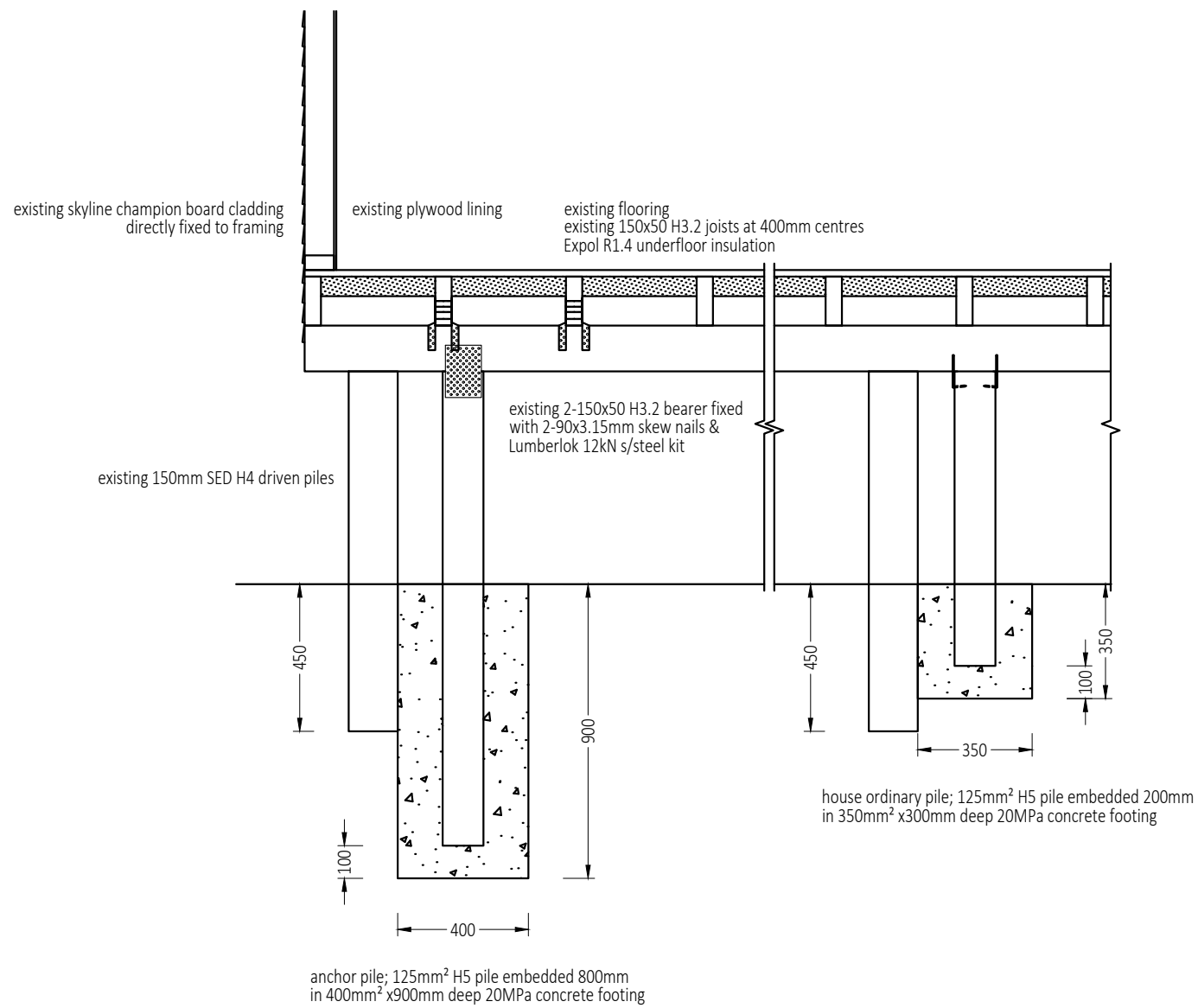
**section A-A & B-B 1:20**

Proposed building consent application for house piles, decks, etc., FR Hills Ltd, 1767 SH10, Kahoe

