

DONALDSONS

REGISTERED LAND SURVEYORS

8524

18 October 2024

Planning Division

Far North District Council
Private Bag 752
Kaikohe

Dear Sir/Madam

PROPOSED SUBDIVISION & LAND USE

D. PHILLIPS, 25 CLIFFORD STREET, KAIKOHE

We submit herewith a Resource Consent application together with the following:

- Application form & deposit \$5013
- Planning report
- Scheme plan
- Record of Title
- Top Energy Ltd & Chorus NZ comments
- Geotechnical assessment
- Building Plans

Yours faithfully,

Micah Donaldson

MNZIS - Assoc.NZPI

DONALDSONS

Registered Land / Engineering Surveyors and Development Planners



CSNZ

THE CONSULTING
SURVEYORS
OF NEW ZEALAND
A DIVISION OF THE NEW ZEALAND INSTITUTE OF SURVEYORS

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

2. Type of Consent being applied for

(more than one circle can be ticked):

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

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

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

Yes No

4. Consultation

Have you consulted with Iwi/Hapū? Yes No

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant Details

Name/s:

Doris Philips

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:

Donaldsons Surveyors Ltd

Email:

Phone number:

Postal address:

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

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

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

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

Name/s:

Doris Phillips

**Property Address/
Location:**

23 Clifford Street

Kaikohe

Postcode

8. Application Site Details

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

Name/s:

**Site Address/
Location:**

Postcode

Legal Description:

Val Number:

Certificate of title:

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

Site visit requirements:

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

Is there a dog on the property? Yes No

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

9. Description of the Proposal:

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

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

10. Would you like to request Public Notification?

Yes No

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

(more than one circle can be ticked):

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

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

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

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

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

- Subdividing land
- Changing the use of a piece of land
- Disturbing, removing or sampling soil
- Removing or replacing a fuel storage system

13. Assessment of Environmental Effects:

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

Your AEE is attached to this application Yes

13. Draft Conditions:

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

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

14. Billing Details:

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

Name/s: (please write in full)

Donaldson's Surveyors

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)

Micah Donadison

Signature:

(signature of bill payer)

Date 17-Oct-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)

Micah Donaldson

Signature:

[Redacted Signature]

Date 17-Oct-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)
- Details of your consultation with Iwi and hapū
- Copies of any listed encumbrances, easements and/or consent notices relevant to the application
- Applicant / Agent / Property Owner / Bill Payer details provided
- Location of property and description of proposal
- Assessment of Environmental Effects
- Written Approvals / correspondence from consulted parties
- Reports from technical experts (if required)
- Copies of other relevant consents associated with this application
- Location and Site plans (land use) AND/OR
- Location and Scheme Plan (subdivision)
- Elevations / Floor plans
- Topographical / contour plans

Please refer to Chapter 4 of the District Plan for details of the information that must be provided with an application. Please also refer to the RC Checklist available on the Council's website. This contains more helpful hints as to what information needs to be shown on plans.

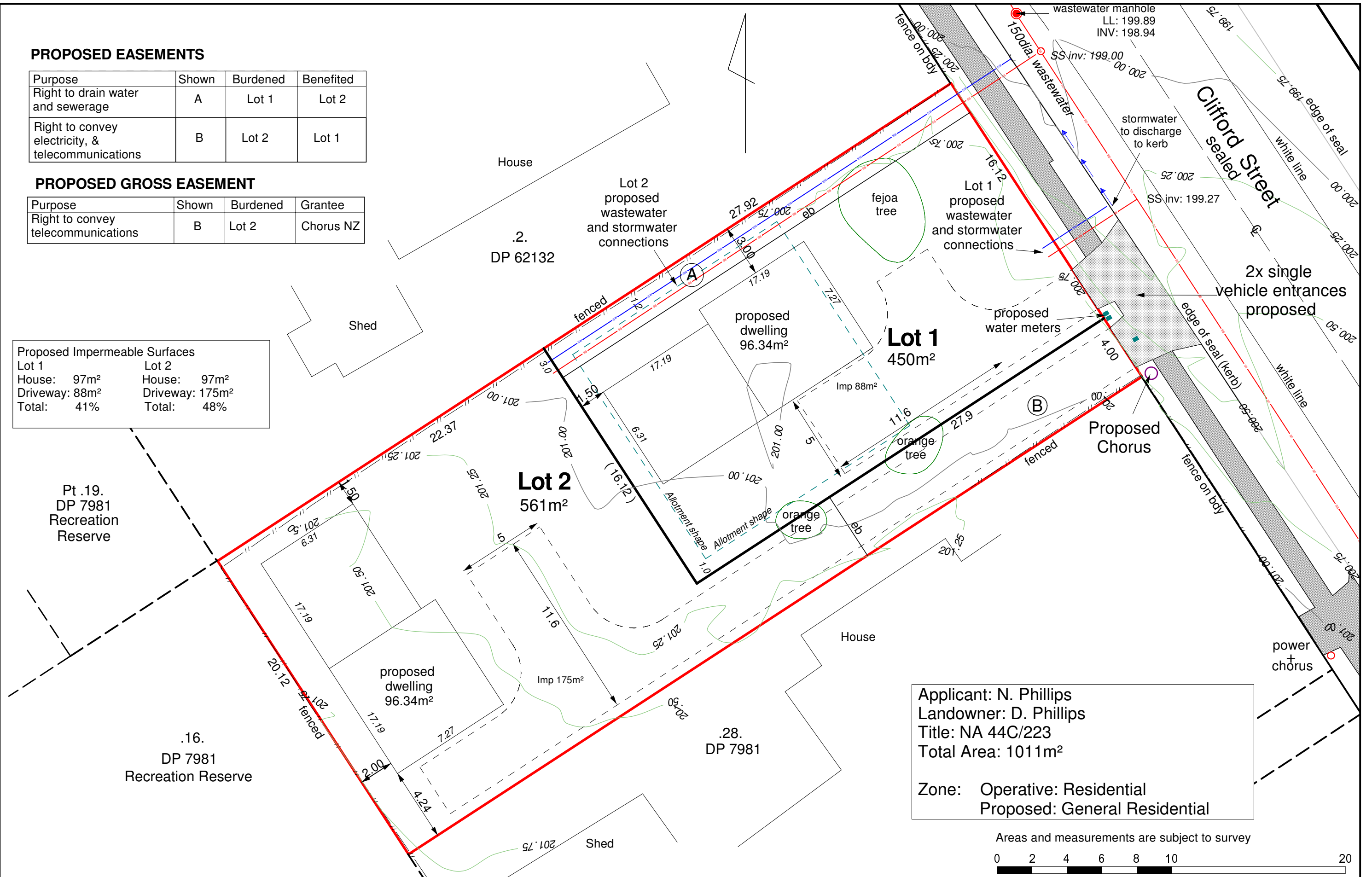
PROPOSED EASEMENTS

Purpose	Shown	Burdened	Benefited
Right to drain water and sewerage	A	Lot 1	Lot 2
Right to convey electricity, & telecommunications	B	Lot 2	Lot 1

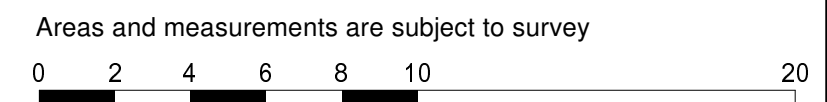
PROPOSED GROSS EASEMENT

Purpose	Shown	Burdened	Grantee
Right to convey telecommunications	B	Lot 2	Chorus NZ

Proposed Impermeable Surfaces	
Lot 1	Lot 2
House: 97m ²	House: 97m ²
Driveway: 88m ²	Driveway: 175m ²
Total: 41%	Total: 48%



Applicant: N. Phillips
 Landowner: D. Phillips
 Title: NA 44C/223
 Total Area: 1011m²
 Zone: Operative: Residential
 Proposed: General Residential



PLANNING REPORT

PROPOSED SUBDIVISION & LAND USE

D. PHILLIPS, 25 CLIFFORD STREET, KAIKOHE

Date: 15 October 2024

Reference: 8524



CONTENTS

INTRODUCTION	3
SITE DESCRIPTION	3
FAR NORTH DISTRICT PLAN	5
13.7.2.1 ALLOTMENT SIZES	6
13.10 ASSESSMENT CRITERIA	6
LAND USE ACTIVITY	17
7.2 ENVIRONMENTAL OUTCOMES EXPECTED	21
7.3 OBJECTIVES	21
7.6.5.1 Permitted Activities in the Residential zone	22
LAND USE ASSESSMENT	24
RESOURCE MANAGEMENT ACT 1991	27
PERMITTED BASELINE	28
CLAUSE 6	30
CLAUSE 7	31
REGIONAL POLICY STATEMENT	32
National Policy Statement for Freshwater Management 2020	37
PROPOSED DISTRICT PLAN	37
CONCLUSIONS	39

INTRODUCTION

D. Phillips owns a residential site on Clifford Street in Kaikohe and is seeking subdivision approval to create two lots. Additionally, requesting a separate land use consent to establish two residential units on the existing parent title, and a breach to allotment shape.

The property comprises a total area of 1011m² and would be subdivided to create:

Lot 1 = 450m²

Lot 2 = 561m²

The site is zoned residential and the application is presented as a discretionary activity supported by urban objectives and policies.

CONSENTS SOUGHT

The applicant seeks the following consents:

Decision A

- 1/ Resource consent to subdivide rule 13.7.2.1
- 2/ To breach allotment dimensions rule 13.7.2.2

Decision B

- 3/ Land Use consent to breach residential intensity rule 7.6.5.3.1 for the parent title.

SITE DESCRIPTION

The property is located at 25 Clifford Street, Kaikohe.

The legal reference:

Estate:	Fee Simple
Record of Title:	NA 44C/223
Registered Owner	D. J. Phillips
Appellation:	Lot 27 DP 7981
Interests:	Nil

The site is vacant in lawn and fruit trees with access directly onto Clifford Street. Services are available such as power, telephone, water supply, wastewater reticulation. There is no reticulated stormwater in the immediate vicinity, and house outlet connections discharge to the kerb.

There is a fire hydrant located within 60m on the opposite side of Clifford Road.

The neighbouring properties include a Recreation Reserve to the west, the applicant's own residence to the south, and Housing NZ land to the north. The surrounding area is well-developed, contributing to an established residential setting that the proposal integrates with as normal infill development.



FAR NORTH DISTRICT PLAN

The property is zoned **Residential** under the operative district plan and defines a seweraged site that is not located within an Outstanding Landscape.

13 SUBDIVISION

OBJECTIVES AND POLICIES

13.3.1 To provide for the subdivision of land in such a way as will be consistent with the purpose of the various zones in the Plan, and will promote the sustainable management of the natural and physical resources of the District, including airports and the social, economic and cultural well being of people and communities.

13.3.2 To ensure that subdivision of land is appropriate and is carried out in a manner that does not compromise the life-supporting capacity of air, water, soil or ecosystems, and that any actual or potential adverse effects on the environment which result directly or indirectly from subdivision, including reverse sensitivity effects, are avoided, remedied or mitigated.

The act of subdivision in this particular case does not introduce any land disturbance to cause detriment to key life supporting capacities.

13.3.5 To ensure that all new subdivisions provide a reticulated water supply and/or on-site water storage sufficient to meet the needs of the activities that will establish all year round.

The site is already reticulated to the town water supply, sufficient to meet the needs and scale of the activity including fire fighting.

13.3.7 To ensure the relationship between Maori and their ancestral lands, water, sites, wahi tapu and other taonga is recognised and provided for.

Local Iwi are more supportive of development within areas that are already of residential statute and since there is no physical change to the land or known areas of significance to Maori there should not be any concerns or reason for consultation.

COMMENTARY - FNDC

The objectives and policies are designed, as far as possible, to reduce the likelihood of conflict between various activities, and to maintain the state of the physical environment.

Being consistent with the objectives and policies the subdivision does not result in any physical change that is not anticipated for this environment.

