

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

2. Type of Consent being applied for

(more than one circle can be ticked):

- Land Use
 - Fast Track Land Use*
 - Subdivision
 - Consent under National Environmental Standard (e.g. Assessing and Managing Contaminants in Soil)
 - Other (please specify) *Addition of a small porch at the door into a sleepout in the Russell Township Zone, over the street from Christ Church.*
 - Discharge
 - Change of Consent Notice (s.221(3))
 - Extension of time (s.125)
- * The fast track is for simple land use consents and is restricted to consents with a controlled activity status.

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

Yes No

4. Consultation

Have you consulted with Iwi/Hapū? Yes No

If yes, which groups have you consulted with?

Komiti o te Marae o Kororarua

Who else have you consulted with?

*Christ Church Priest in Charge
Heritage NZ, Northland
Our uphill rear neighbours
David McKenzie & Brad Mercer*

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

5. Applicant Details

Name/s:

Roderick Barker for The Mirage Family Trust Management Company

Email:

Phone number:

Postal address:

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

6. Address for Correspondence

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

Name/s:

As above

Email:

Phone number:

Work

Home As above

Postal address:

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

As above

Postcode

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

7. Details of Property Owner/s and Occupier/s

Name and Address of the Owner/Occupiers of the land to which this application relates (where there are multiple owners or occupiers please list on a separate sheet if required)

Name/s:

Owner: The Mirage Family Trust Management Company Limited

Property Address/
Location:

Occupants: 3 A Baker St Sue Fitzmaurice, tenant.

3 Baker St Holiday Home of Roderick Barker

Postcode 0202

8. Application Site Details

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

Name/s:

Sue Fitzmaurice sfitzmaurice@xtra.co.nz

Site Address/
Location:

3A Baker Street, Russell, Northland

Phone 021 750 477

Postcode 0202

Legal Description:

Lot 1 DP 40218

Val Number:

00411-66200

Certificate of title:

NA 1125/115

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

Site visit requirements:

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

Is there a dog on the property? Yes* No *But small and friendly, Name of Harry.

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.

For access to 3A cottage, please phone ahead to arrange a time that the occupant, Sue Fitzmaurice, will be at home.
Thankyou.

9. Description of the Proposal:

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

Addition of a doorway porch to the cottage at 3A Baker St, Russell to provide weather protection.
A fuller description is attached in the support letter from Christ Church, from Te Marae Komiti o Kororareka, Heritage NZ, Northland and from our uphill neighbours David & Brad.

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

10. Would you like to request Public Notification?

Yes No

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

(more than one circle can be ticked):

- Building Consent** *Subsequent to Resource Consent Approval.*
- Regional Council Consent (ref # if known)**
- National Environmental Standard consent**
- Other (please specify)**

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

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

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

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

~~Not~~ **Subdividing land**

~~Not~~ **Disturbing, removing or sampling soil**

~~Not~~ **Changing the use of a piece of land**

~~Not~~ **Removing or replacing a fuel storage system**

13. Assessment of Environmental Effects:

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

Your AEE is attached to this application Yes, prepared by Planner Andrew Riddell.

13. Draft Conditions:

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

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

14. Billing Details:

This identifies the person or entity that will be responsible for paying any invoices or receiving any refunds associated with processing this resource consent. Please also refer to Council's Fees and Charges Schedule.

Name/s: (please write in full)

Roderick Owen Barker for The Mirage Family Trust Management Company Limited.

Email:

Phone number:

Postal address:

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

Fees Information

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

Declaration concerning Payment of Fees

I/we understand that the Council may charge me/us for all costs actually and reasonably incurred in processing this application. Subject to my/our rights under Sections 357B and 358 of the RMA, to object to any costs, I/we undertake to pay all and future processing costs incurred by the Council. Without limiting the Far North District Council's legal rights if any steps (including the use of debt collection agencies) are necessary to recover unpaid processing costs I/we agree to pay all costs of recovering those processing costs. If this application is made on behalf of a trust (private or family), a society (incorporated or unincorporated) or a company in signing this application I/we are binding the trust, society or company to pay all the above costs and guaranteeing to pay all the above costs in my/our personal capacity.

Name: (please write in full)

Roderick Owen Barker

Signature:

(signature of bill payer)

[Redacted Signature]

Date 5 Dec 2024

MANDATORY

15. Important Information:

Note to applicant

You must include all information required by this form. The information must be specified in sufficient detail to satisfy the purpose for which it is required.

You may apply for 2 or more resource consents that are needed for the same activity on the same form. You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

Fast-track application

Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement. A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

Privacy Information:

Once this application is lodged with the Council it becomes public information. Please advise Council if there is sensitive information in the proposal. The information you have provided on this form is required so that your application for consent pursuant to the Resource Management Act 1991 can be processed under that Act. The information will be stored on a public register and held by the Far North District Council. The details of your application may also be made available to the public on the Council's website, www.fndc.govt.nz. These details are collected to inform the general public and community groups about all consents which have been issued through the Far North District Council.