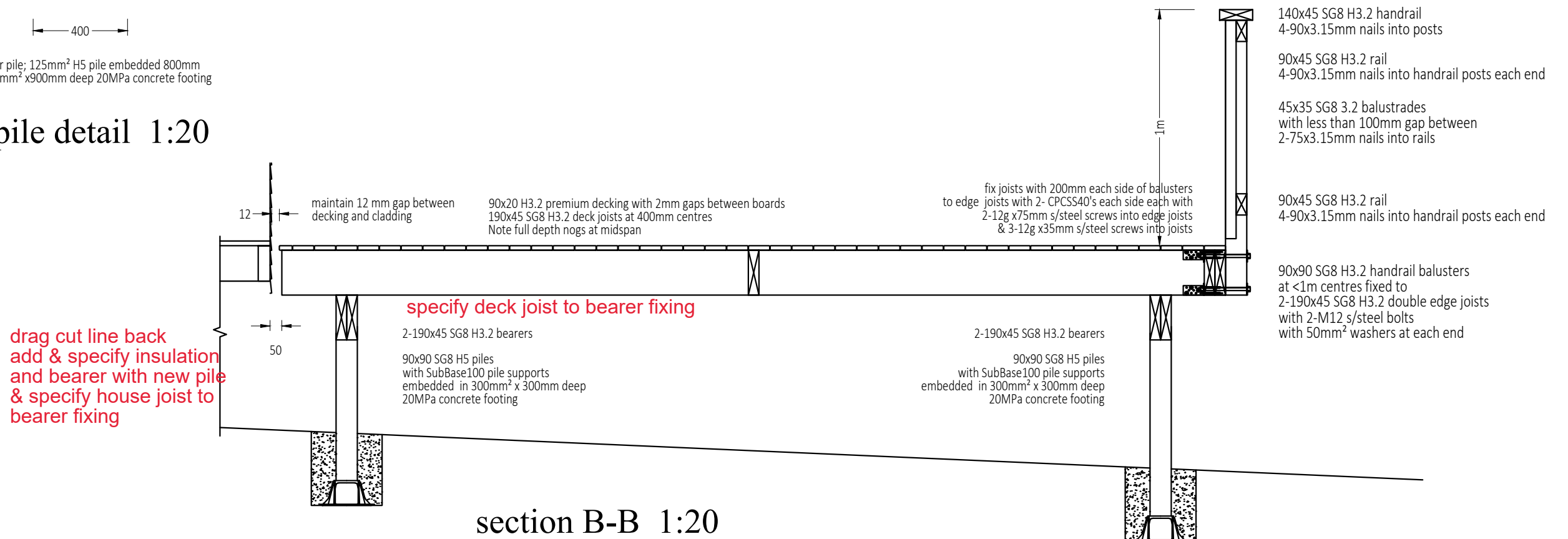


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DATE 07/08/2024  
SHEET 5



house pile detail 1:20



section B-B 1:20

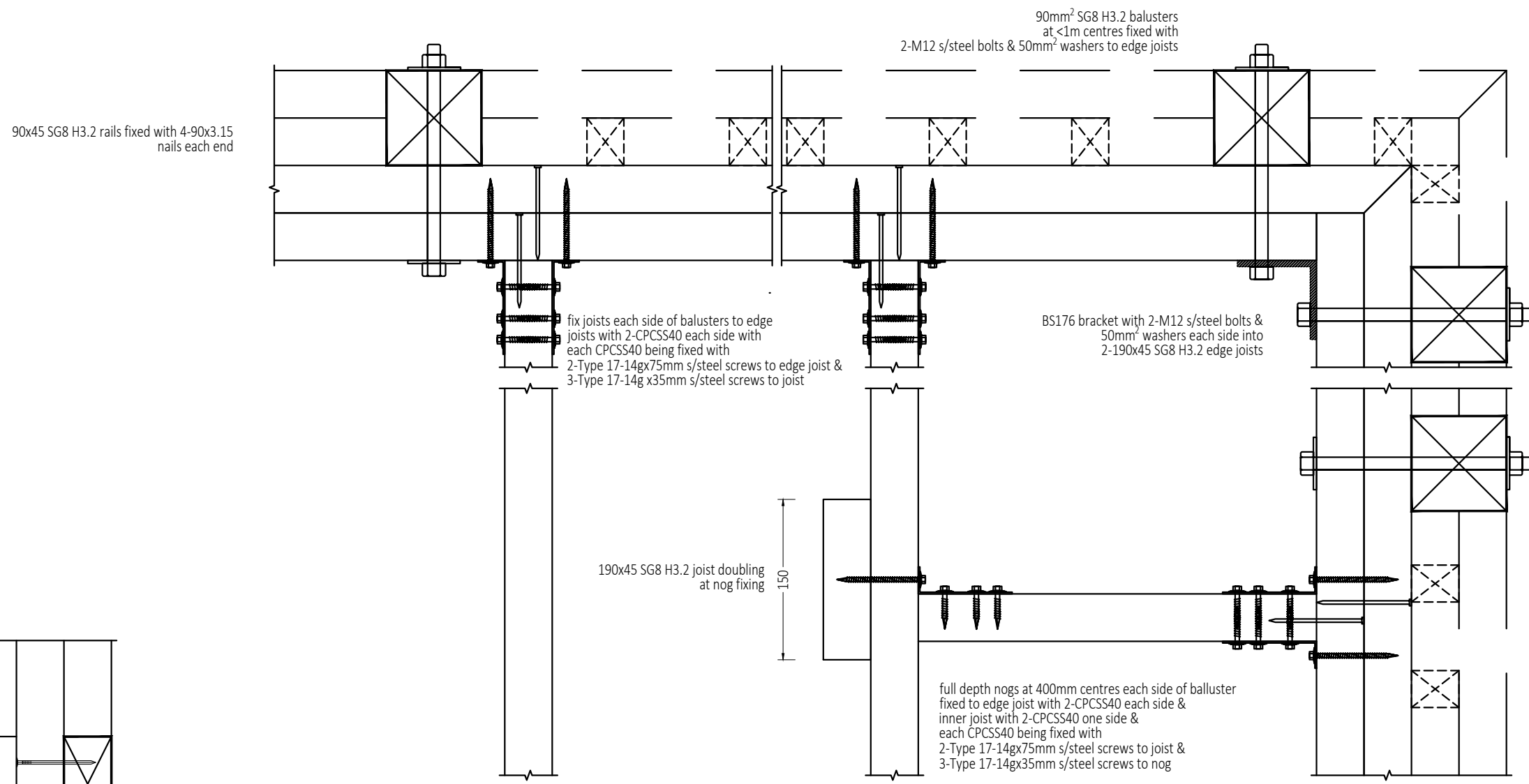
section B-B 1:20 & details 1:10

Proposed building consent application for house piles, decks, etc., FR Hills Ltd, 1767 SH10, Kahoe

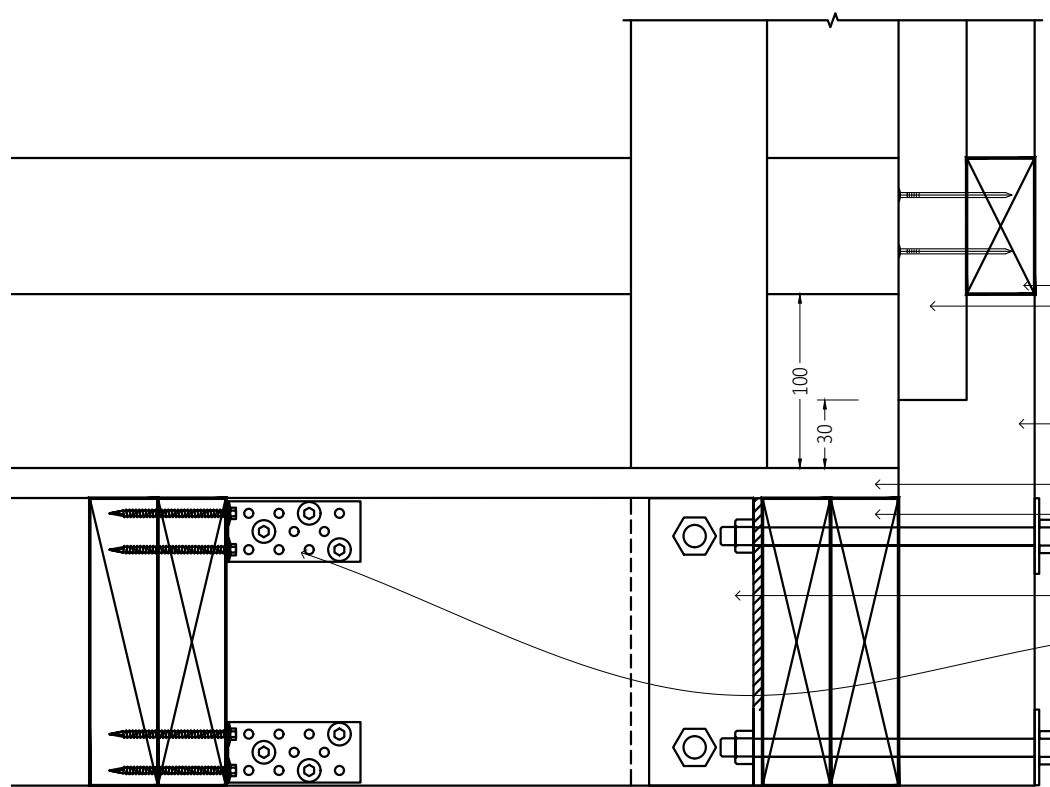


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DATE 07/08/2024 SHEET 6



deck corner detail 1:5  
(as per Lumberlok fixing guide attached)

