

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:

Mark Wyborn

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:

Owen Burn

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:

Applicant (as above)

**Property Address/
Location:**

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) Wyborn Private Trust

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)

David Clark

Signature:

(signature of bill payer)

Date 16 Jan 25

MANDATORY

15. Important Information:

Note to applicant

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

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

Fast-track application

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

Privacy Information:

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

15. Important information continued...

Declaration

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

Name: (please write in full)

Signature:

Date

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.



**APPLICATION
FOR CONSENT TO A
DWELLING
AT DICK'S BAY
BAY OF ISLANDS**

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Attachment 1 – Certificate of Title

Attachment 2 – Plans and drawings

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1.0 Introduction

This report has been prepared to accompany the resource consent application by Mark Wyborn for consent to demolish a dwelling that was constructed in reliance on various consents (see Plate 1 below) and replace it with another similar dwelling located on essentially the same location as the existing dwelling.

Plate 1: Aerial photo showing dwelling to be removed in foreground.



In addition the applicant seeks consent to locate a small lap pool behind existing vegetation including coastal Pohutukawa in the location shown on the attached plans attached as **Annexure 2**. The proposed dwelling and pool that are the subject of this application were consented in March 2019 (See consent document at **Annexure 3**). No work has been undertaken to give effect to this consent and accordingly that consent has lapsed.

Accordingly, this application seeks a new consent to precisely the same development as that subject of consent 2190366 - RMALUC in order to allow further time for the applicant to undertake the proposed development.

This report is prepared in accordance with the requirements of Section 88 and the Fourth Schedule of the RMA. It is intended to provide the information necessary for a full understanding of the proposal and any actual or potential effects it may have on the environment.

This report contains the following information:

- i. A description of the proposal subject of the application;
- ii. A description of the site and locality;
- iii. the reasons for the application;
- iv. the relevant statutory considerations;
- v. An analysis of the provisions of the New Zealand Coastal Policy Statement which are relevant to the proposal
- vi. an analysis of the provisions of the Operative Far North District Plan relevant to the application;
- vii. an analysis of the provisions of the Proposed Far North District Plan relevant to the application
- viii. commentary on the effects of the proposal on the environment as appropriate to the relevant consent requirements; and
- ix. a conclusion.

2.0 The Proposal

The plans and drawings of the proposal are at **Attachment 2**.

The dwelling to be removed is a single storey timber framed building overlooking Dick's Bay as illustrated in Plate 2 below.

The application is for a new dwelling to replace the existing dwelling on the site with another, slightly larger, dwelling. The proposed new dwelling will have a zinc clad roof with cedar rood battens, walls of textured concrete and black aluminium shutters as illustrated in Plate 3 below.

As plates 2 and 3 demonstrate, the proposed dwelling is to be located in the same part of the site as the existing. The proposed pool is intended to be located to the south of the dwelling and above a low pohutukawa clad embankment above the beach.

The cladding and colour of the proposed new dwelling is such that it reads as a very subtle addition to the landscape that has no greater visual impact than the existing dwelling on the site. Similarly, the site of the proposed swimming pool is such that it will be largely hidden from publicly accessible viewpoints.

Plate 2 Existing dwelling



Plate 3: Proposed Dwelling



3.0 The Site and Locality

The site subject of the application is a coastal property with an area of 2.6507 hectares accessed from Manawaora Road. The property is well removed from the road, is relatively remote and is used by the applicant as a retreat and holiday residence.

The developable site is constrained by the topography, which is reasonably steep such that it is not practicable to locate a dwelling on the site further to the northeast and outside the riparian setback required in terms of the Operative District Plan. A large retaining wall effectively curtails the developable area to that of the current development. The site is generally screened with coastal vegetation, notably pohutukawa that afford privacy to the site whilst screening the building from public view.

The site has been cleared of vegetation between the existing house site and the coast and is in lawn and gardens. Areas of coastal vegetation are however retained and maintained by the applicant and provide privacy and protection from prevailing winds, and also have the effect of screening the site.

The lower part of the site is developed with several buildings including the applicant's present dwelling, farm and storage buildings and the caretaker's dwelling and service sheds. A consented jetty, and pontoon also attaches to the site.

Plate 4: Internal Retaining Wall



As the attached certificate of title illustrates the property has riparian rights with the seaward boundary being the Mean High Water Mark (*MHWM*). As Plate 1 above shows, the grassed area of the site extends down to a low stone wall which has been formed along the beach front of Dick's Bay.

4.0 Reasons for the Application

The subject site is located within the General Coastal Zone of the Operative District Plan (*ODP*) and consent may be granted in terms of this planning instrument. The site is also located within an Outstanding Landscape in terms of the *ODP* and the Regional Policy Statement for Northland (*RPS*).