15. Important information continued...

Declaration

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

Name: (please write in full)

Roderick Owen Barker

Signature:

[Redacted Signature]

Date *5 Dec 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) *Kimbank payment record 5 December 2024 \$1,585.00 [Attached 1 Payment + CT]*
- A current Certificate of Title (Search Copy not more than 6 months old) *[Attached 1 Payment + CT]*
- Details of your consultation with Iwi and hapū *[Attached 2 Supporters]*
- 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 *[Attached 3 Planner Report Andrew Riddell]*
- Written Approvals / correspondence from consulted parties *[Attached 2 Supporters]*
- Reports from technical experts (if required) *[Assessment of Environmental Effects Attached 3]*
- 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 *[Attached 2 Supporters and Attached 3 Planner Report]*
- 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.



Pay a bill

Success! Your payment has been processed

Receipt

From account: 38-9005-0755729-00 MirageTrans

To account: FAR NORTH DISTRICT COUNCIL – DEBTORS (has been added to your payees list)

Start date: 5 December 2024

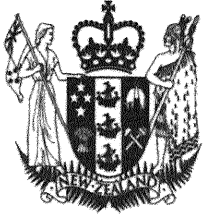
Processing time: ■ We send payments to other banks every hour between 9am and midnight every day. Payments submitted after midnight will be sent after 9am.

Frequency: One-off payment

Amount: \$1,535.00

Statement details	Particulars	Code	Reference
On your statement	RFS422	4728MirageFT	Rod Barker
On their statement	RFS422	4728MirageFT	Rod Barker

[Make another transaction](#)



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

Search Copy




R. W. Muir
Registrar-General
of Land

Identifier NA1125/115
Land Registration District North Auckland
Date Issued 02 November 1954

Prior References
NA750/103

Estate Fee Simple
Area 1010 square metres more or less
Legal Description Lot 1 Deposited Plan 40218
Registered Owners
The Mirage Family Trust Management Company Limited

Interests
Fencing Agreement in Conveyance 371844 (R513/99)
Fencing Agreement in Transfer 549753 - 2.11.1954

To Far North District Council

Resource Consent Application for

Addition of a doorway porch to the cottage at 3a Baker Street, Russell

At 3a Baker Street Russell (legally a part of 3 Baker St), in the Christ Church Heritage Zone, there is a street level tenanted cottage owned by The Mirage Family Trust.

The circa 1950 cottage is on the inland side of Baker Street, behind the church. The cottage is partly sheltered from view from passers-by on Baker Street because of its streetside planting and it is almost hidden from the church grounds because of the church's boundary planting.

Rod & Diana Barker, of the Mirage Family Trust, and the cottage tenant, Sue, seek to have a Resource Consent issued allowing the addition of a modest porch, as shown attached, at the main door into the cottage.

The porch will protect a new 3 glass-panes wooden door from the detrimental affects of intense sun and driven rain that have ended the life of the current door with its multi-coloured inset wooden panel. The porch will protect Sue while she pauses to unlock the door as she returns home in the rain and will also serve as a shelter where she can not only change outdoor footwear for indoor footwear, but also take off and hang wet coats and jackets.

The attached architectural plan shows the proposed dimensions and materials of the porch and the attached coloured photograph and the pencilled sketch, illustrate the modest visual effect that the porch addition will have from, for example, the Baker Street roadway at the boundary with the Fire Station.

This application is supported, and signed and dated below by, named individuals on behalf of:

	Name	Position	Signature	Date
	Christ Church, Russell	Ellen Bernstein	Priest in Charge <i>Ellen Bernstein</i>	27/9/24
X	Te Marae Komiti o Kororareka	<i>Sh. Moppett</i>	TREASURER <i>FRANCES KAHAKA KOPPETT</i>	24/9/24
	Heritage New Zealand Pohaere Taonga	<i>Brill Edwards</i>	Area Manager Heritage NZ.	17/10/24.
		<i>Rod & Diana Barker</i>	<i>Rod & Diana Barker</i>	
		Rod & Diana Barker		
		for The Mirage Family Trust		
	<i>David McKenzie</i>	<i>David McKenzie</i>	<i>David McKenzie</i>	
	60 Hazara St Russell 0202			
		<i>Broad Mercer</i>	<i>Broad Mercer</i>	
		<i>Suzanne D. Fitzmaurice</i>	<i>Suzanne D. Fitzmaurice</i>	
		Tenant, 3a Baker St		

Addition of Entry Porch to Existing House

Planning Report¹

1 December 2024

Introduction

The Mirage Family Trust Management Company is applying for resource consent to add a 2.7 square metre entry porch to a cottage at 3A Baker Street, Kororāreka/Russell.

The cottage is one of two dwellings² on the 1010 square metre property. The title reference for the property is Lot 1, DP 40218.

The buildings on the property are both of a similar modest scale to the other houses on the northern side of Baker Street. The cottage is dated to the last 1940s/early 1950s. Resource consent was granted in 2009 for an upgrade and extension the house. As figure 1 below shows the neither building is intrusive. The proposed entry porch will be in front of the external door on the left end of the cottage. It will be visible from the road.