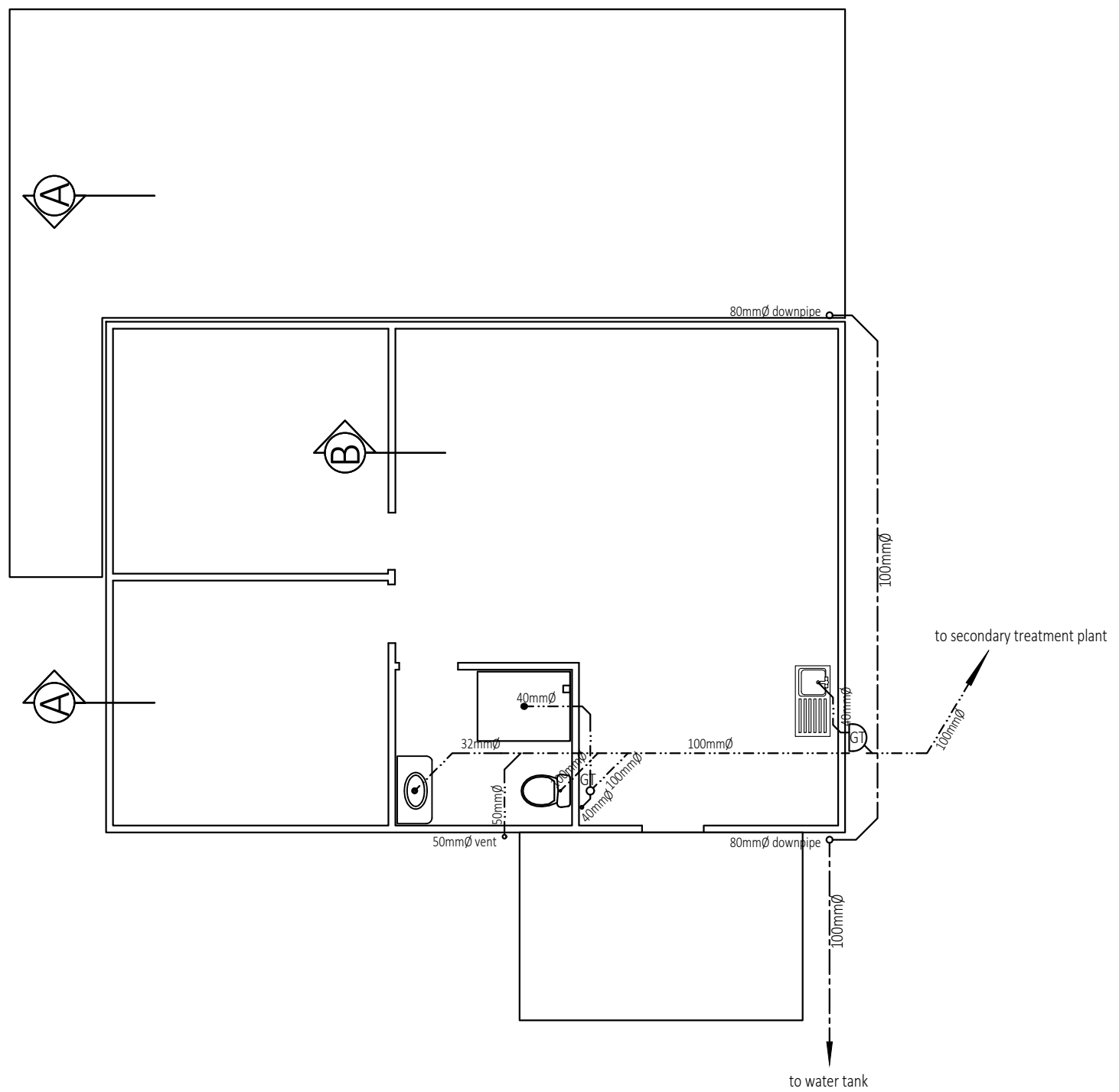
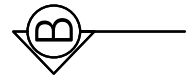


baluster detail 1:5  
(as per Lumberlok fixing guide attached)

Note: decking with slip resistance to comply with NZBC D1/AS1

handrail details 1:5

Proposed building consent application for house piles, decks, etc., FR Hills Ltd, 1767 SH10, Kahoe



### Notes:

**plumbing & drainage:**  
all plumbing & drainage work is to fully comply with NZBC AS3500.2 & all local body regulations

**wastewater:**  
wastewater disposal is by treatment system designed by Kerikeri Drainage Ltd see attached TP58 attached

**pipe gradients**  
1:60 gradient for 100mm $\varnothing$  pipe  
1:40 min gradient for <100mm $\varnothing$  pipe

**stormwater:**  
stormwater is to be piped to water tank in 100mm $\varnothing$  pipe  
minimum gradient is 1:100  
fit 20micron filter to water tank house outlet

overflow is to be dispersed via slotted pipe to its natural catchment

**roof penetrations:**  
terminal vent is to be fitted to roofing with a Dektite Premium sealed & fixed with s/steel pop rivets at 50mm centres

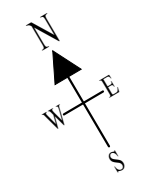
## plumbing plan 1:75

Proposed building consent application for house piles, decks, etc., FR Hills Ltd, 1767 SH10, Kahoe



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DATE 07/08/2024  
SHEET 8



NZ Transport Agency Waka Kotahi Reference: Application-2024-1139

13 November 2024

FR Hills Ltd/ Paul Hayman

Sent via Email: [info@cadplanz.co.nz](mailto:info@cadplanz.co.nz)

Dear Paul,

**Proposed minor dwelling shared access SH10 – 1767 SH10, Kahoe – FR Hills Ltd – Lot 4 DP 209117**

Thank you for your request for written approval from NZ Transport Agency Waka Kotahi (NZTA) under section 95E of the Resource Management Act 1991. Your proposal has been considered as follows:

**Proposal**

Resource consent is sought for the following activities: Addition of minor dwelling to Lot 4 DP 209117 sharing access to SH10 from 1767 SH 10 Kahoe.

**Assessment**

In assessing the proposed activity, NZTA notes the following:

NZTA can support the proposal provided that the existing access is sealed and that if there is a cross culvert that it has traversable headwalls or similar safety treatments. It also recommends that any vegetation at the access is trimmed to improve sight lines.

**Conditions**

In discussion with NZTA your client has agreed to include the following conditions as part client's resource consent application. The legal name of NZTA is the **New Zealand Transport Agency**; therefore, our full legal name is referred to in the conditions and approval.

1. The vehicle crossing is to be sealed to the property boundary and if there is a cross culvert this must have traversable headwalls or similar safety treatments to the satisfaction of the New Zealand Transport Agency Network Manager.
2. The consent holder must trim any vegetation at the access as much as is possible to improve sightlines.
3. Prior to the occupation of the dwelling the consent holder shall provide to Council, correspondence from the New Zealand Transport Agency confirming that works in the State Highway, including the upgrading of vehicle crossings, and vegetation clearance have been undertaken to New Zealand Transport Agency standards.

**Determination**

On the basis of the above assessment of the proposed activity, and the conditions volunteered by the applicant, the New Zealand Transport Agency provides written approval under section 95E of the Resource Management Act 1991.

We are happy for you to provide this letter to the territory authority as evidence of our s95E RMA and s93 GRPA approvals.