13.7.2.1 ALLOTMENT SIZES

Status	Residential Zone
Controlled (sewered)	The minimum lot size is 600m²
Discretionary (sewered)	The minimum lot size is 300m²

Both lots comply with the discretionary standards.

Lot 1 = 450m²

Lot 2 = 561m²

The Council will use the assessment criteria in 13.10 as a guide when assessing discretionary subdivision activity in conjunction with the matters set out in Sections 104, 104B, 104D and 106 of the Resource Management Act.

13.7.2.2 ALLOTMENT DIMENSIONS

Lot 1 does not comply with the 14m x 14m building envelope and standard boundary offset, accordingly land use consent is sought. Land use assessment is described following.

Lot 2 complies without concern.

The effects overall are all managed as part of the building design, which are included as part of the land use application for two dwellings on the parent title.

13.10 ASSESSMENT CRITERIA

13.10.1 ALLOTMENT SIZES AND DIMENSIONS

(a) Whether the allotment is of sufficient area and dimensions to provide for the intended purpose or land use, having regard to the relevant zone standards and any District wide rules for land uses.

The proposed boundaries align to suit the proposed buildings, although unable to achieve the 14m x 14m shape parameter on Lot 1.

The proposed buildings however are able to position in terms of the boundary setback standards as a physical structure, proving also that there is sufficient space available for outdoor living, vehicle parking and services.

(b) Whether the proposed allotment sizes and dimensions are sufficient for operational and maintenance requirements.

All lots have good access for maintenance and operational requirements directly off Clifford Street. All buildings maintain a minimum of 1.5m from boundaries facilitating service and maintenance access.

(c) The relationship of the proposed allotments and their compatibility with the pattern of the adjoining subdivision and land use activities, and access arrangements.

The site is not dissimilar to other recently subdivided sections (DP 584828 Harold Avenue & Bisset Road), where increased allotment densities are preferred to better utilise existing infrastructure and reduce urban sprawl.

(d) Whether the cumulative and long-term implications of proposed subdivisions are sustainable in terms of preservation of the rural and coastal environments.

The long-term implications align with the goals of a Residential zone and actually support current planning initiatives aimed at increasing urban density and promoting compact, affordable housing.

13.10.2 NATURAL AND OTHER HAZARDS

There are no known major hazards, associated with the site or influences off site.

The site has no drainage or flooding issues and stormwater connections are to the roadside kerb.

13.10.3 WATER SUPPLY

Potable water is available from the reticulated town supplies.

There is an existing fire hydrant approximately 30m to the north on the opposite side of Clifford Street, therefore compliant with council engineering standards and guidelines.

13.10.4 STORMWATER DISPOSAL

The site does not connect to a reticulated stormwater network and there is none in proximity. discharge therefore must be to the kerb.

Both lots are below the permitted impermeable surface cover, and therefore are not required to include detention measures.

The impermeable surface areas based on the proposed residential units include:

Lot 1 = **41%** - complies

Lot 2 = **48%** - complies

STORMWATER DISPOSAL

(a) All allotments shall be provided, within their net area, with a means for the disposal of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces, in such a way so as to avoid or mitigate any adverse effects of stormwater runoff on receiving environments, including downstream properties. This shall be done for a rainfall event with a 10% Annual Exceedance Probability (AEP).

The subdivision design incorporates a means to dispose of collected stormwater from both lots to the roadside kerb suitable for a 10% AEP event. An easement would be created for Lot 2 alongside the northern boundary, where a 100mm \varnothing pipe connection is proposed, and this would be installed as a consent condition.

Lot 1 would have an independent kerb connection, and similarly would be constructed as a condition of subdivision consent.

The Q10 discharge rate from each site is approximately 8.0l/s. Based on the proposed impermeable surface areas, the required pipe size, if laid at a grade of 1:100, calculates at 100mm \varnothing .

(b) The preferred means of disposal of collected stormwater in urban areas will be by way of piping to an approved outfall, each new allotment shall be provided with a piped connection to the outfall laid at least 600mm into the net area of the allotment. This includes land allocated on a cross lease or company lease. The connection should be at the lowest point of the site to enable water from driveways and other impervious surfaces to drain to it.

Where it is not practical to provide stormwater connections for each lot then the application for subdivision shall include a report detailing how stormwater from each lot is to be disposed of without adversely affecting downstream properties or the receiving environment.

Both lots are able to connect to suitable outfalls at the roadside.

(c) The provision of grass swales and other water retention devices such as ponds and depressions in the land surface may be required by the Council in order to achieve adequate mitigation of the effects of stormwater runoff.

Both lots uphold the permitted standards for impermeable site coverage.

(d) All subdivision applications creating sites 2ha or less shall include a detailed report from a Chartered Professional Engineer or other suitably qualified person addressing stormwater disposal.

(d) Where flow rate control is required to protect downstream properties and/or the receiving environment then the stormwater disposal system shall be designed in accordance with the onsite control practices as contained in "Technical Publication 10, Stormwater Management Devices – Design Guidelines Manual" Auckland Regional Council (2003).

Provision has been made for stormwater management and the final preconstruction design, is requested to form part of the subdivision 223 consent conditions, and completion confirmation as a 224 condition.

13.10.5 SANITARY SEWAGE DISPOSAL

A gravity reticulated connection is to be made available to each allotment.

13.10.6 ENERGY SUPPLY

13.10.7 TRANSMISSION LINES

13.10.8 TELECOMMUNICATIONS

Comments from Top Energy Ltd and Chorus NZ Ltd are attached. The consent holder shall install both electrical and telecommunications services to the boundary of each lot.

There are no overhead lines to consider.

Easements are proposed to suit.

13.10.9 EASEMENTS & COVENANTS

There are two proposed easements:

Area 'A' is for wastewater and stormwater drainage in favour of Lot 2 over Lot 1.

Area 'B' is to convey electricity and telecommunications in favour of Lot 2 over Lot 1.

There are no existing easements or proposed covenants.

AMALGAMATION CONDITIONS

There are none.

13.10.10 PROVISION OF ACCESS

Vehicle access is off Clifford Street, and it is proposed to construct two independent concrete entrances side by side. The access to each dwelling would remain metalled and provides for two carparks plus adequate manoeuvring.

There are no shared Rights of Ways.

15.1 TRAFFIC, PARKING AND ACCESS

15.1.6A.2 PERMITTED ACTIVITIES

15.1.6A.2.1 TRAFFIC INTENSITY

This rule only applies when establishing a new activity or changing an activity on a site.

Traffic movements from a single residential unit on a site are exempt.

This rule targets an existing site and associated land use activities, therefore is not applicable to subdivision.

15.1.6B PARKING

15.1.6B.1 PERMITTED ACTIVITIES

15.1.6B.1.1 ON-SITE CAR PARKING SPACES

Where:

(i) an activity establishes; or

(ii) the nature of an activity changes; or

(ii) buildings are altered to increase the number of persons provided for on the site;

A residential lot intended for a single residential unit (dwelling) requires 2 parks. The proposal achieves two parks as demonstrated on the attached scheme plan.

15.1.6B.1.2 - 15.1.6B.1.4

Not applicable.

15.1.6B.1.5 CAR PARKING SPACE STANDARDS

Both lots are able to provide onsite car parks without needing to reverse offsite compliant with dimension standards of Appendix 3D.

15.1.6B.1.6 LOADING SPACES

Not applicable.

15.1.6C ACCESS

15.1.6C.1 PERMITTED ACTIVITIES

15.1.6C.1.1 Private accessways in all zones

(a) The construction of private accessway, in addition to the specifics also covered within this rule, is to be undertaken in accordance with Appendix 3B-1 in Part 4 of this Plan.

Appendix 3B-1

There are no shared accesses.

Appendix 3B-2

Standards for Roads to vest.

There is no road to vest.

Appendix 3C

Parking spaces required.

As described each of the lots are intended to provide for a single residential unit (Standard Residential = 2 per unit) and this is confirmed possible on each lot.

Appendix 3D

Manoeuvring and parking space dimensions

(90° regular user = width 2.5m (total depth one row 11.6m)

These dimensions are upheld as illustrated on the scheme plan.

Appendix 3E

(b) Minimum access widths and maximum centreline gradients, are set out in the Appendix 3B-1 table except that the grade shall be:

Urban zones shall not be steeper than 1:8 adjacent to the road boundary for at least 5m.

The site has an easy grade without the need to exceed a grade of 1:8.

(c) A private accessway may serve a maximum of 8 household equivalents.

Not applicable.

(d) Where a subdivision serves 9 or more sites, access shall be by public road.

Not applicable.

(e) Access shall not be permitted:

(i) onto a State Highway or a Limited Access Road;

Not applicable.

(ii) onto an arterial or collector road within 90m of its intersection with an arterial road or a collector road;

No concern.

(iii) onto an arterial or collector road within 30m of its intersection with a local road;

No concern.

(iv) onto a local road within 30m of its intersection with an arterial or collector road;

No concern.

(v) onto Kerikeri Road (both sides of the road along the portion between Maraenui Drive and Cannon Drive). This rule does not apply to sites with lawfully established access points (as at 6 September 2001) onto Kerikeri Road.

Not applicable.

(vi) onto Kerikeri Inlet Road from Lot 1 DP 404507 or Lot 1 DP 181291 (and any sites created as result of a subdivision of these lots), except from a single vehicle crossing or intersection at least 30m from the adjoining boundary with Lot 2 DP 103531 and with at least 115m visibility in each direction.

Not applicable.

15.1.6C.1.2 Private Accessways in urban zones

(a) Private accessways in all urban zones, excluding the Commercial and Industrial Zones, shall comply with the following.

Where:

- (i) The private accessway serves no more than four residential units; and*
- (ii) Visibility is not restricted; and*
- (iii) The access is less than 60m long; or 60m long or longer and passing bays are provided at intervals not exceeding 60m*

Not applicable.

The private accessway from the road boundary to any parking or loading space shall be:

- not less than 3m wide; and*
- a minimum overhead clearance of 4m*

Both driveways are able to have a 3m wide formation and overhead clearance of 4m +.

(b)

Commercial zones.

Not applicable.

(c) All private accessways in all urban zones which serve two or more activities are to be sealed or concreted

Both formations are independent and would remain metalled.

15.1.6C.1.3 Passing bays on private accessways in all zones

Not applicable.

15.1.6C.1.6 Vehicle Crossing Standards in Urban zones

(a) Private access off streets in the urban zones the vehicle crossing is to be constructed in accordance with Council's "Engineering Standards and Guidelines" (June 2004 – Revised 2009).

The crossing shall be designed in accordance with council engineering standards and guidelines.

Conditions of consent may reflect this requirement.

(b) Where the vehicle crossing serves two or more properties the vehicle crossing is to be widened to provide a double width vehicle crossing.

Both lots have independent entrances.

15.1.6C.1.7 General Access Standards

(a) Provision shall be made such that there is no need for vehicles to reverse off a site except where there are less than 4 parking spaces gaining access from a local road.

Both lots demonstrate the ability to park two vehicles and manoeuvre without needing to reverse offsite.

(b) All bends and corners on the private accessway are to be constructed to allow for the passage of a Heavy Rigid Vehicle.

There are no bends to consider.

(c) Any access where legal width exceeds formation requirements shall have surplus areas (where legal width is wider than the formation) grassed.

There would be grassed berms alongside the access to Lot 2.

(d) Runoff from impermeable surfaces shall, wherever practicable, be directed to grass swales and/or shall be managed in such a way as will reduce the volume and rate of stormwater runoff and contaminant loads.

Both lots uphold the permitted impermeable surface allowance, and would have metalled driveways to encourage onsite absorption. Additionally, there is sufficient open space to maintain lawns, which encourage further onsite absorption, filtration and groundwater recharge.

15.1.6C.1.8 Frontage to existing roads

(a) Where any proposed subdivision has frontage to a road or roads that do not meet the legal road width standards specified by the Council in its "Engineering Standards and Guidelines" (June 2004 – Revised 2009), road widening shall be vested in the name of the Council.