The site is across the road from the back of the Christ Church grounds. However the site is not readily visible from the church itself or from the main entry road into Kororāreka/Russell.

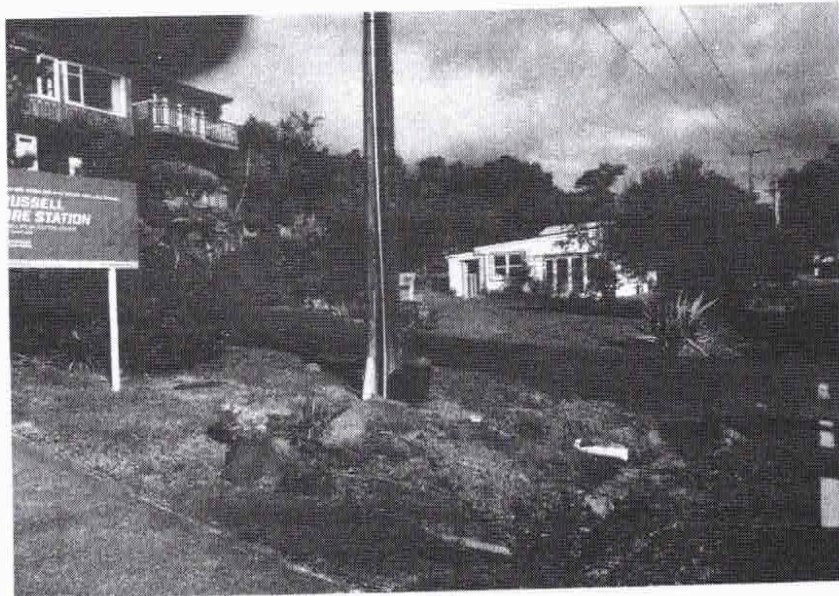


Figure 1 – The house (upper left) and cottage (centre right). The entry porch proposed over doorway at left end of cottage.

- 1 This planning report is written by Andrew Riddell. He is a planner with over 30 years experience, mainly in Northland.
- 2 The other house is 3 Baker Street.

Why resource consent needed

Under the operative Far North District Plan, the property is in the Russell Township zone with an overlay of the Christ Church Heritage Area.

Under the proposed Far North District Plan the property is in the Kororāreka Russell Township zone and in the Kororāreka Russell Heritage Area Overlay Part C Christ Church Precinct. The property is also within the Coastal Environment overlay.

Resource consent is required for this modest extension to an existing building because of the following heritage area rules:

- operative Plan rule 12.5A.6.3.1, alterations to buildings in all heritage precincts, restricted discretionary activity
- operative Plan rule 10.9.5.1.5, building scale not met, discretionary activity consent needed
- proposed Plan rule HA-R2, additions and alterations to existing buildings or structures, discretionary activity (PER-6 re visibility from public place not met).

The permitted activity building scale rule 10.9.5.1.5, as applying to this site, is that the maximum net floor area of all the buildings on the site does not exceed 20% of the net site, or 202 square metres. A resource consent was granted in 2009 which allowed a building upgrade and extension to the house resulting in a total net floor area of the two buildings of 246.98 square metres, or 24.4% of net site area. This proposed entry porch increases the total net floor area to 249.68 square metres or 24.7% of the net site area.

Other relevant rules in the operative District Plan either do not apply because of existing use rights (e.g. the residential intensity rule), or are permitted activities. Compliance with the setback, height to boundary, and height permitted rules are clear because the proposed entry porch is situated well in from the site boundaries, and is lower than the existing buildings.

Most of the rules in the proposed Plan have no legal effect until sometime after the decision on submissions to the proposed Plan are released. However there is provision in the Resource Management Act for some rules in the proposed Plan to be made operative when the proposed Plan is notified. The proposed Plan rule identified above is the only relevant proposed Plan rule applying in this case.

Effects of Proposal

The addition of the entry porch to the existing cottage will have positive effects from the occupant of the cottage because it will provide shelter and privacy when entering or exiting the building.

A further positive effect rises because the current door has deteriorated because of exposure to weather. The entry foyer will provide weather protection for a replacement door.

There are no adverse effects. The entry foyer is a very modest and unobtrusive extension to the existing cottage and will be finished to match the weatherboards and colour of the cottage.

Consent is required to increase the net floor area of the buildings on the site from the currently consented 246.98 square metres (24.4% of net site area) to 249.68 square metres (24.7% of net site area).

The purpose of the building scale rule is to ensure the scale of buildings is compatible with the general urban spatial qualities of the town – notably relatively modest scale of buildings with green space around. The Russell Design Guidelines,³ produced by the Far North District Council, makes the following comment with respect to development within the Christ Church Heritage Precinct

While many of these houses [in the Christ Church Heritage Precinct] are from a much later period of development than the church, they are important nonetheless, for maintaining a complementary scale to the key heritage building and for defining the established residential character and built landscape of older Russell. It is important to retain this character, to ensure that development within the precinct is appropriate in scale and location.