**Advice Notes**

NZ Transport Agency Waka Kotahi Reference: Application-2024-1139

- i) Before you undertake any physical work on the state highway, including the formation of any vehicle crossing and any vegetation clearance you are legally required to apply to the New Zealand Transport Agency for a Corridor Access Request and for that request to be approved.
- ii) Please submit your CAR to the NZTA network technician Aran Arrieta [aran.arrieta@nzta.govt.nz](mailto:aran.arrieta@nzta.govt.nz) a minimum of fourteen working days prior to the commencement of any works on the state highway; longer is advised for complex works.

**Expiry of this approval**

Unless resource consent has been obtained this approval will expire two years from the date of this approval letter. This approval will lapse at that date unless prior agreement has been obtained from The New Zealand Transport Agency.

If you have any queries regarding the above or wish to discuss matters further, please feel free to contact the Environmental Planning team at [environmentalplanning@nzta.govt.nz](mailto:environmentalplanning@nzta.govt.nz).

Yours sincerely,

*B.W. Hawkins*

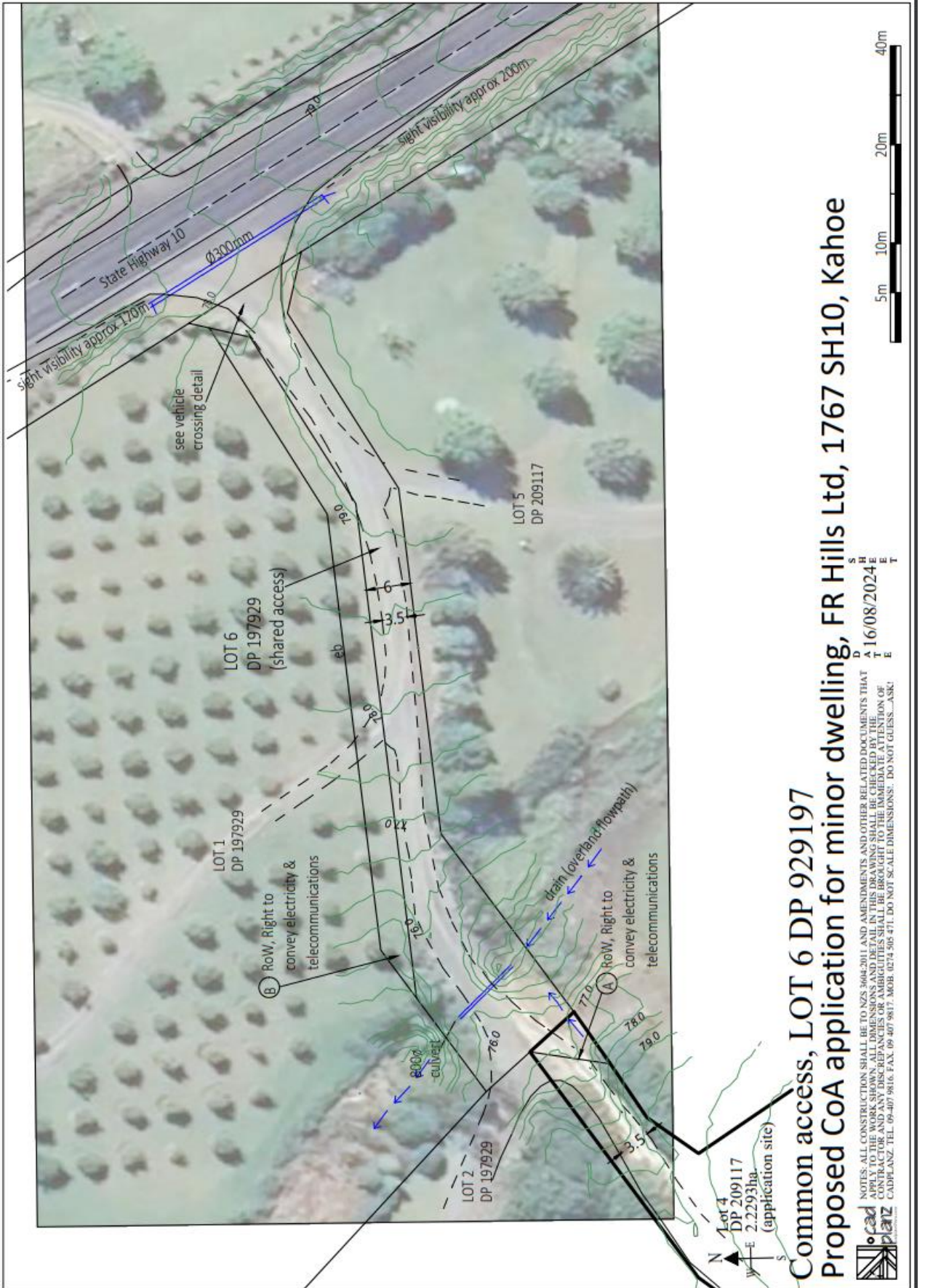
Bruce Hawkins

Senior Planner

Poutiaki Taiao / Environmental Planning, System Design, on behalf of NZ Transport Agency Waka Kotahi.

Enclosed:

Attachment 1: Proposed Site Plan & Crossing Details



**Common access, LOT 6 DP 929197  
Proposed CoA application for minor dwelling, FR Hills Ltd, 1767 SH10, Kahoe**

NOTES: ALL CONSTRUCTION SHALL BE TO NZS 3604:2011 AND AMENDMENTS AND OTHER RELATED DOCUMENTS THAT ARE REFERENCED THEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND ANY DISCREPANCIES OR AMBIGUITIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF CADPLANZ. TEL: 09-407 9816. FAX: 09-407 9817. MOB: 0274 505 471. DO NOT SCALE DIMENSIONS! DO NOT GUESS...ASK!





NOTES: ALL CONSTRUCTION SHALL BE TO NZS 3909:2011 AND MEASUREMENTS AND OTHER RELATIVE DIMENSIONS THAT CONTRADICT CONTRACTOR AND ANY INSPECTION REPORTS OR ASSESSMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CLIENT. CONTACT: TEL: 09-407 9816 FAX: 09-407 9817 MOB: 0214 886 871 DO NOT SCALE DIMENSIONS. DO NOT QUOTE.