The road frontage is in good condition with kerb and channel road formation alongside a concrete footpath. There is no road formation encroachment onto legal boundary.

(b) Where any proposed subdivision has frontage to a road or roads that are not constructed to the standards specified by the Council in its "Engineering Standards and Guidelines" (June 2004 – Revised 2009), then the applicant shall complete the required improvements.

No concern.

(c) Where a site has more than one road frontage or frontage to a service lane or right-of-way (ROW) in addition to a road frontage, access to the site shall be in a place that:

(i) facilitates passing traffic, entering and exiting traffic, pedestrian traffic and the intended use of the site;

Not applicable.

(ii) is from the road or service lane or ROW that carries the lesser volume of traffic.

Not applicable.

(d) Where any proposed subdivision has frontage to a road on which the carriageway encroaches, or is close to the subject lot or lots, the encroachment or land shall vest in Council such that either the minimum berm width between the kerb or road edge and the boundary is 2m or the boundary is at least 6m from the centreline of the road whichever is the greater.

No concern.

15.1.6C.1.9 New Roads

Not applicable.

15.1.6C.1.10 Service lanes, cycle and pedestrian accessways

Not applicable.

15.1.6C.1.11 Road designations

Not applicable.

13.10.11 EARTHWORKS

Earthworks required to complete the subdivision are estimated at 100m³ in total over both Lots 1 & 2, therefore compliant with the permitted standards.

Permitted

12.3.6.1.3 EXCAVATION AND/OR FILLING, EXCLUDING MINING AND QUARRYING, IN THE RESIDENTIAL, INDUSTRIAL, HORTICULTURAL PROCESSING, COASTAL RESIDENTIAL AND RUSSELL TOWNSHIP ZONES

Excavation and/or filling, excluding mining and quarrying, on any site in the Residential, Industrial, Horticultural Processing, Coastal Residential or Russell Township Zones is permitted, provided that: (a) it does not exceed 200m³ in any 12 month period per site; and

Conditions of consent are to include that sediment control be implemented during construction in accordance with GD05.

13.10.12 BUILDING LOCATIONS

Buildings are proposed on Lots 1 and 2 as part of a separate land use to allow two residential units on the current parent title. This is a temporary measure to allow construction to commence prior to the new titles being issued.

13.10.13 PRESERVATION

There are no features worthy of protection or enhancement.

The site has no known or recorded cultural significance or historic buildings or notable trees

13.10.14 SOILS

As an urban site, there is no impact on soil or detriment to the soil's life supporting capacity. Any topsoil is able to be used onsite for landscaping and site levelling on Lot 2.

13.10.15 ACCESS TO WATER

The site does not have water access.

13.10.16 LAND USE INCOMPATIBILITY

The surrounding land use activities are all considered compatible without concern.

There are no known incompatible land use activities.

13.10.17 PROXIMITY TO AIRPORTS

No concerns.

13.10.18 COASTAL ENVIRONMENT

Not applicable.

13.10.19 ENERGY EFFICIENCY

All lots achieve good solar gain with a northeastern facing slope that is not restricted from solar based energy production if required by landowners.

In summary, the application site proves capable of carrying out the subdivision and associated land use without any adverse effects on this urban environment.

The proposal aligns with the expectations of residential subdivision parameters and adheres to relevant objectives and policies, respecting their intended purpose. Further details can be found in the land use component outlined below.

LAND USE ACTIVITY

7 URBAN ENVIRONMENT

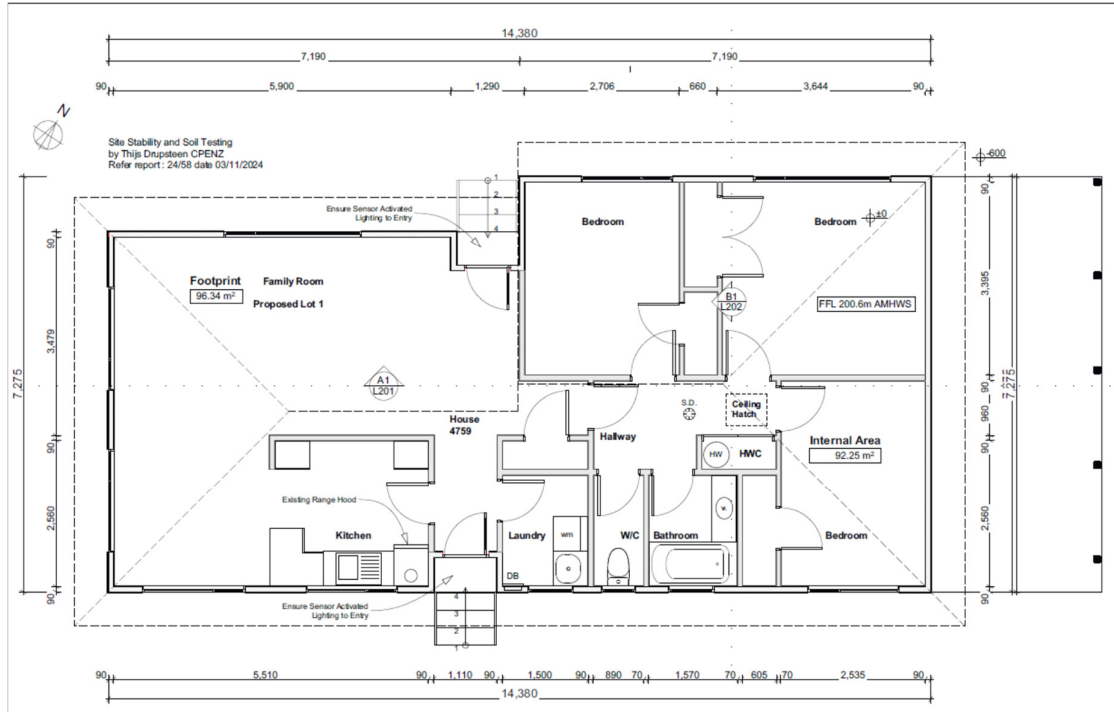
The compact size of proposed Lot 1 means that land use consent is necessary for a minor infringement regarding allotment shape parameter (14m x 14m) and is to be complied as part of the subdivision 'Decision A'.

Additionally, consent is requested to construct the two dwellings on the parent title, as 'Decision B'.

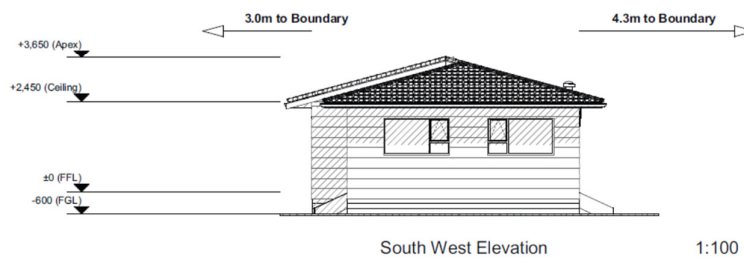
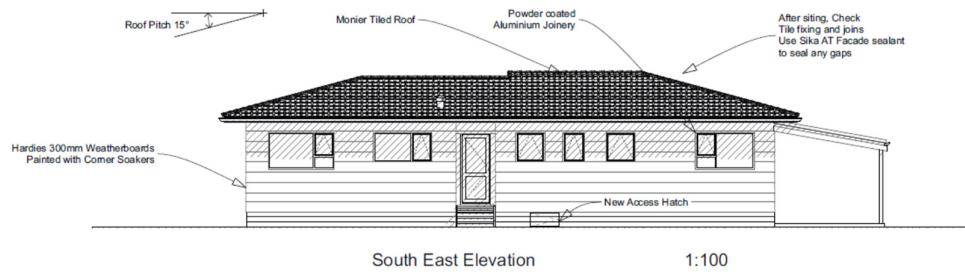
There are two proposed buildings that are the same size and floor configuration as described following.

LOT 1 - Building

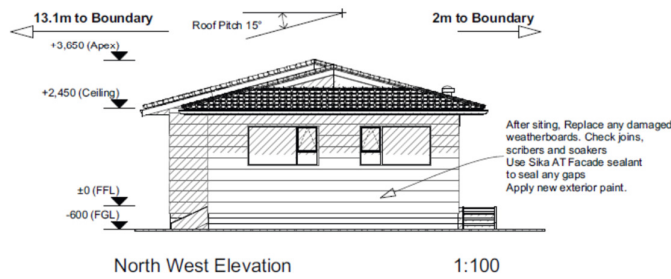
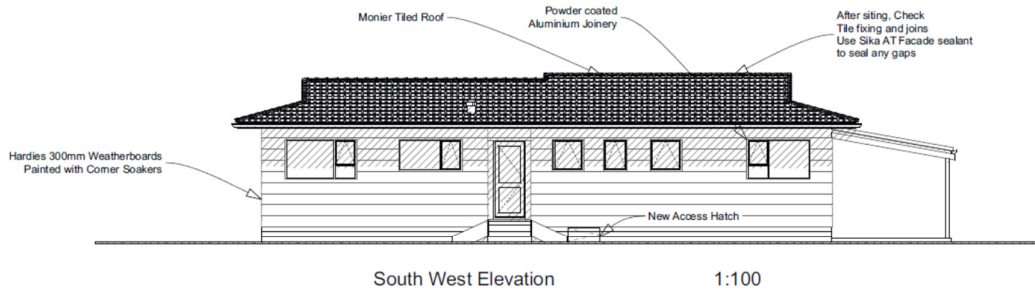
Floor layout and dimensions



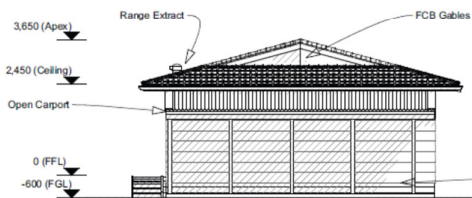
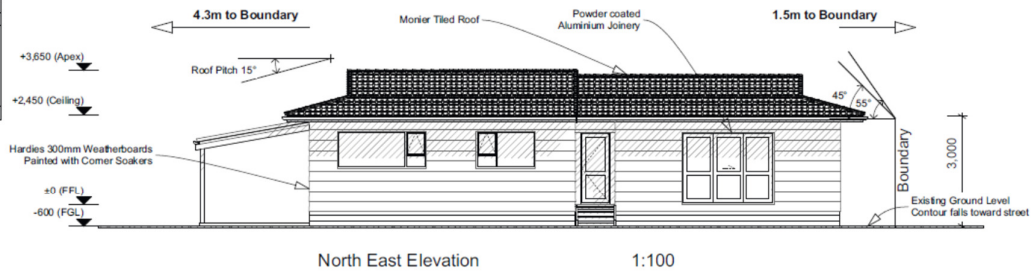
Lot 1 building Side Elevations



Lot 2 building Side Elevations



ILOPE RISK MATRIX		
Elevations		
Risk Severity	Risk	Score
Medium risk	0	
Low risk	0	
High risk	0	
Very high risk	5	
Low risk	0	
Low	0	
		5



NZBC:E2 2011 FIBRE CEMENT WEATHERBOARDS

9.4.3.1 Fixings
Fixings shall comply with Tables 20 and 24. Weatherboards shall be drilled for nailing at all joints and ends. All out ends of painted weatherboards shall be primed.

9.4.9 Finishes
Where a protective finish is required by NZS 3602, all timber surfaces, including end grain and lips, shall be sealed by priming. Two coats of exterior grade paint shall be applied, after priming, to all exposed surfaces. Paint systems shall comply with any of Parts 7, 8, 9 or 10 of AS 3730.

South East Elevation 1:100



Actual building images

7.2 ENVIRONMENTAL OUTCOMES EXPECTED

7.2.1 Urban areas developed in a manner that promotes sustainable management of natural and physical resources, while preserving the distinctive character and amenity of each area.

7.2.2 Urban areas where a wide range of activities are provided for in a manner which ensures that adverse effects on the environment are avoided, remedied or mitigated.

7.2.3 Urban areas containing a variety of residential and non-residential environments, providing for a level of amenity which is appropriate to the particular environment.