Page 3 of the Design Guidelines includes a sketch of the two buildings on this site as an example of good design retaining the important established residential character within the heritage precinct. The addition of a 2.7 square metre entry porch to the cottage on the site has no adverse effect on that established residential character.

Further, written approvals have been obtained from Christ Church, Heritage New Zealand, the Kororāreka Marae Society and from the neighbours to the immediate east of the site.

Policy Guidance

Given the very small scale of the proposed extension, the relevant policy guidance is confined to that specific for the Christ Church Heritage Precinct as set out in the operative and proposed District Plans. The objectives and policies specific to the Russell Township zone do not introduce any additional relevant guidance to that specific to the Christ Church Heritage Precinct.⁴

The context of the heritage precinct is given in the as

from operative District Plan

The maintenance of the special character within the Christ Church Heritage Precinct is essential to the protection of the heritage values of Russell as a whole. The Christ Church Precinct's focus is, of course, the Christ Church itself, being the oldest church in New Zealand. The open space of the church yard provides a valuable foreground and informal area on entry into the Russell village.

³ Attached in Appendix 2.

⁴ For example, objective 10.9.3 states an intention to maintain Russell's special historic and amenity values and policy 10.9.4.8 identifies ways that the special character of Russell is protected, including at clause (a) having additional controls within heritage precincts.

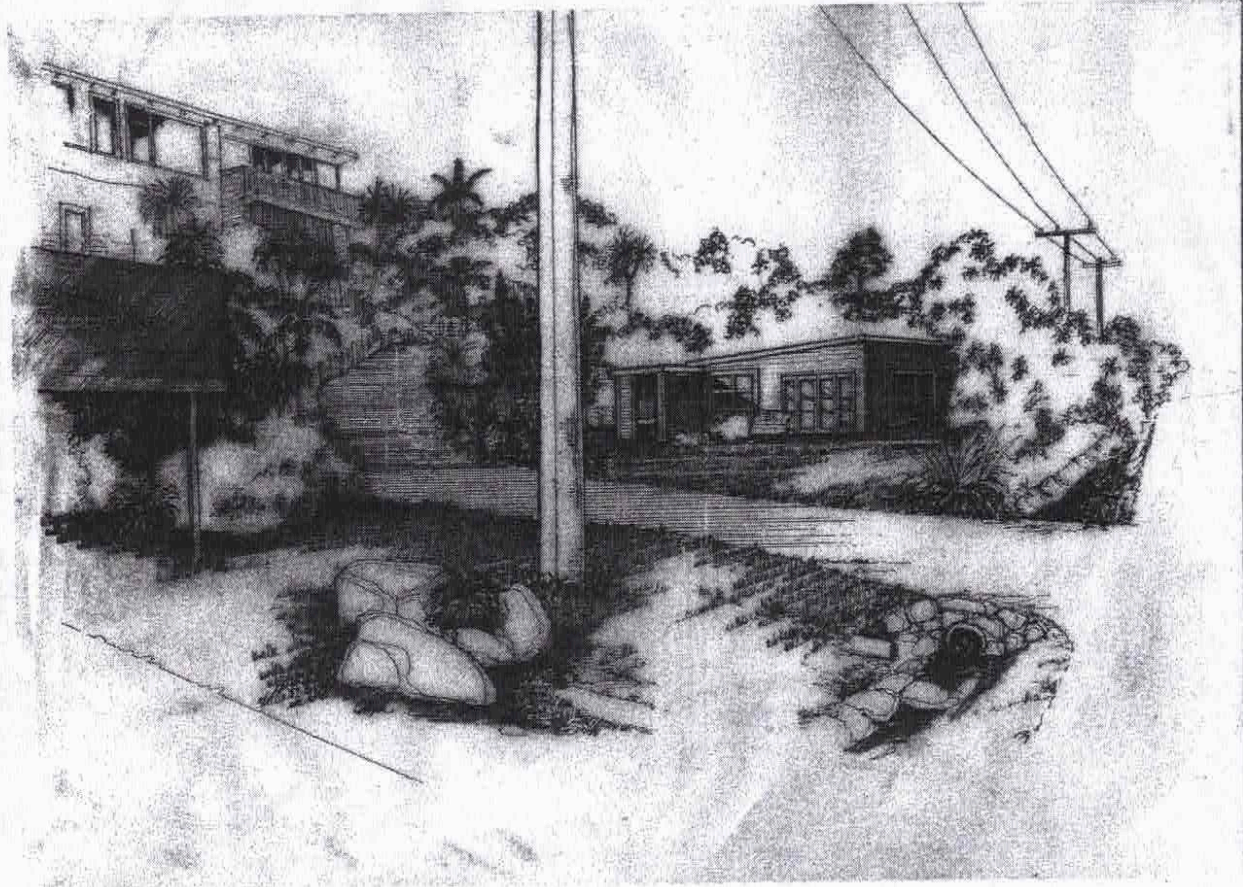


Figure 2 – Sketch showing entrance foyer on cottage.