DATE: 16/08/2024

SCALE: 1:1000

PROJECT: 17667 SH10

DRAWN BY: [Name]

CHECKED BY: [Name]

DATE: 16/08/2024

SCALE: 1:1000

PROJECT: 17667 SH10

DRAWN BY: [Name]

CHECKED BY: [Name]

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DATE: 16/08/2024

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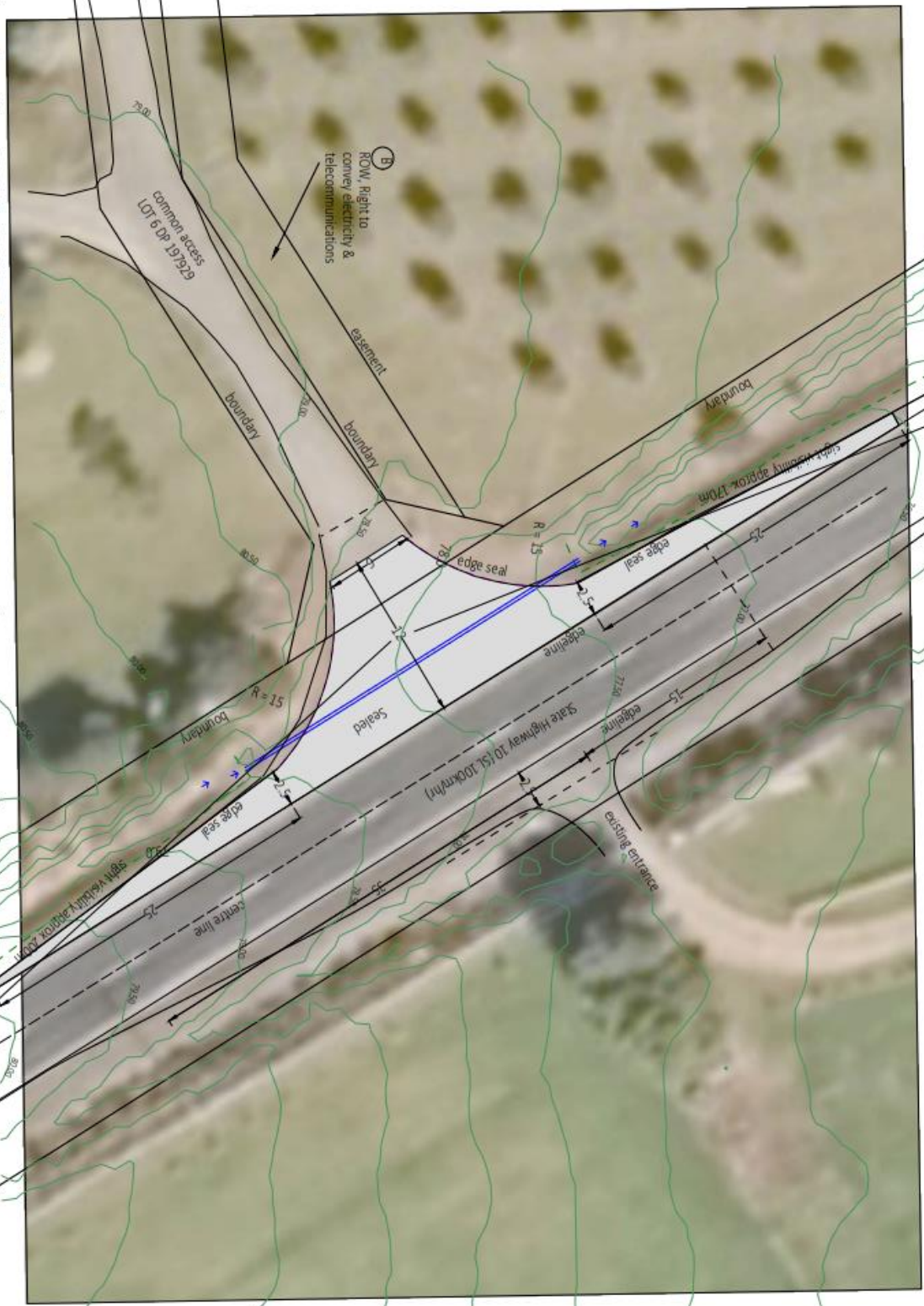
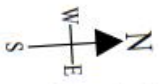
PROJECT: 17667 SH10

DRAWN BY: [Name]

CHECKED BY: [Name]

DATE: 16/08/2024

# Vehicle crossing detail to LOT 6 DP 197929 (common access) Proposed CoA application for minor dwelling, FR Hills Ltd, 17667 SH10, Kahoe







## NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

### PART A – To be completed by Applicant

Applicant/s Name:

Ian Hills

Address of proposed activity:

1767 SH10, Totara North

Legal description:

Lot 4 DP 209117

Description of the proposal (including why you need resource consent):

Retrospective consent for second dwelling in Rural Production Zone

Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):

1. Site Plan (concept)

2. \_\_\_\_\_

3. \_\_\_\_\_

4. \_\_\_\_\_

5. \_\_\_\_\_

6. \_\_\_\_\_

#### Notes to Applicant:

1. Written approval must be obtained from all registered owners and occupiers.
2. The **original copy** of this signed form and **signed plans and accompanying documents** must be supplied to the Far North District Council.
3. The amount and type of information provided to the party from whom you seek written approval should be sufficient to give them a full understanding of your proposal, its effects and why resource consent is needed.

**PART B – To be completed by Parties giving approval**

**Notes to the party giving written approval:**

1. If the owner and the occupier of your property are different people then separate written approvals are required from each.
2. You should only sign in the place provided on this form and accompanying plans and documents if you **fully understand** the proposal and if you **support** or have **no opposition** to the proposal. Council will not accept conditional approvals. If you have conditions on your approval, these should be discussed and resolved with the applicant directly.
3. Please note that when you give your written approval to an application, council cannot take into consideration any actual or potential effects of the proposed activity on you unless you formally withdraw your written approval **before** a decision has been made as to whether the application is to be notified or not. After that time you can no longer withdraw your written approval.
4. Please sign and date all associated plans and documentation as referenced overleaf and return with this form.
5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

Full name/s of party giving approval:

Mary Elizabeth Taisey  
Valerie Iliia Moffat  
Darren James Bratt

Address of affected property including legal description

1745 State Highway 10 Mangonui  
PT SEC 8 BK XI Mangonui SDC Golf Course

Contact Phone Number/s and email address

Daytime: 094051808 email: info@mangonui.co.nz

I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

*Please note: in most instances the approval of all the legal owners and the occupiers of the affected property will be necessary.*

1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.
2. I/We have signed each page of the plans and documentation in respect of this proposal (these need to accompany this form).
3. I/We understand and accept that once I/we give my/our approval the Consent Authority (Council) cannot take account of any actual or potential effect of the activity and/or proposal upon me/us when considering the application and the fact that any such effect may occur shall not be relevant grounds upon which the Consent Authority may refuse to grant the application.
4. I/We understand that at any time before the notification decision is made on the application, I/we may give notice in writing to Council that this approval is withdrawn.