7.3 OBJECTIVES

7.3.1 To ensure that urban activities do not cause adverse environmental effects on the natural and physical resources of the District.

7.3.2 To enable the continuing use of buildings and infrastructure in urban areas, particularly where these are under-utilised.

The expected outcomes and objectives emphasise the importance of utilising urban land in alignment with both the current and anticipated environmental context. The proposal is designed to configure the boundaries in a way that optimally utilises the available space to accommodate two residential units instead of just one. This approach not only enhances land use efficiency but also supports socioeconomic benefits, and prove possible without cause to any negative impacts on the environment.

7.6.5.1 PERMITTED ACTIVITIES IN THE RESIDENTIAL ZONE

7.6.5.1.2 RESIDENTIAL INTENSITY

Each residential unit for a single household shall have available to it a minimum net site area of:

Sewered sites: 600m²

NET SITE AREA/NET AREA In relation to a site or allotment, means the total area of the site or allotment less any easements, and/or any strip of land 6m or less in width, and/or any strip of land where that land is the shared access for more than one site. For the purpose of calculating the net area of a site or allotment for subdivision or building density, 30m² of the excluded land described above (other than easements) which is used for access for the site will be included in the net area.

The applicant seeks consent for two residential units on the one title as an interim measure that allows construction prior to subdivision completion.

The proposal fails to comply with the permitted standard.

7.6.5.1.3 SCALE OF ACTIVITIES

The total number of people engaged at any one period of time in activities on a site, including employees and persons making use of any facilities, but excluding people who normally reside on the site or are members of the household shall not exceed:

2 persons per 600m² (sewered)

Not applicable.

7.6.5.1.4 BUILDING HEIGHT

The maximum height of any building shall be 8m.

The buildings height is well under 8m at approximately 3.5m.

The proposed buildings comply.

7.6.5.1.5 SUNLIGHT

*No part of any building shall project beyond a 45 degree recession plane as measured inwards from any point 2m vertically above ground level on any site boundary (refer to definition of Recession Plane in **Chapter 3 - Definitions**).*

The site has an easy grade and the buildings are set back a minimum of 1.5m from boundaries.

Conditions of consent are to include that a registered surveyor provides evidence that the buildings are constructed / positioned compliant with the permitted sunlight standards or any consented sunlight breach.

7.6.5.1.6 STORMWATER MANAGEMENT

The maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 50%.

Lot 1 ~ Site 1 impermeable cover = 41% - permitted

Lot 2 ~ Site 2 impermeable cover = 48% - permitted

7.6.5.1.7 SETBACK FROM BOUNDARIES

(a) the minimum building setback from road boundaries shall be 3m; and

(b) the minimum setback from any boundary apart from a road boundary is 1.2m except that no set-back is required for a maximum total length of 10m along any one such boundary;

Both buildings are able to uphold the 1.2m setback standard.

Conditions of consent are to include that a registered surveyor provides evidence that the buildings are constructed / positioned compliant with the permitted setback standards or any consented setback breach.

7.6.5.1.8 – 7.6.5.1.10

All these rules do not apply.

7.6.5.1.11 TRANSPORTATION

As discussed above the subdivision assessments concluded that the proposal complies overall.

Each residential unit generates 10 one-way traffic movements which complies with the residential zone permitted standard for up to 20 one-way movements (10 per dwelling).

7.6.5.1.17 BUILDING COVERAGE

Any new building or alteration/addition to an existing building is a permitted activity if the total Building Coverage of a site does not exceed 45% of the gross site area.

Building coverage overall total site = 19% (compliant)

Building coverage on Site 1 = 21% (Compliant)

Building coverage on Site 2 = 21% (Compliant)

LAND USE ASSESSMENT

7.6.5.3.1 RESIDENTIAL INTENSITY

Each residential unit for a single household shall have available to it a minimum net site area of 300m² for sewerred sites.

The current site area is 1011m². Allocating half to each residential unit equates:

Site 1 = 450m² (complies)

Site 2 = 450m² (complies)

In assessing an application under this provision, the Council will restrict the exercise of its discretion to:

(a) the character and appearance of building(s) and the extent to which they will be compatible with the principal activity on the site and with other buildings in the surrounding area;

The buildings are compact in shape and form consistent with others in the immediate vicinity. The surrounding properties define a mix of old and new, with no distinct architectural theme.

(b) the siting of the building(s), decks and outdoor areas relative to adjacent properties in order to avoid visual domination and loss of privacy and sunlight to those properties;

The buildings are orientated to gain a northerly aspect for outdoor living off the lounge.

There is considerable separation distance exceeding 10m from the proposed buildings and other neighbouring dwellings.

The property adjoining the northern boundary is Lot 2 DP 62132 and their driveway is located alongside the boundary creating a good separation medium.

The property adjoining the southern boundary is Lot 28 DP 7981, owned by the applicant, who has no concerns with the proposal, with a similar offset between buildings exceeding 10m.

(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 site has a good amount of street planting in place and scattered trees through the property that would be retained as far as practical.

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

Access is directly onto Clifford Street, which is able to absorb additional traffic without concern.

(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;

Sufficient land is available for parking and manoeuvring without concern.

(f) location in respect of the roading network – sites on local roads are not generally considered appropriate for activities which generate high levels of pedestrian and vehicular activity;

No concern for standard residential units.

(g) noise generation and the extent to which reduction measures are used;

There would not be any significant noise being generated from these residential sites, and there are no known land use activities that would cause a reverse sensitivity issue regrading noise.

(h) 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;

As described the site is able to connect to available services consistent with the existing development.

(i) 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;

The proposal upholds permitted activity standards, and includes provision for stormwater disposal.

(j) 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;

No concern.

(k) the degree to which mitigation measures are proposed for loss of open space and vegetation;

No concern.

(l) any adverse effects on the life supporting capacity of soils;

There are none.

(m) the suitability of sites for building and access;

The site is well suited for both building and access.

(n) visual effects of site layout on the natural character of the coastal environment;

Not applicable.

(o) the effect on indigenous vegetation and habitats of indigenous fauna.

There is none.

RESOURCE MANAGEMENT ACT 1991

FOURTH SCHEDULE RMA

Assessment of effects on the environment

The changes resulting from the subdivision and proposed land use activities, along with their effects on neighbouring properties and the wider community, including socio-economic factors, are deemed to be minor. This assessment is grounded in a comprehensive baseline analysis that takes into account established regulations, the immediate environment, prevailing trends, and existing land uses. All of these considerations align with the purpose and principles of the Resource Management Act (RMA), ensuring that the development is both responsible and beneficial to the community.

- *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*

The proposal utilises urban land for further intensification without cause to adverse effects on natural ecology or amenity values. There is no vegetation clearance and earthworks are within expected limits.

There is no use of hazardous substance.

No monitoring is required.

There are no effects more than minor to find reason to consult with adjoining neighbours.

Amenity Values

There are no changes occurring to amenity values contrary to this urban zone.

Cumulative Effects

Cumulative effects are adequately managed.

Reverse sensitivity effects

There are no reverse sensitivity effects to consider.

PERMITTED BASELINE

The urban environment has the following permitted land use standards that if applied to a land use scenario on the applicants site could include a private residence with home business activity causing physical effects of similar proportions to that proposed.

7.6.5.1.2 RESIDENTIAL INTENSITY *(a) Each residential unit for a single household shall have available to it a minimum net site area of: Sewered sites: 600m²*

The site area of 1011m² is entitled to construct 1 residential unit.

7.6.5.1.3 SCALE OF ACTIVITIES The total number of people engaged at any one period of time in activities on a site, including employees and persons making use of any facilities, but excluding people who normally reside on the site or are members of the household shall not exceed: 2 persons per 600m² (sewered)

The site is able to carry out an onsite subsidiary activity involving a maximum of 2 persons, such as a bed and breakfast holiday accommodation unit.

7.6.5.1.6 STORMWATER MANAGEMENT The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 50%.

The site area allows an impermeable surface cover up to 505m². This would allow for a second building, be it an office, bed and breakfast sleepout or some form of garage/shed usable for casual business type activity (2 person activity).

7.6.5.1.11 TRANSPORTATION

Refer to Chapter 15 – Transportation for Traffic, Parking and Access rules.

The residential zone allows for 20 one way traffic movements

Exemptions: The first residential unit on a site, farming, forestry and construction traffic (associated with the establishment of an activity) are exempt from this rule.

Based on the first residential unit being exempt this means the second residential unit takes up 10 traffic movements, leaving a further 10 permitted traffic movements for another land use activity to absorb.

7.6.5.1.17 BUILDING COVERAGE

Any new building or alteration/addition to an existing building is a permitted activity if the total

Building Coverage of a site does not exceed 45% of the gross site area.

45% of 1011m² = 454m². This is ample for the construction of two buildings on the one site.

In summary the site has considerable development entitlements, demonstrating non-fanciful activities would generate a proportional level of effects to that proposed.

PART 2 RMA

Section 5)

Applies direction for landowners to undertake development of their land in a manner that provides for their social, economic, and cultural wellbeing.

The proposal to utilise land for two residential units determines a reputable example of development with social and economic wellbeing benefits.

Additional housing opportunities are required to maintain social and economic wellbeing, and the construction process supports community engagement and job opportunities.

(3)

An application must also include an assessment of the activity's effects on the environment that –

- (a) *includes the information required by clause 6*
- (b) *address the matters specified in clause 7; and*
- (c) *includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.*

CLAUSE 6

(1) An assessment of the activity's effects on the environment must include the following information:

- (a) *if it is likely that the activity will result in any significant adverse effects on the environment, a description of any possible alternative locations or methods for undertaking the activity:*

There is no concern, the site supports further intensification to ensure the land is effectively utilised.

- (b) *an assessment of the actual or potential effects on the environment of the activity.*

The level of effects are considered adequately understood.

The building structures on Lots 1 & 2 are smaller in scale and do not introduce any unreasonable effects contrary to the existing environment and zones intended purpose.

- (c) *if the activity includes the use of hazardous substances and installations, an assessment of any risk to the environment that are likely to arise from such use.*

Not applicable.

- (d) *if the activity includes the discharge of any contaminants, a description of –*

- (i) *the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and*

- (ii) *any possible alternative methods of discharge, including discharge into any other receiving environment:*

As discussed, there are no concerns.

(e) *a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effects:*

There are no unreasonable effects to require mitigation measures in this instance.

(f) *identification of the persons affected by the activity and consultation undertaken, and any response to the views of any person consulted:*

Having been through the planning assessment criteria and demonstrated a balanced environmental outcome, the effects based concept of the Far North District Plan would imply that consultation is not required.

(g) *if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:*

Monitoring is not required.

(h) *if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).*

No concern.

(2)

A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.

The Northland Regional policy statement is considered relevant insofar as it relates to urban development and is described following.

CLAUSE 7

7 Matters that must be addressed by assessment of environmental effects

(1) *An assessment of an activity's effects on the environment must address the following matters:*

(a) *any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:*

The subject location has no direct influence on the general public, being well screened and without any adverse character changes occurring to impact the social, economic or cultural effects.

(b) any physical effects on the locality, including any landscape, and visual effects.

The effects are proportional to the urban environment.

The site has a mature hedge alongside the road boundary covering more than 50%, making the site well obscured from public vantage points.

(c) Any effects on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity.

There is no physical damage to ecosystems.

(d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural values, or other special value, for present and future generations:

The effects are nil.

(e) any discharge of contaminants in to the environment, including any unreasonable emissions of noise, and options for the treatment and disposal of contaminants:

There are none.

(f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.

No concern.

REGIONAL POLICY STATEMENT

The Regional Policy Statement encourages sustainable management and sets in place framework for subdivision activity generally to be supported, particularly where the environmental gains are evident, degradation is not occurring, or effects can be mitigated through management.

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;

5.1.1 Policy – Planned and coordinated development

Part A) Regional form and development guidelines

New subdivision, use and development should:

(a) Demonstrate access to a secure supply of water;

Reticulated water supplies are available to both lots.