Objective 12.5A.3.1 To recognise and protect retain the heritage values of the various heritage precincts derived from the sites, buildings and objects of historic significance, and to protect such sites, buildings and objects from inappropriate subdivision, use and development.

Policy 12.5A.4.1 That the type, scale and nature of alterations to existing buildings be limited so as to ensure the retention of the heritage character of the various heritage precincts and of buildings of historic significance within those heritage precincts.

from proposed District Plan

Part C - Christ Church Precinct:

Covers the Christ Church itself, being the oldest church in New Zealand. The open space of the church yard provides a foreground and informal area on entry into the Kororāreka Russell Town.

HA-P6 To maintain the integrity of the Kororāreka Russell Heritage area overlay and protect the heritage values by:

- a. maintaining the architecture and integrity of the build form within Part A The Strand, recognising the use of veranda, roof forms and materials that reflect an earlier architectural style;
- b. maintaining Part A The Strand as predominately a pedestrian area;
- c. protecting the architecture and integrity of the build form within Part B Wellington Street, recognising the low key informal siting of buildings, bush backdrop and villa or bungalow style build form;
- d. recognising and protecting the foreground and informal area upon entry of the Village created by the open space of the Christ Church building and yard of Part C Christ Church;

- e. ensuring subdivision reflects the form of the early township and the surviving historical boundaries and street layout;
- f. protecting scheduled archaeological sites from damage or destruction, and retrieving archaeological information whenever unscheduled archaeological sites are discovered;
- g. acknowledging and protecting the landforms and setting of Russell Kororāreka which have an important relationship to the values of the heritage area; and
- h. protecting boundary treatments and landscape areas associated with Scheduled Heritage Resources.

It can be seen from these statements and policies from the district plans that the importance of Christ Church as the oldest church in New Zealand is recognised and protected. Particular emphasis is placed on the open space nature of the church grounds, and its contribution as foreground and informal area on the main road entrance into Kororāreka/Russell from the south. This emphasis can also be seen in the Russell Design Guidelines.

The proposed entry porch is screened from the main road entrance both because it is on the side of the cottage facing away from the main road entrance and because the cottage is on a side street, not on the main road entrance to the village.

Further, this extension does not impact at all on the open space nature of the church grounds, in part because of the small scale of the extension and in part because of the screening planting on the boundary of the church grounds along Baker Street.

The proposal is, for the reasons given, consistent with the policy guidance in the operative and the proposed District Plans.

Consultation

The applicants have contacted the Kororāreka Marae Society, Christ Church, and Heritage New Zealand over the proposal. Each of those contacted was provided with a written description of what was proposed and why, together with a plan of the proposed entry porch, and a sketch of the proposed entry porch on the cottage.

All parties approached have given their support for the proposal.

Assessment and Conclusion

The proposal is for a small extension – an entry porch – to an existing cottage located within the Christ Church Heritage Precinct.

Consent is required for this extension as a restricted discretionary activity and discretionary activity under the operative District Plan and a discretionary activity under the proposed District Plan.

Written approvals have been provided by the Kororāreka Marae Society, Heritage New Zealand and Christ Church.

No adverse effects have been identified. There are positive effects in terms of better weather protection for the entrance door, and in terms of privacy and shelter for people entering or exiting the cottage.

The policy guidance for the Christ Church Heritage Precinct is that it is important to protect the church, being the oldest church in the country; and to recognise the role of the open space nature of church grounds as part of the road entrance into Kororāreka/Russell. The Russell Design Guidelines identifies the importance of retaining the established residential character and built landscape within this heritage precinct.

The entry porch proposal does not compromise this policy guidance, and is consistent with the Russell Design Guidelines.

Restricted discretionary activity consideration is limited to specified matters. For completeness, the application is assessed, in the following table, against the specified matters applying to applications for building extensions within the Christ Church Heritage Precinct.

Table 1 – assessment of matters on which discretion is reserved	
Rule 12.5A.6.3.1 Alterations to buildings in all heritage precincts	
(a) the location of buildings or structures in relation to buildings on adjacent sites, particularly so as to maintain a consistent relationship between buildings and the street;	This is a small extension to an existing building. There is no change to the existing consistency of the relationship between the buildings and the street.
(b) the exterior design and appearance of the building	The proposed entry porch is to be finished so as to be the same cladding type and colour as the rest of the cottage. It is a small extension. There will, therefore, be no real change to the exterior design and appearance of the cottage.
(c) the colour of all exterior surfaces, so as to ensure the appropriate use of colours	The extension will be painted the same colour as the cottage.
(d) the materials used	The materials used are wooden weatherboards and corrugated iron roofing. These are the same finishing materials are the existing cottage.
(e) the heritage value of the building and the effect of the activity on the heritage value of the Precinct;	The cottage is not identified as a heritage building in the District Plan. It does however have heritage value as an example of what was constructed in the vicinity in the late 1940s-early 1950s. Christ Church provides the heritage value protected by the Heritage Precinct. There is no reduction in that heritage value as a result of the proposed entry porch. Note that thee two buildings are specifically identified in a Russell Design Guidelines' sketch as an example of sensitive design practice.
(f) the effect of the activity on the heritage and archaeological values of the Precinc	The heritage and archaeological values of the Precinct are unaffected by this proposal.