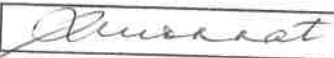
Signature



Date

12-7-23

Signature



Date

17.7.23

Signature

Mary Taisey  
Club Secretary

Date

13 July 2023

Signature

Date

**Notes:**

all plumbing & drainage work is to fully comply with NZBC G13/AS1 and all local body regulations  
stormwater is to be piped to tanks  
overflow is to be dispersed via a slotted drain to its natural catchment

**All stormwater from roof, driveways & watertank overflow to be disposed of to N.Z.B.C. E1**

**BUILDER TO CHECK LOCATIONS, LEVELS, DEPTHS ETC. OF ALL INGROUND SERVICES PRIOR TO COMMENCEMENT**



**Lot 4  
DP 197929  
2.6645ha.**

Existing shed →

← General location of second dwelling (existing)

existing house  
existing shed

25.47m  
81.85m  
17.26m

72.42m

49.97m  
-22.66m

30.00m

17.23m

Received

27.60m

61.50m

221.36m

site plan 1:1000

**PLAN SHOWING EXISTING SECOND DWELLING (HIGHLIGHTED YELLOW – IAN HILLS)**



NOTES: ALL DIMENSIONS MUST BE TO NZS 804:1994 UNLESS SPECIFIED OTHERWISE AND OTHER RELEVANT DIMENSIONS THAT APPLY TO THE WORK SHOWN. ALL DIMENSIONS AND DETAILS ON THIS DRAWING SHALL BE GOVERNED BY THE CONTRACTOR AND ANY DISCREPANCIES OR AMBIGUITIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF CAMPBELL TEL: 06-330 1816 FAX: 09-431 7801 MOB: 021 450 471 DO NOT SCALE DIMENSIONS. DRAWN: GLENN ASSK

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## NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

### PART A – To be completed by Applicant

Applicant/s Name:	Ian Hills
Address of proposed activity:	1767 SH10, Totara North
Legal description:	Lot 4 DP 209117
Description of the proposal (including why you need resource consent):	Retrospective consent for second dwelling in Rural Production Zone
Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):	<ol style="list-style-type: none"> <li>1. Site Plan (concept)</li> <li>2. _____</li> <li>3. _____</li> <li>4. _____</li> <li>5. _____</li> <li>6. _____</li> </ol>

#### Notes to Applicant:

1. Written approval must be obtained from all registered owners and occupiers.
2. The **original copy** of this signed form and **signed plans and accompanying documents** must be supplied to the Far North District Council.
3. The amount and type of information provided to the party from whom you seek written approval should be sufficient to give them a full understanding of your proposal, its effects and why resource consent is needed.

*CG Wilson 11-7-23*  
*P. O. Atira 11-7-23*

**PART B – To be completed by Parties giving approval**

- Notes to the party giving written approval:**
1. If the owner and the occupier of your property are different people then separate written approvals are required from each.
  2. You should only sign in the place provided on this form and accompanying plans and documents if you **fully understand** the proposal and if you **support** or have **no opposition** to the proposal. Council will not accept conditional approvals. If you have conditions on your approval, these should be discussed and resolved with the applicant directly.
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  4. Please sign and date all associated plans and documentation as referenced overleaf and return with this form.
  5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

Full name/s of party giving approval: Paul Owen Silva Christine Gail Silva

Address of affected property including legal description: 1767 S/H 10 LOT 2 DP 197929 MANAWAHI 0694 RA-2432156-H

Contact Phone Number/s and email address: Daytime: 0272731940 email: paulchrissilva@gmail.com

I am/we are the OWNER(S) OCCUPIER(S) of the property (circle which is applicable)  
*Please note: in most instances the approval of all the legal owners and the occupiers of the affected property will be necessary.*

1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.
2. I/We have signed each page of the plans and documentation in respect of this proposal (these need to accompany this form).
3. I/We understand and accept that once I/we give my/our approval the Consent Authority (Council) cannot take account of any actual or potential effect of the activity and/or proposal upon me/us when considering the application and the fact that any such effect may occur shall not be relevant grounds upon which the Consent Authority may refuse to grant the application.
4. I/We understand that at any time before the notification decision is made on the application, I/we may give notice in writing to Council that this approval is withdrawn.

Signature	<u>P. O. Silva</u>	Date	<u>11 - 7 - 2023</u>
Signature	<u>CG Silva</u>	Date	<u>11 - 7 - 2023</u>
Signature		Date	
Signature		Date	

**Notes:**

all plumbing & drainage work is to fully comply with NZBC G13 AS1 and all local body regulations  
stormwater is to be piped to tanks  
overflow is to be dispersed via a slotted drain to its natural catchment

**All stormwater from roof, driveways & watertank overflow to be disposed of to N.Z.B.C. EI**

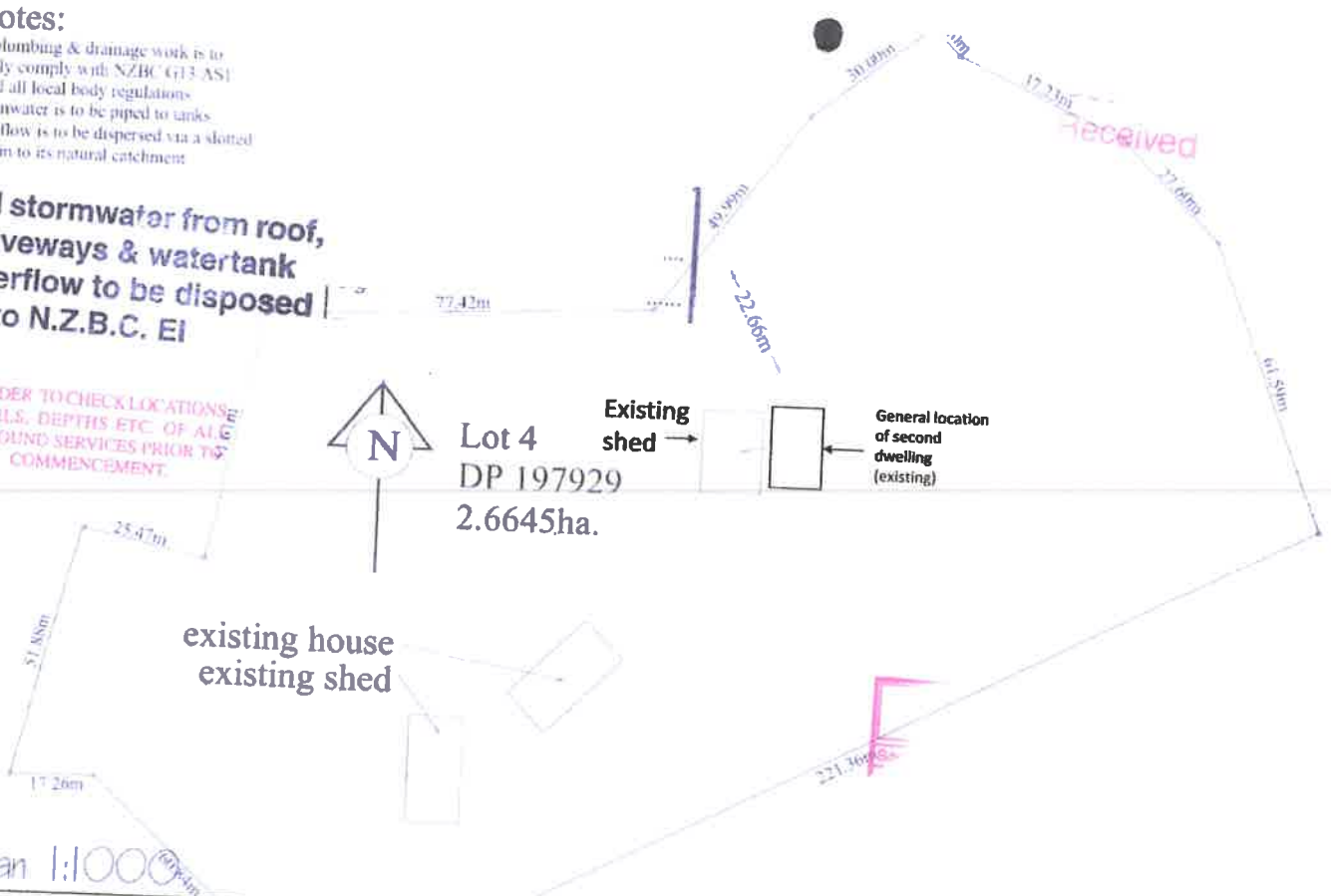
**BUILDER TO CHECK LOCATIONS, LEVELS, DEPTHS ETC. OF ALL UTILITIES PRIOR TO COMMENCEMENT.**



Lot 4  
DP 197929  
2.6645ha.