(b) Demonstrate presence or capacity or feasibility for effective wastewater treatment;

The site is able to connect to FNDC reticulated scheme.

(c) If of an urban or residential nature connect well with existing development and make use of opportunities for urban intensification and redevelopment to minimise the need for urban development in greenfield (undeveloped) areas;

The nature of the proposal connects well with existing urban development.

(d) If of an urban or residential nature provide, where possible, opportunities to access a range of transport modes;

No concern there is access directly to legal road.

(e) If of a community-scale, encourage flexible, affordable and adaptable social infrastructure that is well located and accessible in relation to residential development, public transport services and other development;

Not applicable.

(f) Recognise the importance of and provide for parks, in regards to medium and large-scale residential and residential / mixed use development.

Not applicable.

(g) If of a residential nature be, wherever possible, located close to or sited in a manner that is accessible to a broad range of social infrastructure;

The site is located near a broad range of social infrastructure.

(h) Be directed away from regionally significant mineral resources and setback from their access routes to avoid reverse sensitivity effects;

There are no known nearby regionally significant mineral resources.

(i) Be designed, located and sited to avoid adverse effects on energy transmission corridors and consented or designated renewable energy generation sites (refer to 'Regional form and infrastructure' for more details and guidance);

There are no subject energy transmission corridors, or renewable energy sites.

(j) Be designed, located and cited to avoid significant adverse effects on transportation corridors and consented or designated transport corridors;

There are no known adverse effects on transportation corridors.

(k) Be directed away from 10-year and 100-year flood areas and high risk coastal hazard areas (refer to 'Natural hazards' for more details and guidance);

There are no significant flooding areas or high risk coastal hazards.

(l) Seek to maintain or improve outstanding landscape and natural character values and provide for the protection of significant historic and cultural heritage from inappropriate subdivision, use and development (refer to 'Land, Water and Common Resources' for more details and guidance);

Not applicable.

(m) Protect significant ecological areas and species, and where possible enhance indigenous biological diversity (refer to 'Maintaining and enhancing indigenous ecosystems and species' for more details and guidance);

There are none.

(n) Maintain and improve public access to and along the coastal marine area, lakes and rivers;

Not applicable.

(o) Avoid or mitigate adverse effects on natural hydrological characteristics and processes (including aquifer recharge), soil stability, water quality and aquatic ecosystems, including through low impact design methods where appropriate;

The subdivision and land use encourage stormwater to be treated onsite through natural processes of absorption and filtration.

(p) Adopt, where appropriate, sustainable design technologies such as the incorporation of energy-efficient (including passive solar) design, low-energy street lighting, rain gardens, renewable energy technologies, rainwater storage and grey water recycling techniques;

Many of these aspects can be implemented by future landowners as required.

(q) Be designed to allow adaptation to the projected effects;

The proposal complies with all permitted activity effects and therefore is able to readily adapt to future projected effects without concern.

(r) Consider effects on the unique tangata whenua relationships, values, aspirations, roles and responsibilities with respect to the site of development;

Being in the urban zone and adjoining other residential lots there are no obvious issues.

(s) Encourage waste minimisation and efficient use of resources (such as through resource-efficient design and construction methods);

Not applicable.

(t) Take into account adopted regional / sub-regional growth strategies; and

No concern with this small-scale subdivision and land use.

(u) Where appropriate, encourage housing choice and business opportunities, particularly within urban areas.

Urban development is encouraged in urban zones therefore compliant.

(b) Is guided by the 'Regional Urban Design Guidelines' in Appendix 2 when it is urban in nature;

Part B) Regional urban design guidelines

Context

Quality urban design sees buildings, places and spaces not as isolated elements but as part of the whole town or city. In this regard, quality urban design:

(a) Takes a long-term view;

The proposal is a minor expansion to what forms a long-term established urban area.

(b) Recognises and builds on landscape context and character;

The proposal does not undermine landscape context or character, it merges with the urban setting.

(c) Results in buildings and places that are adapted to local climatic conditions;

No concerns.

(d) Celebrates cultural identity and recognises the heritage values of a place.

No concern to this simple infill subdivision and land use.

(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;

The proposal forms urban infill development that does not trigger unreasonable cumulative effects.

(d) Is integrated with the development, funding, implementation, and operation of transport, energy, water, waste, and other infrastructure;

The lots are designed with consideration to these components.

(e) Should not result in incompatible land uses in close proximity and avoids the potential for reverse sensitivity;

There are no reverse sensitivity effects.

(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, or if they do, the net public benefit exceeds the reduced potential for soil-based primary production activities; and

Not applicable.

(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.

No concern.

(h) Is or will be serviced by necessary infrastructure.

The sites are adequately served by or are able to connect to necessary infrastructure.

NATIONAL POLICY STATEMENT FOR FRESHWATER MANAGEMENT 2020

This National Policy Statement applies to all freshwater (including groundwater) and to the extent they are affected by freshwater, to receiving environments (which may include estuaries and the wider coastal marine area).

The proposal is not considered to conflict with the national policy statement.

The roof surface water presents no concerns being classed as clean water, without compromise to freshwater.

Effluent disposal is into reticulated system having no impact onsite, and the end discharge under council management where treatment is to high standard and required to meet the same policy standards.

There are no other effects known that could cause a conflict with the operative fresh water policy.

PROPOSED DISTRICT PLAN

The property is located within the General Residential zone under the Far North Proposed District Plan.

Overview

The Far North District contains a mix of diverse communities and urban centres, a number of which are located within the coastal environment and/or have identified cultural and historic heritage values. The General Residential zone represents those areas where there is an expectation of higher density residential development, where compared to the rural environments, and that generally provide adequacy and capacity of available or programmed development infrastructure.

Objectives

GRZ-O1

The General Residential zone provides a variety of densities, housing types and lot sizes that respond to:

- *housing needs and demand;*
- *the adequacy and capacity of available or programmed development infrastructure;*
- *the amenity and character of the receiving residential environment; and historic heritage.*

The proposed sites feature uniform shapes that are well-suited for a variety of common housing styles, as evidenced by the designs for both Lots 1 and 2. This consistency in layout not only enhances aesthetic appeal but also maximise outdoor living, and making it easier for purpose of configuring landscaping, home improvements and maintenance.

Furthermore, the availability to existing public road and reticulated services is a significant asset, as it facilitates the subdivision process without need for extensive earthworks, supporting a more efficient and cost-effective development.

In light of the current housing supply shortage, this development is particularly timely and necessary. By adding new homes to the market, the project aims to alleviate pressure on housing demand, offering prospective buyers or renters greater options and helping to stabilize housing prices in the area. Ultimately, this initiative not only addresses immediate housing needs but also contributes to the long-term sustainability and growth of the community.

GRZ-O2

The General Residential zone consolidates urban residential development around available or programmed development infrastructure to improve the function and resilience of the receiving residential environment while reducing urban sprawl.

The subdivision does consolidate urban residential development around existing infrastructure building on the surrounding urban environment. The proposal is staged with each stage extending out in a uniform manner from that existing.

Policies

GRZ-P1

Enable land use and subdivision in the General Residential zone where:

a. there is adequacy and capacity of available or programmed development infrastructure to support it;

and

b. it is consistent with the scale, character and amenity anticipated in the residential environment.

The proposal is supported by policy GRZ-P1.

Standards

SUB-S1

General Residential: Minimum allotment sizes:

Controlled - 600m²

Discretionary - 300m²

This has no legal effect.

Although not applicable, align with the discretionary standard.

EW-R13

Earthworks and erosion and sediment control

All zones

Activity status: Permitted

Where:

PER-1

The earthworks comply with standard EW-S5 Erosion and sediment control.

Conditions of consent may include that all earthworks carried out during the subdivision and land use activities comply with EW-S5; Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016 (Auckland Council Guideline Document GD2016/005).

There are no other known aspects having legal effect that may influence the site and its assessment. Not having any impact on indigenous vegetation, not being subject to listed natural hazards, or be of land known for its historic significance as listed under the plan.

CONCLUSIONS

The assessment for subdivision and affiliated land use upholds the expectations of the Resource Management Act through its ability to manage anticipated effects, and without degradation of natural character or ecology.

Through granting consent there are no introduced effects or negative precedence that would conflict with the immediate community, in particular reverse sensitivity, or the broader expectations of the urban zone.

The proposal demonstrates that the subdivision and residential units will have less than minor effects on the immediate environment. Moreover, it aligns well with the objectives and policies outlined in the District Plan. This consistency ensures that the development supports sustainable management intentions, while contributing positively to the socio economics of the community.



M. DONALDSON

Assoc. NZPI ~ NZIS

DONALDSONS SURVEYORS



Quickmap Title Details



Information last updated as at 13-Oct-2024

RECORD OF TITLE DERIVED FROM LAND INFORMATION NEW ZEALAND FREEHOLD

Identifier NA44C/223

Land Registration District North Auckland

Date Issued 29 September 1978

Prior References

NA316/229

Type Fee Simple
Area 1011 square metres more or less
Legal Description Lot 27 Deposited Plan 7981

Registered Owners

Doris Joyce Phillips

The information provided on this report forms a guideline only. As a result, Custom Software Limited cannot and does not provide any warranties or assurances of any kind in relation to the accuracy of the information provided through this report, the Site and Service. Custom Software Limited will not be liable for any claims in relation to the content of this report, the site and this service.



Top Energy Limited

Level 2, John Butler Centre
60 Kerikeri Road
P O Box 43
Kerikeri 0245
New Zealand
PH +64 (0)9 401 5440
FAX +64 (0)9 407 0611

16 October 2024

Micah Donaldson
Donaldsons Surveyors Limited
PO Box 211
KERIKERI

Email: micah@donaldsons.net.nz

To Whom It May Concern:

RE: PROPOSED SUBDIVISION
Neil Phillips – 25 Clifford Street, Kaikohe. Lot 27 DP 7981.

Thank you for your recent correspondence with attached proposed subdivision scheme plans.

Top Energy's requirement for this subdivision is that power be made available for the additional lots. Design and costs to provide a power supply could be provided after application and an on-site survey have been completed.

Link to application: [Top Energy | Top Energy](#)

In order to get a letter from Top Energy upon completion of your subdivision, a copy of the resource consent decision must be provided.

Yours sincerely

Aaron Birt
Planning and Design
T: 09 407 0685
E: aaron.birt@topenergy.co.nz

Chorus New Zealand Limited

15 October 2024

Chorus reference: 11019213

Attention: Donaldson's Surveyors Ltd

Quote: New Property Development

2 connections at 25 Clifford Street , Kaikohe, Far North District, 0405

Your project reference: 8524 N. Phillips

Thank you for your enquiry about having Chorus network provided for the above development.

Chorus is pleased to advise that, as at the date of this letter, we are able to provide reticulation for this property development based upon the information that has been provided:

Fibre network	\$0.00
---------------	--------

The total contribution we would require from you is **\$0.00 (including GST)**. This fee is a contribution towards the overall cost that Chorus incurs to link your development to our network. This quote is valid for 90 days from 15 October 2024. This quote is conditional on you accepting a New Property Development Contract with us for the above development.

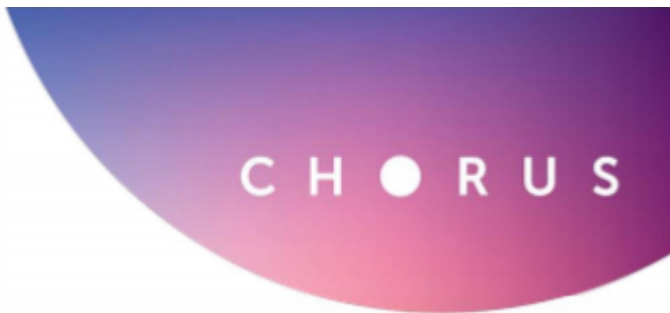
If you choose to have Chorus provide reticulation for your property development, please log back into your account and finalise your details. If there are any changes to the information you have supplied, please amend them online and a new quote will be generated. This quote is based on information given by you and any errors or omissions are your responsibility. We reserve the right to withdraw this quote and requote should we become aware of additional information that would impact the scope of this letter.