(g) the location of the buildings in respect of the landscape and archaeological sites.	Heritage New Zealand has not raised any concerns with respect to potential archaeological sites in the vicinity. Heritage New Zealand has given written approval for the proposal.
-----------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Overall the assessment is that the proposed entry porch only has positive effects (i.e. no adverse effects) and is consistent with relevant policy guidance from the proposed and operative District Plans.

There is no bar to granting consent for the application without notification.⁵

Andrew Riddell
1 December 2024

Appendices

Appendix 1 Notification Assessment

Appendix 2 Russell Design Guidelines

⁵ See the Appendix to this Report for assessment of the notification requirements.

Appendix 1

Notification Assessment

Whether an application is to be publicly notified or not is determined by consideration of sections 95A and 95B of the Resource Management Act.

Section 95A sets out four steps in considering whether to publicly notify or not.

- Step 1 – mandatory public notification in certain circumstances. None of the listed circumstances are met.
- Step 2 – public notification precluded in certain circumstances. None of the listed circumstances apply.
- Step 3 – public notification required in certain circumstances. There are no adverse effects from the proposal. Neither circumstance set out in this step as requiring public notification are met.
- Step 4 – public notification in special circumstances. There are no special circumstances applying.

Under section 95A(9)(b) the application is not to be publicly notified.

The next step is to consider if limited notification is required, considering the tests listed in section 95B of the Act:

- Step 1 – certain affected groups and persons must be notified. Does not apply.
- Step 2 – limited notification precluded in certain circumstances. The rule does not preclude limited notification and is not a controlled activity.
- Step 3 – certain other affected persons must be notified. Strictly there are no affected persons as section 95E(1) precludes a person from being affected where adverse effects are less than minor. Notwithstanding this, written approvals have been obtained from Kororāreka Marae Society, Christ Church, and Heritage New Zealand.
- Step 4 – limited notification in special circumstances. There are no special circumstances applying.

Under section 95B(10)(b) the application is not to be limited notified.

Appendix 2

Russell Design Guidelines



Far North District Council

Dept of Conservation
Northland
18 SEP 2007
RECEIVED

RUSSELL DESIGN GUIDELINES

The History of Russell

The town of Russell exists in the general location of Kororareka, a Maori kainga located near the beach to which Tupi guided the ship *City of Edinburgh* for repairs in 1810. Following this, increasing contact with European visitors saw a change in the character of the settlement. By the late 1830s the town had some 300 European residents, not to mention visitors from the dozens of ships at anchor. The only buildings remaining from the pre-1845 period are Christ Church (1835), now substantially altered, and Pompallier (1841-2).



Houses in the 'Californian bungalow' style near Pompallier.

A variety of buildings exist from later periods. A notable example from the later nineteenth century is the former Customhouse (1870), now the Russell Police Station. Other smaller buildings from the late nineteenth and early twentieth century include cottages and villas as well as a few bungalows, some built originally as holiday homes.

The Role of the Guidelines

Development in Russell (including new buildings and additions and alterations) is subject to the provisions of the Far North District Plan. As a 'non-statutory' document, this design guideline sits outside the District Plan, but provides further information to assist in the protection of the historic character of Russell. It is necessary to refer to the provisions of the District Plan to ascertain requirements for resource consents, issues to be addressed and assessment criteria for applications.

The Far North District Plan

The District Plan identifies a number of specific buildings and sites which have particular heritage value and are accordingly scheduled for protection in Appendix 4 of the District Plan. Development proposals that affect these properties are subject to the rules in Part 11 of the District Plan.

Within Russell, the District Plan identifies three 'Heritage Precincts'. This brochure describes the historic character of each of the heritage precincts in Russell in some detail, which elaborates on the material provided in the District Plan.

Other planning matters also apply in Russell. It is therefore necessary to refer to the District Plan to ascertain the full range of resource management issues and rules that apply, or to discuss these matters with a Council planner.

Archaeology

Any site within Russell has the potential to yield archaeological remains or evidence, of either Maori or European origin, even though little or nothing of interest may be visible on the surface of the ground.

The *Historic Places Act 1993* protects all archaeological remains associated with human activity prior to 1900. The provisions of this Act apply irrespective of the status of any activity under the District Plan (and the *Resource Management Act 1991*).

Even if a resource consent has been granted for a particular activity, it may still be necessary to obtain an Authority to Modify an Archaeological Site under the *Historic Places Act 1993*. For this reason, it is advisable that prior to any disturbance of the ground in Russell, contact is made with the Northland Area Office of the New Zealand Historic Places Trust; Ph: 09 407 4443.