Existing shed →

General location of second dwelling (existing)



site plan 1:1000

**PLAN SHOWING EXISTING SECOND DWELLING (HIGHLIGHTED YELLOW - IAN HILLS)**



WHEN ALL CONDITIONS REFERRED TO NZB 2004 1999 AND AMENDMENTS AND OTHER RELATED DOCUMENTS THAT APPLY TO THE WORK SHOWN ALL DIMENSIONS AND DETAILS IN THIS DRAWING SHALL BE CHECKED BY THE CONTRACTOR AND ANY DISCREPANCIES OR OMISSIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF CADPLANZ LTD 09-401 1800 FAX 09-401 1801 MOB 0274 786 477 OR NOTICED BY DIMENSIONS INDICATED ON

A 28-02-06  
T  
E  
T

P.O. John 11-7-23

*[Signature]* 11-7-23



## NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

### PART A – To be completed by Applicant

Applicant/s Name:

Ian Hills

Address of proposed activity:

1767 SH10, Totara North

Legal description:

Lot 4 DP 209117

Description of the proposal (including why you need resource consent):

Retrospective consent for second dwelling in Rural Production Zone

Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):

1. Site Plan (concept)

2. \_\_\_\_\_

3. \_\_\_\_\_

4. \_\_\_\_\_

5. \_\_\_\_\_

6. \_\_\_\_\_

#### Notes to Applicant:

1. Written approval must be obtained from all registered owners and occupiers.
2. The **original copy** of this signed form and **signed plans and accompanying documents** must be supplied to the Far North District Council.
3. The amount and type of information provided to the party from whom you seek written approval should be sufficient to give them a full understanding of your proposal, its effects and why resource consent is needed.

*[Handwritten signature]*

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**Notes:**

all plumbing & drainage work is to fully comply with NZBC G13/AS1 and all local body regulations  
stormwater is to be piped to tanks  
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**BUILDER TO CHECK LOCATIONS, LEVELS, DEPTHS ETC. OF ALL INGROUND SERVICES PRIOR TO COMMENCEMENT.**



Lot 4  
DP 197929  
2.6645ha.

Existing shed

General location of second dwelling (existing)

existing house  
existing shed

site plan 1:1000

**PLAN SHOWING EXISTING SECOND DWELLING (HIGHLIGHTED YELLOW – IAN HILLS)**



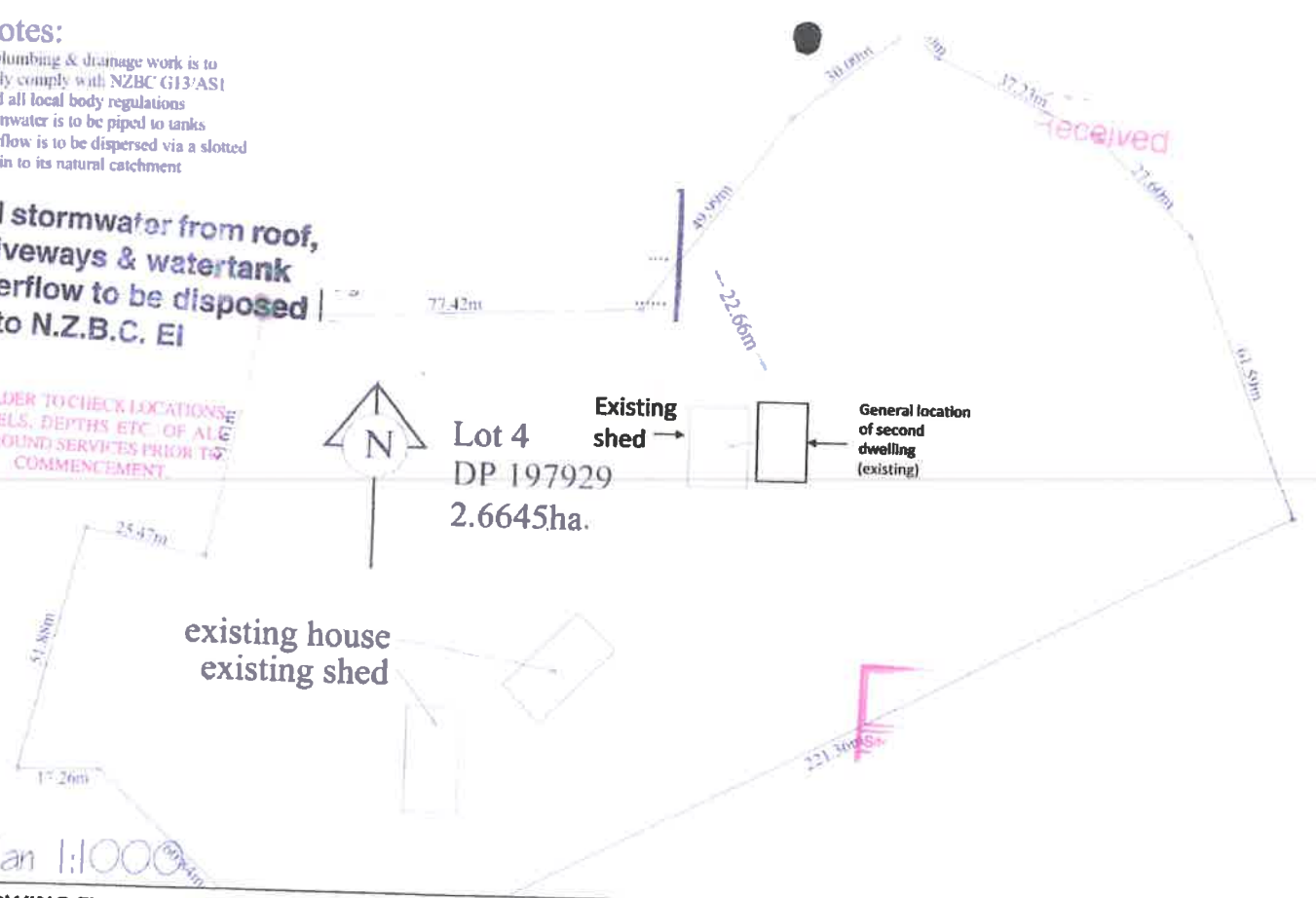
NOTES: ALL DIMENSIONS PROVIDED ARE TO NZS 8000:199 AND AMENDMENTS AND OTHER RELATED DOCUMENTS THAT APPLY TO THE WORK SHOWN. ALL DIMENSIONS AND LEGAL BOUNDARIES DRAWN SHALL BE CHECKED BY THE CONTRACTOR AND ANY DISCREPANCIES OR AMBIGUITIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF CADPLANZ LTD. (0648) 1016. FAX: (0648) 1001. MOB: 0274 089 471. DO NOT SCALE DIMENSIONS. THIS NOT TO BE USED.