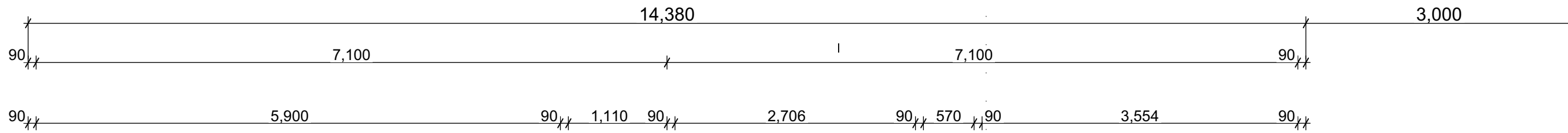
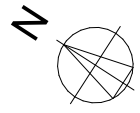
Once you would like to proceed with this quote and have confirmed all your details, we will provide you with the full New Property Development Contract, and upon confirmation you have accepted the terms and paid the required contribution, we will start on the design and then build.

For more information on what's involved in getting your development connected, visit our website www.chorus.co.nz/develop-with-chorus

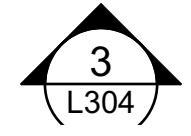
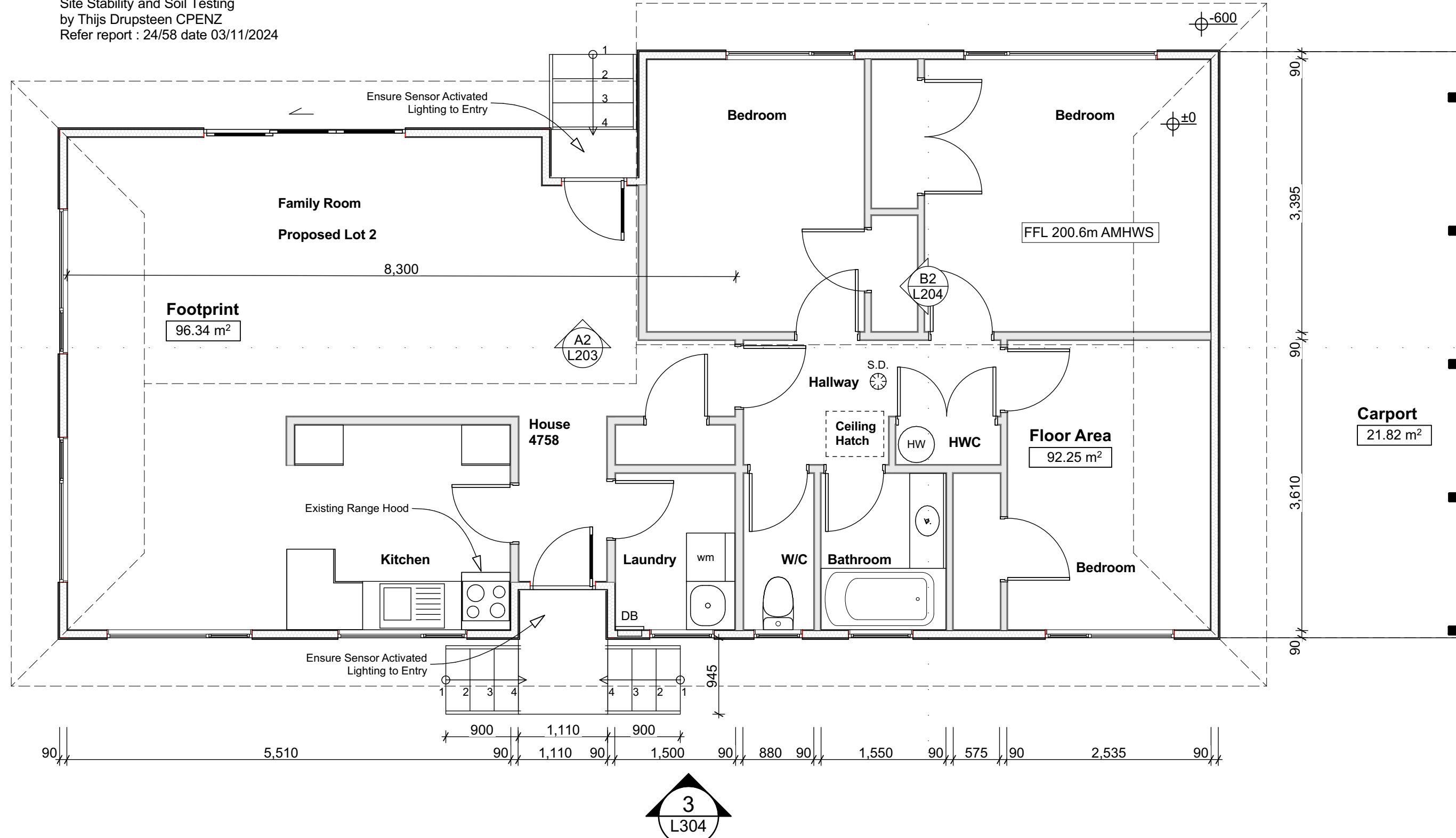
Kind Regards

Chorus New Property Development Team





Site Stability and Soil Testing
by Thijs Drupsteen CPENZ
Refer report : 24/58 date 03/11/2024



Resource Consent Application

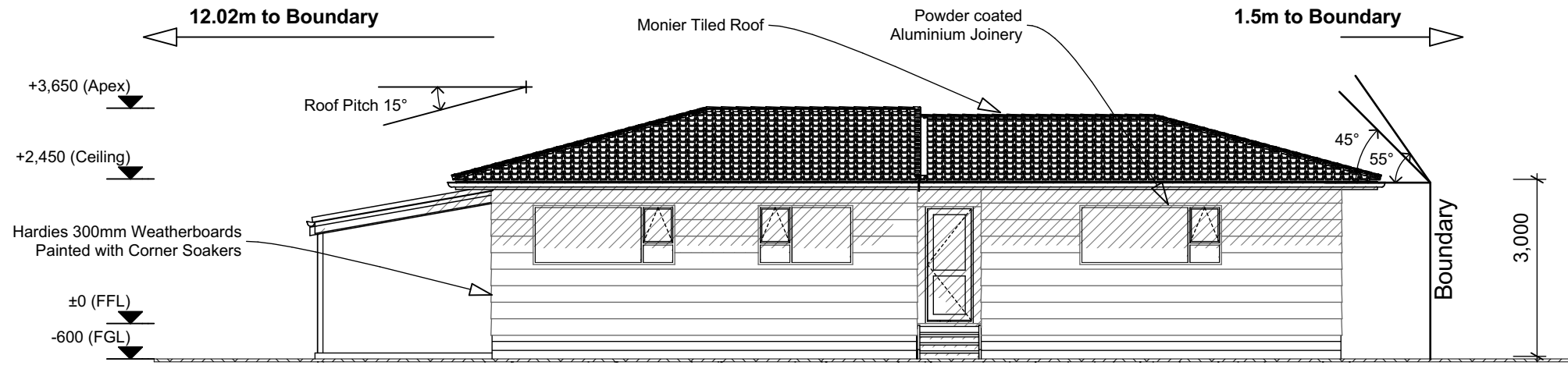
For: **Doris and Neil Phillips**
Job Title: **Relocated Homes**
At: **25 Clifford Street, Kaikohe**
FNDC, 0405
New Zealand

Drawn	CWM
Checked	Lee Wilkinson
Engineer	Thijs Drupsteen
Plot Date	17/10/2024
Approved	

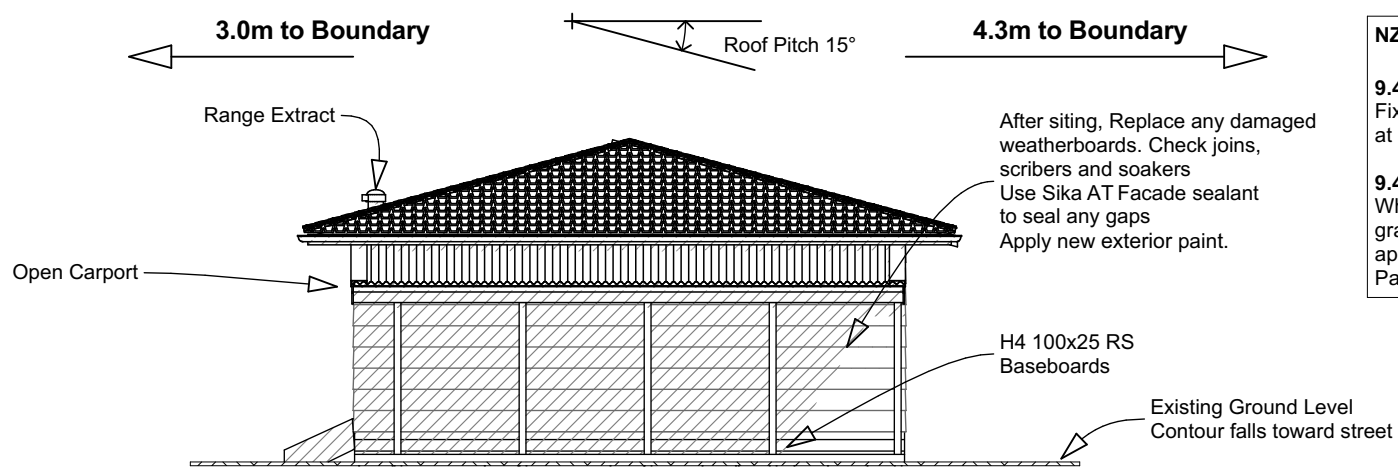
ADVANCEDesign ARCHITECTURE
PARUA BAY, WHANGAREI
Ph (09) 4389 709
Email: info@advancedesign.co.nz

Drawing Title		
Ground Floor Prop Lot 2		
Drawing Number	Scale	Job Number
L103.2	1:50	ADG 665
ALL DIMENSIONS TO BE VERIFIED ON SITE		

BUILDING ENVELOPE RISK MATRIX		
All Elevations		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low	0
Total Risk Score:		5



North West Elevation 1:100



North East Elevation 1:100

NZBC:E2 2011 FIBRE CEMENT WEATHERBOARDS

9.4.3.1 Fixings
 Fixings shall comply with Tables 20 and 24. Weatherboards shall be drilled for nailing at all joints and ends. All cut ends of painted weatherboards shall be primed.

9.4.9 Finishes
 Where a protective finish is required by NZS 3602, all timber surfaces, including end grain and laps, shall be sealed by priming. Two coats of exterior grade paint shall be applied, after priming, to all exposed surfaces. Paint systems shall comply with any of Parts 7, 8, 9 or 10 of AS 3730.

After siting, Replace any damaged weatherboards. Check joints, scribes and soakers
 Use Sika AT Facade sealant to seal any gaps
 Apply new exterior paint.