The NZ Historic Places Trust

In addition to its regulatory role in archaeology, the NZ Historic Places Trust is an affected party to resource consent applications in Russell and in respect of any building listed in Appendix 4. In consideration of specific development proposals, the Trust is happy to provide advice.

The Strand Heritage Precinct

As a maritime service centre, early Russell naturally developed close to the edge of the harbour. This gave the earliest businesses ready access to the water, and provided convenient amenity to the many visitors arriving by sea. This was accompanied by residential development close to the waterfront and a hinterland of small farm holdings and other dwellings. The core of the new community was thus concentrated in the area contained by The Strand and York Street. The defining physical quality of the precinct derives from the close alignment of the Strand and its adjacent buildings to the water.

Part of the modern commercial centre remains within The Strand Precinct, and is centred on Cass Street, which functions as a sort of town square (once known as Sydney square). The success of this as a public space is certainly due to its location, but is also due to its alignment with the wharf, which is the point of entry for water-based transport to and from Russell.

The physical shape and character of the precinct has evolved over time, and a great many building types are now represented here, including some of the oldest buildings in Russell. The general scale of building is two-storeys, but with many single storey residential buildings, mainly at the north end. These buildings are typically small and modest examples of their style and type, whether single storey or two storey.

The character of this part of Russell has always been mixed. This defining attribute is equally the case today, where the variety of building styles and their relationship to The Strand sets a pattern of scale and proximity which is quite different from the rest of the town. In addition, The Strand Precinct includes 7 buildings specifically identified in the District Plan (more than half the total for the town). One of these buildings, known as Pompallier is of national heritage significance and defines the southern end of the precinct.

Wellington Street Heritage Precinct

The Wellington Street Heritage Precinct is a small part of Russell immediately to the north of the Strand Precinct and is centred on the intersection of York and Wellington Streets. The landscape rises from the beach to the lower slopes of Maiki hill and is characterised by a generally low intensity of residential-scale development with generous amount of open space between houses. Mature trees are another important ingredient of this landscape.

The range of dwellings is quite varied, with predominantly nineteenth century houses ranging from quite small cottages to large villas, one of which is a scheduled historic building. Houses are generally oriented to the street, thus reinforcing the street alignment.

The importance of this precinct derives from the way in which it supports the Strand precinct and maintains consistency of character and scale along the waterfront. The precinct is also important for defining consistency of character and scale of development further along Wellington Street and into York Street.

Christ Church Heritage Precinct

The Christ Church Precinct has particular importance for its location at the entrance to central Russell, where Matauwhi Road meets Robertson Street. Christ Church is an historic building of national significance which lies at the southern end of the commercial centre. Standing within its graveyard, the church dominates a larger open area to the north with older residential buildings on rising ground to the south and east.

While many of these houses are from a much later period of development than the church, they are important nonetheless, for maintaining a complementary scale to the key heritage building and for defining the established residential character and built landscape of older Russell. It will be important to retain this character, to ensure that development within the precinct is appropriate in scale and location.

Additions and alterations

It is not hard to add to old houses or to make internal changes which will make them more agreeable to live in, and which allow them to reflect changing life styles. Modernisation of amenities is not, however, the same thing as modernising the appearance of the house.

A key objective in refurbishing an older house is to retain the original character of the exterior while making necessary changes. It is important to be clear about the correct style of a house and to recognise that there are important differences between each style.

There are 3 quite simple guidelines which are worth following:

- Keep the original street front intact
- Retain original features
- Don't break the roof line

If a larger house is needed, consider adding another building block to the existing - perhaps a lean-to or a repeat of the original house form. These additions should not dominate the original house. It is sensible to match existing construction materials to enable a sympathetic addition to be made, but it should always be apparent where the original house ends and the new begins.

New buildings

There is no contradiction between preserving historic character and new development. It is the nature of towns to continue to grow and it is important that each period of development should be of its own time - so copying old styles is usually not the best solution.

It is equally important that new development in areas of established character should "fit in" to the existing setting, and should not dominate its surroundings - either through appearance or through difference in scale of development. For this reason, new construction in each precinct may require different solutions.

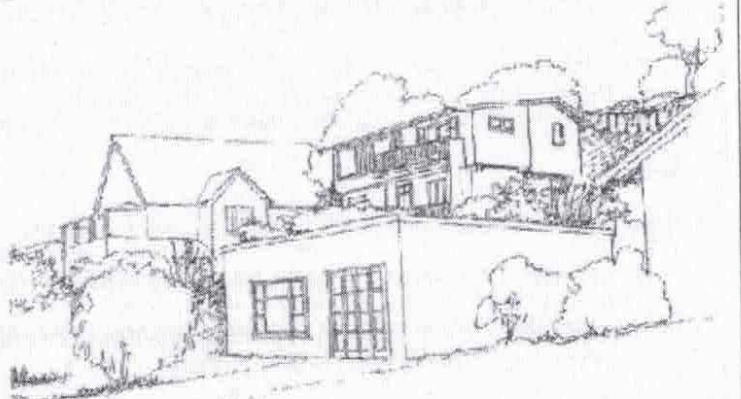


A simple addition to a cottage, in traditional manner.