A 7 28/02/06

DATE

*Handwritten signature: Ian Hills*

*Handwritten dates: 19-07-2023, 19-07-2023.*





## NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

### PART A – To be completed by Applicant

Applicant/s Name:	Ian Hills
Address of proposed activity:	1767 SH10, Totara North
Legal description:	Lot 4 DP 209117
Description of the proposal (including why you need resource consent):	Retrospective consent for second dwelling in Rural Production Zone
Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):	<ol style="list-style-type: none"><li>1. Site Plan (concept)</li><li>2. _____</li><li>3. _____</li><li>4. _____</li><li>5. _____</li><li>6. _____</li></ol>

#### Notes to Applicant:

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**PART B – To be completed by Parties giving approval**

**Notes to the party giving written approval:**

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5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

Full name/s of party giving approval:

Stuart Craig Seabourne & Julie Rangione Brown

Address of affected property including legal description

1791 State Highway 10,  
Totara North.

Contact Phone Number/s and email address

Daytime: (09) 405 0394 email: juliebrowno23@gmail.com

I am/we are the OWNER(S) OCCUPIER(S) of the property (circle which is applicable)

*Please note: in most instances the approval of all the legal owners and the occupiers of the affected property will be necessary.*

1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.
2. I/We have signed each page of the plans and documentation in respect of this proposal (these need to accompany this form).
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Signature



Date

7/7/23

Signature



Date

7/7/23

Signature

Date

Signature

Date

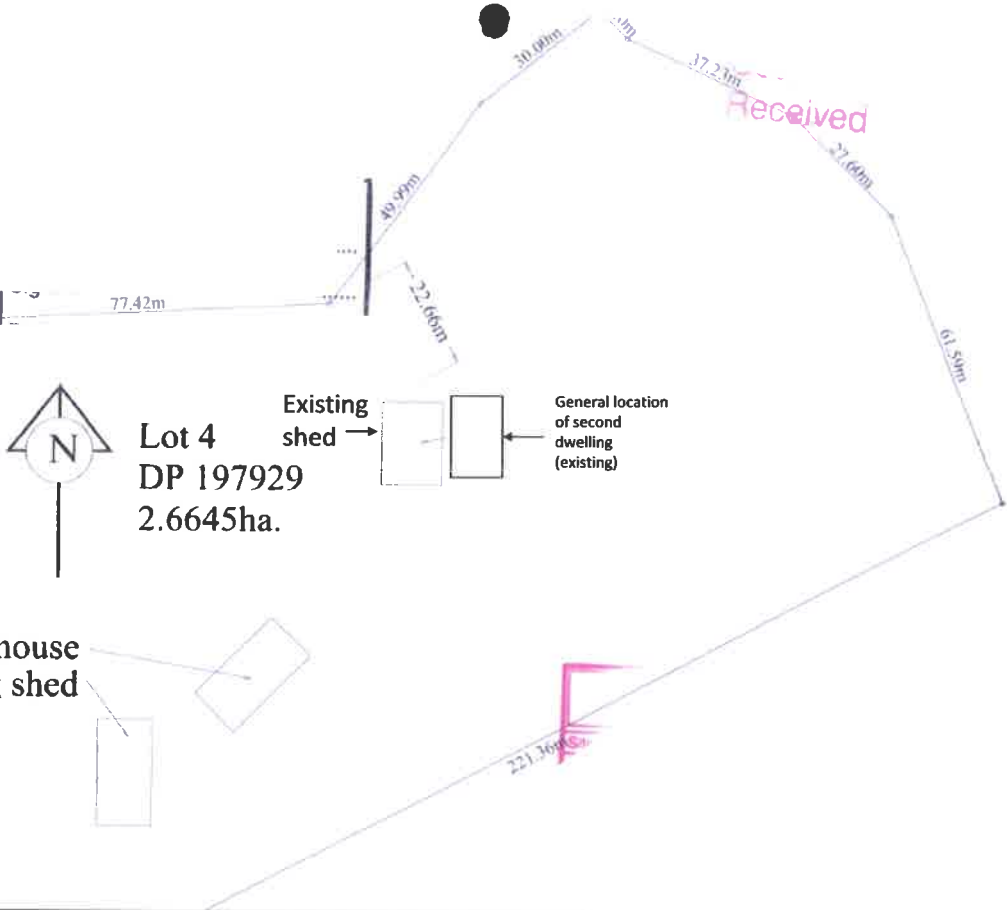


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all plumbing & drainage work is to fully comply with NZBC G13/AS1 and all local body regulations stormwater is to be piped to tanks overflow is to be dispersed via a slotted drain to its natural catchment

**All stormwater from roof, driveways & watertank overflow to be disposed of to N.Z.B.C. EI**

**BUILDER TO CHECK LOCATIONS, LEVELS, DEPTHS ETC. OF ALL INGROUND SERVICES PRIOR TO COMMENCEMENT.**



site plan 1:1000

**PLAN SHOWING EXISTING SECOND DWELLING (HIGHLIGHTED YELLOW – IAN HILLS)**



NOTES: ALL CONSTRUCTION SHALL BE TO NZB 2004, 1999 AND AMENDMENTS AND OTHER RELATED DOCUMENTS THAT APPLY TO THE WORK SHOWN. ALL DIMENSIONS AND DETAIL IN THIS DRAWING SHALL BE CHECKED BY THE CONTRACTOR AND ANY DISCREPANCIES OR AMBIGUITIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF CADPLANZ TEL: 09-405 1806 FAX: 09-405 1801 MOB: 021 225 451 DO NOT SCALE DIMENSIONS! DO NOT GUESS. ASK!

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## NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

**PART A – To be completed by Applicant**

Applicant/s Name:

Ian Hills

Address of proposed activity:

1767 SH10, Totara North

Legal description:

Lot 4 DP 209117

Description of the proposal (including why you need resource consent):

Retrospective consent for second dwelling in Rural Production Zone

Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):

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2. *KO Maffey*

3. \_\_\_\_\_

4. \_\_\_\_\_

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Full name/s of party giving approval:

Kerry Blanche Murphy

Address of affected property including legal description

1767 C State Highway 10, RDC Mangonui  
Lot 5 DP 209117 - ~~DP~~ <sup>Having</sup> 1/4 SH EN Lot 6

19 7929

Contact Phone Number/s and email address

Daytime: 022 363 5479 <sup>KBM</sup> email: Kerrymurphy2000@hotmail.com

I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

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Signature



Date

15/6/23

Signature

Date

Signature

Date

Signature

Date