H4 100x25 RS Baseboards

Existing Ground Level Contour falls toward street



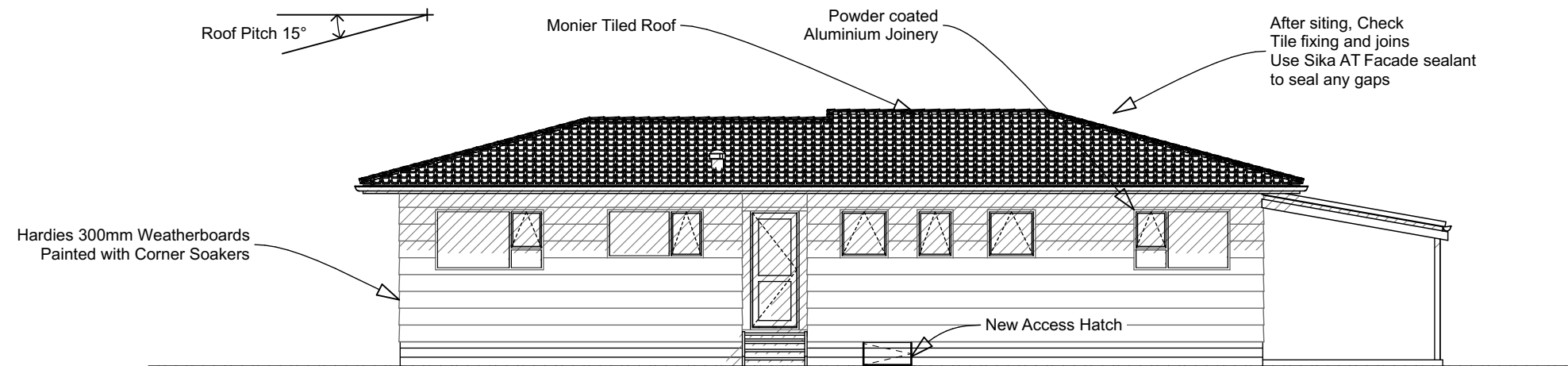
Resource Consent Application

For: **Doris and Neil Phillips**
 Job Title: **Relocated Homes**
 At: **25 Clifford Street, Kaikohe**
FNDC, 0405
New Zealand

Drawn	CWM
Checked	Lee Wilkinson
Engineer	Thijs Drupsteen
Plot Date	17/10/2024
Approved	

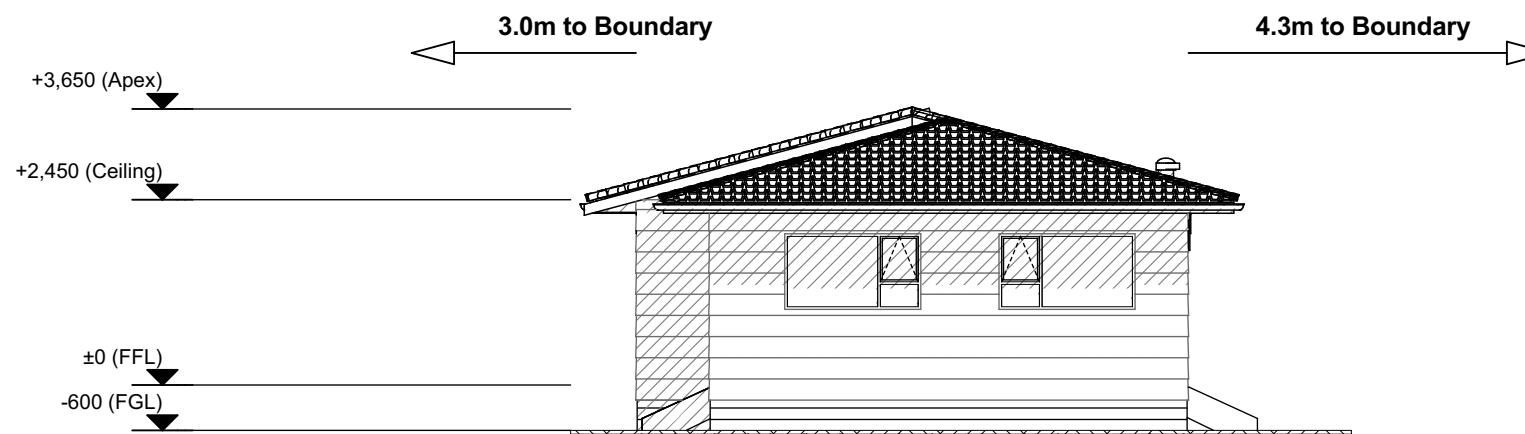
ADVANCED DESIGN ARCHITECTURE
 PARUA BAY, WHANGAREI
 Ph (09) 4389 709
 Email: info@advancedesign.co.nz

Drawing Title		
Elevations Prop Lot 1		
Drawing Number	Scale	Job Number
L301	1:100	ADG 665
ALL DIMENSIONS TO BE VERIFIED ON SITE		



South East Elevation

1:100



South West Elevation

1:100



**Resource Consent
Application**

For: **Doris and Neil Phillips**
Job Title: **Relocated Homes**
At: **25 Clifford Street, Kaikohe**
FNDC, 0405
New Zealand

Drawn **CWM**
Checked **Lee Wilkinson**
Engineer **Thijs Drupsteen**
Plot Date **17/10/2024**
Approved

ADVANCEDSIGN ARCHITECTURE

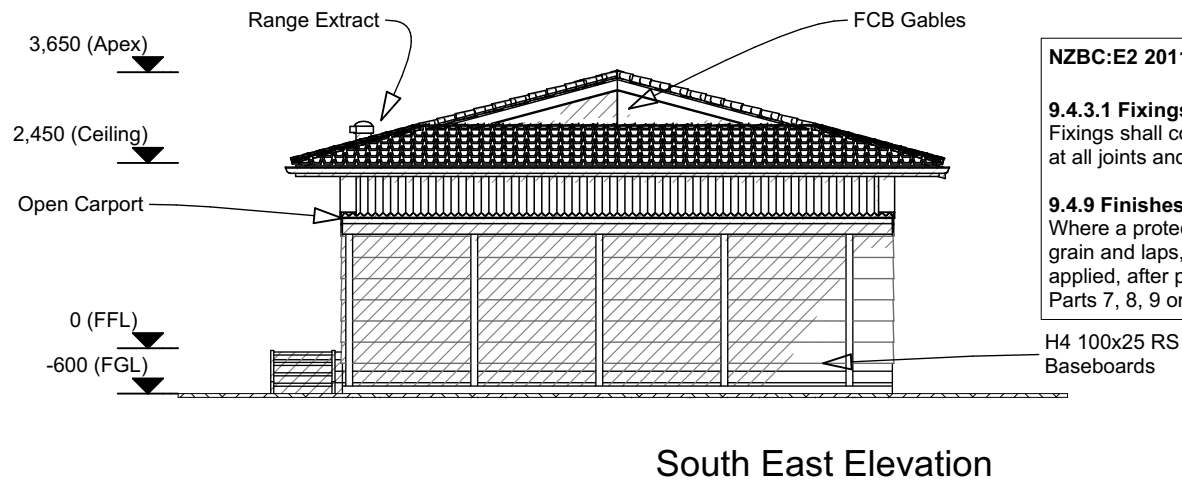
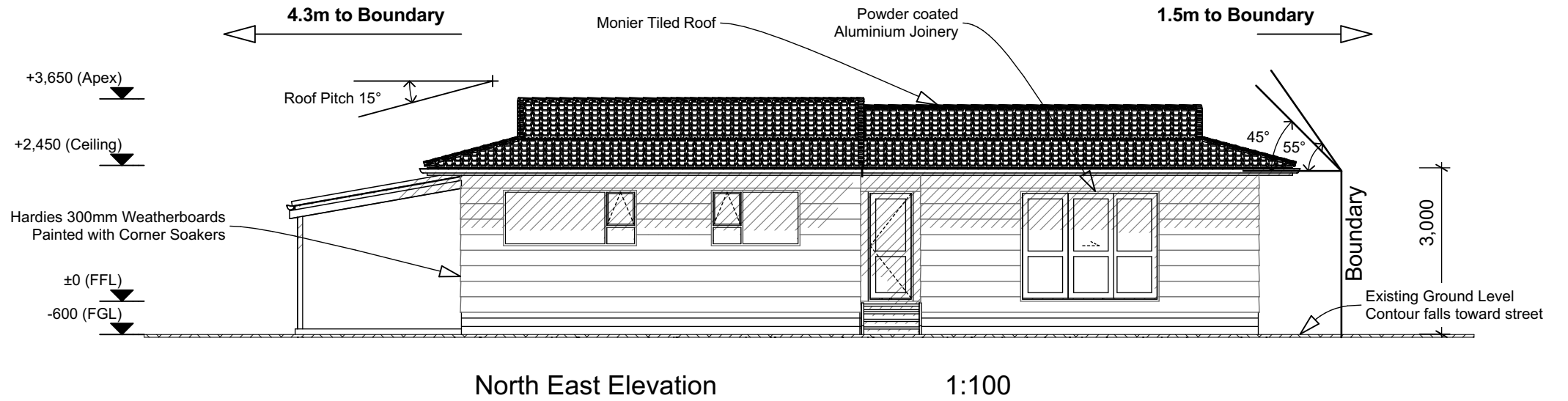
PARUA BAY, WHANGAREI
Ph (09) 4389 709
Email: info@advancedesign.co.nz

Drawing Title
Elevations Prop Lot 1

Drawing Number	Scale	Job Number
L302	1:100	ADG 665

ALL DIMENSIONS TO BE VERIFIED ON SITE

BUILDING ENVELOPE RISK MATRIX		
All Elevations		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low	0
Total Risk Score:		5



NZBC:E2 2011 FIBRE CEMENT WEATHERBOARDS

9.4.3.1 Fixings

Fixings shall comply with Tables 20 and 24. Weatherboards shall be drilled for nailing at all joints and ends. All cut ends of painted weatherboards shall be primed.

9.4.9 Finishes

Where a protective finish is required by NZS 3602, all timber surfaces, including end grain and laps, shall be sealed by priming. Two coats of exterior grade paint shall be applied, after priming, to all exposed surfaces. Paint systems shall comply with any of Parts 7, 8, 9 or 10 of AS 3730.



Resource Consent Application

For: **Doris and Neil Phillips**
 Job Title: **Relocated Homes**
 At: **25 Clifford Street, Kaikohe**
FNDC, 0405
New Zealand

Drawn: **CWM**
 Checked: **Lee Wilkinson**
 Engineer: **Thijs Drupsteen**
 Plot Date: **17/10/2024**
 Approved:

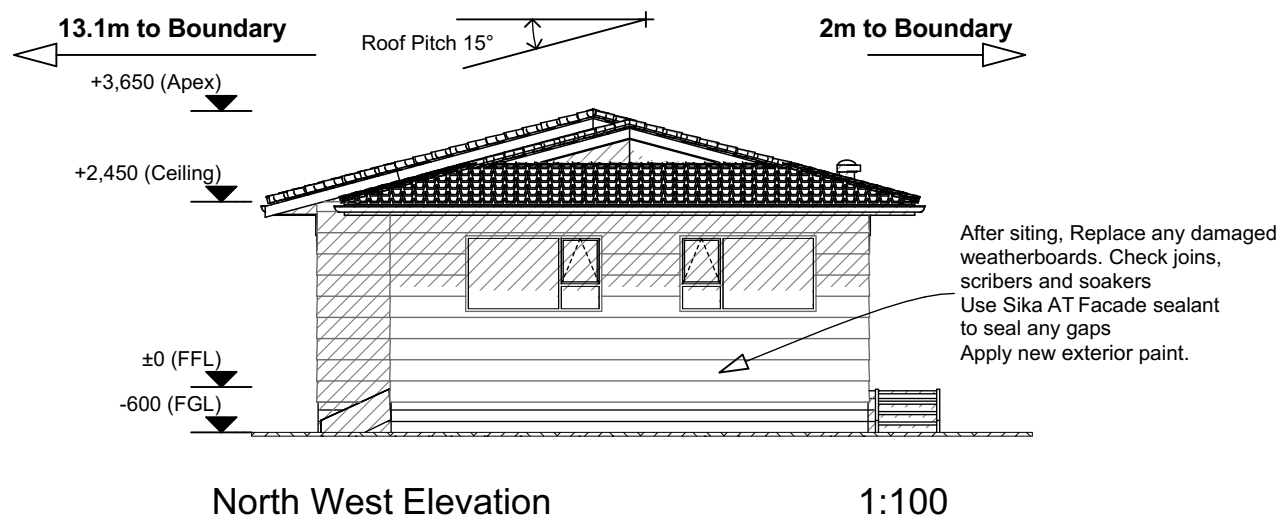
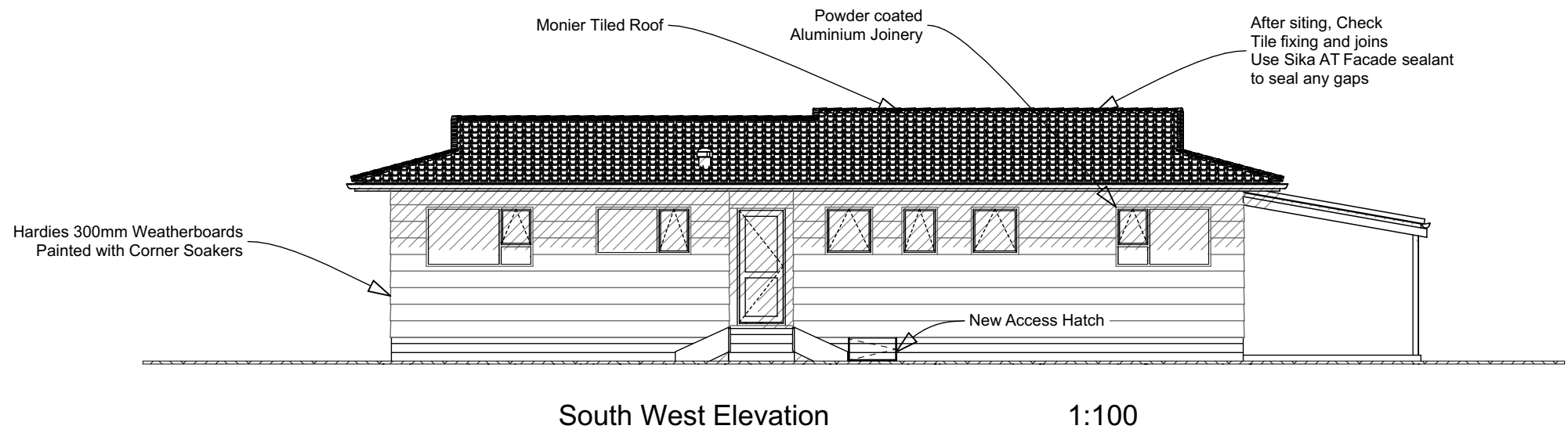
ADVANCEDESIGN ARCHITECTURE