It is important to understand the existing pattern of development - how buildings relate to the street and to the landscape, the spaces between buildings and the positions of buildings on their plots. Attention to these details will ensure a better fit in the wider context.

The single most important quality in a new design will be scale and successful new design will respond to its context by striving to preserve the general scale of existing development, or the scale of the nearest buildings.

A second important consideration is form - the overall shape and arrangement of the building. Clear simple forms are most likely to be successful, but moderate use of features such as verandahs is a sound way of creating additional accommodation. It is not necessary to mimic existing houses, but roof pitches similar to those on adjacent buildings will help new houses fit in. Once scale and form have been addressed, attention to materials and details will ensure a successful outcome.



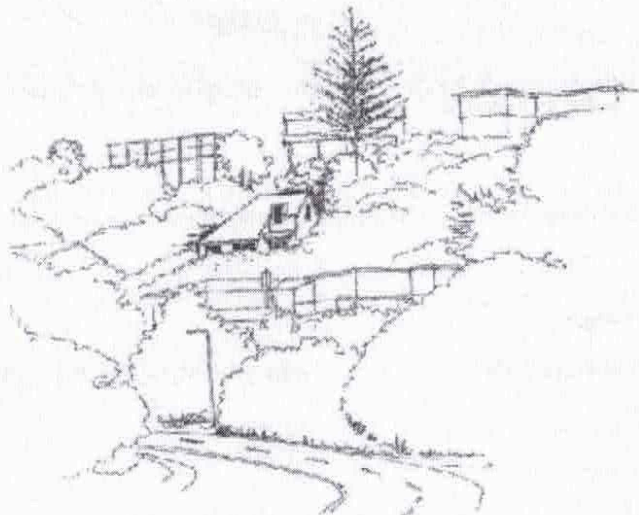
A new house sharing its site with an early bach (in the foreground). The new house is designed to avoid a harsh contrast with either the existing bach on the site or the land-form on which it is sited.

Other Aspects of Character

While this guideline has focussed on built form as an aspect of historic character and appropriate responses in terms of development, historic character can be compromised by other changes.

Landscaping

The landscaping chosen should be appropriate to the context. Locally sourced native plants, or others that are in accordance with established plantings should be preferred over visually dramatic 'architectural' plants such as exotic palms or aloes.



A contemporary house (below and to the left of the Norfolk Island Pine tree) using traditional forms, unobtrusively located in a landscaped setting. Its location below the horizon, and the presence of vegetation assists it to fit within its particular context on a sloping site.

Signage

While sensitively designed, generally small-scaled signage can be used to identify and promote commercial activities without adversely affecting historic character; the same can not be said for all types of signage. In general, the scale of signage should be in keeping with the scale of the building on the site and should not dominate that building or others in the vicinity. Fluorescent colours should be avoided and bright colours used sparingly and with caution, particularly on or close to scheduled sites. Visual impact should be gained by the use of interesting and finely crafted signs.

Paving and Kerbing

Whether in the public realm or on private property, paving should be chosen to blend with the natural environment. Tar seal, which weathers to a soft grey, or other paving which reflects the brown coloured beach shingle, should be preferred over concrete, which can create glare and when used on longer ascending driveways, can create an appearance of 'scarring' the natural landscape.



The character of the Strand derives not only from its buildings, but its landscaped setting proximity to the water and the virtual absence of obtrusive signage.

Without limiting the need to dispose of storm-water in accordance with good engineering practice, kerbing and channelling should only be used where absolutely necessary. This avoids a harsh and strongly urban appearance being imposed on a town which has grown 'organically' with limited infrastructure, to attain an informal and relaxed character.

Summary

The character of Russell can be retained by following a few simple principles. These can be summarised as follows:

- New buildings should be a genuine response to the character of their context.
- New buildings and additions to buildings should use simple forms and be designed to maintain the traditional small 'scale', aggregating forms where necessary.
- Buildings should use sloping roofs, traditional materials, and simple traditional detailing, and generally minimal ornamentation.
- Generous, appropriately landscaped yards should be maintained to complement the subject building and its context.
- Large-scale signage should be avoided
- Infrastructure in the public realm such as roading and drainage should use 'green' solutions that avoid extensive paving or kerbing.

(Text and images by Salmond Reed Architects Ltd.)

Contact Details

Far North District Council

Telephone:
0800 920 029
(09) 405 2750

Memorial Drive
Private Bag 752
Kaikohe

Fax:
(09) 401 2137

New Zealand Historic Places Trust 3

Telephone:
(09) 407 4443

62 Kerikeri Road
PO Box 836
Kerikeri

Fax:
(09) 407 3454

Department of Conservation

Telephone:
(09) 430 2470

Bank Street
P O Box 842
Whangarei

Fax:
(09) 430 2479