PARUA BAY, WHANGAREI
 Ph (09) 4389 709
 Email: info@advancedesign.co.nz

Drawing Title
Elevations Prop Lot 2

Drawing Number	Scale	Job Number
L303	1:100	ADG 665

ALL DIMENSIONS TO BE VERIFIED ON SITE



Resource Consent Application

For: **Doris and Neil Phillips**
 Job Title: **Relocated Homes**
 At: **25 Clifford Street, Kaikohe**
FNDC, 0405
New Zealand

Drawn	CWM
Checked	Lee Wilkinson
Engineer	Thijs Drupsteen
Plot Date	17/10/2024
Approved	

ADVANCEDESIGN ARCHITECTURE
 PARUA BAY, WHANGAREI
 Ph (09) 4389 709
 Email: info@advancedesign.co.nz

Drawing Title		
Elevations Prop Lot 2		
Drawing Number	Scale	Job Number
L304	1:100	ADG 665
ALL DIMENSIONS TO BE VERIFIED ON SITE		

T.DRUPSTEEN CP ENG

B.E, CPEng,
IntPE, CMEngNZ

3264 State Highway 12
R D 3
Kaikohe 0473
Ph: 9-4014737
Mob: 02111 43 443
drupsteenthijis65@gmail.com

TD Ref: 24/ 58
Date: 03 October 2024

BY HAND

Mr Jack Phillips
c/o Mr Neil Phillips
23 Clifford St
Kaikohe 0440

Greetings Mr Phillips

**Re: Proposed Two Pre-fabricated Timber-Floored Relocated Houses to 25 Clifford St, Central
Kaikohe
Ground Strength Tests/ Geotechnical Appraisal**

Overview: This report covers the investigation done on 1 October 2024 by myself with Mr Neil Phillips' help to check the ground strength for the proposed two houses. One test was done at the approximate centre of each house.

Test Results: A Scala Penetrometer test was done at each test site with results shown on the attached field notes. Shear Vane Tests were also done down the same hole as the Scala test progressed. Measured Ultimate Bearing Capacity [UBC] was greater than 1170 kPa each of the three times it was tested. [Once at the front house, twice at the rear house]

Soil Expansivity: Low to negligible in this common Northland volcanic soil type shown on NZ Lands and Survey Rock Types map NZMS 290 sheet P04/ P05 as "F6₂: Basalt flows and cones of very fine to medium grained crystalline basalt".

Ultimate Bearing Capacity: Better than 300kPa [Combined with the very low expansivity, this allows buildings to the non-specific design codes NZS 3604, NZS 4229, and NZS 4299- as well as specifically-designed buildings]

NZS 1170.5 and NZS 3604 Soil type for earthquake actions design: C

Liquefaction Risk: Less than minor, as

- i] the area is shown on the Far North District Council Liquefaction Vulnerability maps as "Undetermined"
- ii] the soils are not granular river, sea, or wind-deposited types
- iii] seismic liquefaction has never been reported in Northland before.

Geotechnical Appraisal: There are no ponds, escarpments or cliffs nearby, nor any stream or river meanders [Kaikohe being some 200m above sea level]. There are no significant earthworks proposed on this near-level site with negligible earthworks, where slope stability is obviously not a problem. In view of all these factors, I conclude that geotechnical risks are minimal.

Discussion and Conclusion: The ground at the proposed two sites is satisfactory for conventional timber piled footings as per NZS3604. [This opinion is also based on the observed 100-year + satisfactory performance history of buildings founded in the volcanic soils that comprise the main Kaikohe residential area]

It should be noted that the depths of footings in NZS 3604 are given at the depth BELOW CLEARED GROUND LEVEL i.e the depth below the bottom of the topsoil or any other surface soft material layer. At the rear house test site Cleared Ground Level could be 380mm down.

Disclaimers: 1 The sophistication of the investigation made is at an appropriate level to the cost/ complexity of the proposed structure. Inferences are made about the test results being representative for all footings, but these cannot be guaranteed. Should radically different conditions be encountered in any parts of the excavations during construction, this office should be notified. Provided at least five working days advance notice of footing construction is given, this office should be able to respond at short notice if on-site ground condition problems are encountered.

2 This report has been prepared for the sole use of my client, Mr Jack Phillips, for the particular brief and on the terms and conditions agreed with my client. It may not be used or relied on (in whole or part) by anyone else, or for any other purpose or in any other contexts, without my prior written agreement.

Best regards



Thijs ("Tase") Drupsteen (Mr)

NZ Chartered Professional Engineer 61652

Attached: Site field notes

T. DRUPSTEEN CPENG

Ref: 24/58
Tests Date: 1 October 2024
Appendix page: 1

Two Pre-fabricated Timber-Floored Relocated Houses to 25 Clifford St, Central Kaikohe

Reading to top of hammer [m]

BH1 DCP [Scala Penetrometer] Front House

1.24
1.05 [6blows]
0.85 [10 blows]
0.74[10blows]
0.58 [10 blows] Shear vane 660mm deep 130kPa+
0.49 [10 blows]
0.38 [10blows]
0.33 [10 blows] Unable to take s v reading
=150mm above
GL stopped on
[?] strong timber
EOB

Reading to top of hammer [m]

BH2 DCP [Scala Penetrometer] Rear house

1.18 Shear vane tests at 650 and 930 mm depths both 130 kPa+
1.14
1.1
0.8 [5 blows]
0.64 [9blows]
0.53 [5blows]
0.38 [10 blows]
0.25 [10 blows]

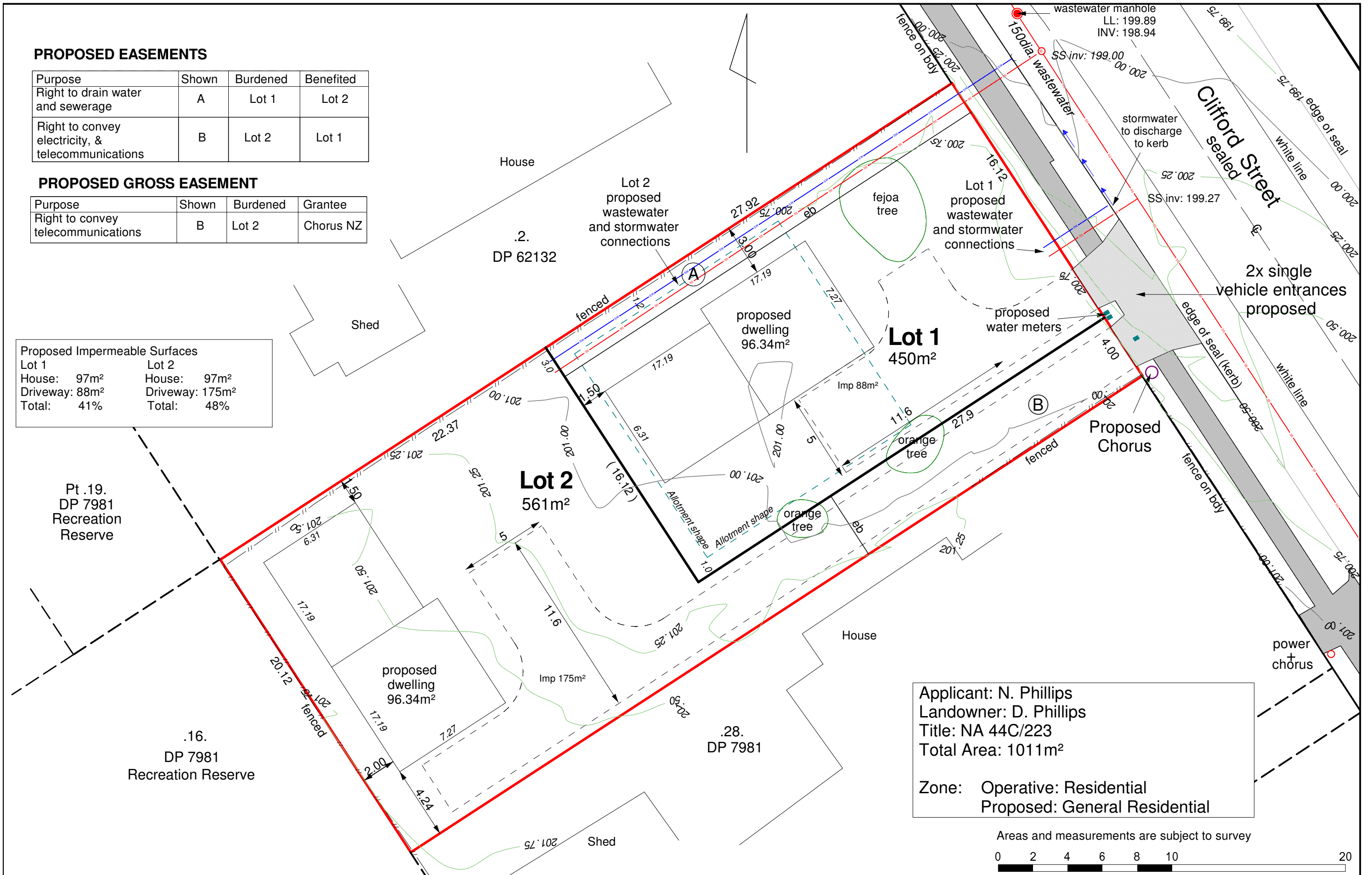
PROPOSED EASEMENTS

Purpose	Shown	Burdened	Benefited
Right to drain water and sewerage	A	Lot 1	Lot 2
Right to convey electricity, & telecommunications	B	Lot 2	Lot 1

PROPOSED GROSS EASEMENT

Purpose	Shown	Burdened	Grantee
Right to convey telecommunications	B	Lot 2	Chorus NZ

Proposed Impermeable Surfaces	
Lot 1	Lot 2
House: 97m ²	House: 97m ²
Driveway: 88m ²	Driveway: 175m ²
Total: 41%	Total: 48%



Applicant: N. Phillips
 Landowner: D. Phillips
 Title: NA 44C/223
 Total Area: 1011m²
 Zone: Operative: Residential
 Proposed: General Residential

Areas and measurements are subject to survey
 0 2 4 6 8 10 20