The proposed dwelling requires consent to a **Non – complying activity** in terms of Rule 10.6.5.5 because it does not comply with 10.6.5.4.1. RESIDENTIAL INTENSITY

The dwelling proposed requires consent as a **controlled activity** in terms of Rule 10.6.5.2.2. VISUAL AMENITY.

In all other respects the proposal complies with the permitted activity standards of the General Coastal Zone,

Consent to a **Restricted Discretionary Activity** is required under Rule 12.1.6.2.1 (a) BUILDINGS WITHIN OUTSTANDING LANDSCAPES to construct a building with a gross floor area exceeding 25 m² in an Outstanding Landscape

The dwelling proposed and the proposed swimming pool infringe the minimum 30 metre riparian set back from the Coastal Marine Area required for buildings and impermeable surfaces in the General Coastal Zone in terms of clause 12.7.6.1.1 (a) SETBACK FROM LAKES, RIVERS AND THE COASTAL MARINE AREA of the (*ODP*) and requires consent as a **non-complying activity** in terms of Rule 12.7.6.4.

As the attached plans show and explained above, this set back is currently infringed by the existing dwelling (see plans at **Attachment 3**).

In all other respects the proposal complies with the permitted activity standards for activities within identified outstanding landscapes.

The proposed dwelling requires consent to a **Discretionary Activity** under Rule 12.4.6.3 for

a building located within 20 metres of a tree.

5.0 Statutory Considerations

Resource Management Act 1991 (the Act)

The proposal comprises a non-complying activity overall. The Act requires in the case of a non-complying activity to be considered in terms of section 104, which states;

- (1) *When considering an application for a resource consent and any submissions received, the consent authority must, subject to [Part 2](#) and [section 77M](#), have regard to—*
 - (a) *any actual and potential effects on the environment of allowing the activity; and*
 - (ab) *any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and*
 - (b) *any relevant provisions of—*
 - (i) *a national environmental standard:*
 - (ii) *other regulations:*
 - (iii) *a national policy statement:*
 - (iv) *a New Zealand coastal policy statement:*
 - (v) *a regional policy statement or proposed regional policy statement:*
 - (vi) *a plan or proposed plan; and*
 - (c) *any other matter the consent authority considers relevant and reasonably necessary to determine the application.*
- (2) *When forming an opinion for the purposes of subsection (1)(a), a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard or the plan permits an activity with that effect.*
- (2A) *When considering an application affected by [section 124](#) or [165ZH\(1\)\(c\)](#), the consent authority must have regard to the value of the investment of the existing consent holder.*
- (2B) *When considering a resource consent application for an activity in an area within the scope of a planning document prepared by a customary marine title group under [section 85](#) of the Marine and Coastal Area (Takutai Moana) Act 2011, a consent authority must have regard to any resource management matters set out in that planning document.*
- (2C) *Subsection (2B) applies until such time as the regional council, in the case of a consent authority that is a regional council, has completed its obligations in relation to its regional planning documents under [section 93](#) of the Marine and Coastal Area (Takutai Moana) Act 2011.*
- (2D) *When considering a resource consent application that relates to a wastewater network, as defined in [section 5](#) of the Water Services Act 2021, a consent authority—*
 - (a) *must not grant the consent contrary to a wastewater environmental performance standard made under [section 138](#) of that Act; and*
 - (b) *must include, as a condition of granting the consent, requirements that are no less restrictive than is necessary to give effect to the*

- wastewater environmental performance standard.
- (3) A consent authority must not,—
 - (a) when considering an application, have regard to—
 - (i) trade competition or the effects of trade competition; or
 - (ii) any effect on a person who has given written approval to the application:
 - (b) [Repealed]
 - (c) grant a resource consent contrary to—
 - (i) [section 107](#), [107A](#), or [217](#);
 - (ii) an Order in Council in force under [section 152](#);
 - (iii) any regulations;
 - (iv) wāhi tapu conditions included in a customary marine title order or agreement;
 - (v) [section 55\(2\)](#) of the Marine and Coastal Area (Takutai Moana) Act 2011:
 - (d) grant a resource consent if the application should have been notified and was not.
 - (3A) See also [section 103\(3\)](#) of the Urban Development Act 2020 (which relates to resource consents in project areas in transitional periods for specified development projects (as those terms are defined in [section 9](#) of that Act)).
 - (4) A consent authority considering an application must ignore subsection (3)(a)(ii) if the person withdraws the approval in a written notice received by the consent authority before the date of the hearing, if there is one, or, if there is not, before the application is determined.
 - (5) A consent authority may grant a resource consent on the basis that the activity is a controlled activity, a restricted discretionary activity, a discretionary activity, or a non-complying activity, regardless of what type of activity the application was expressed to be for.
 - (6) A consent authority may decline an application for a resource consent on the grounds that it has inadequate information to determine the application.
 - (7) In making an assessment on the adequacy of the information, the consent authority must have regard to whether any request made of the applicant for further information or reports resulted in further information or any report being available.

Section 104(1) of the RMA requires any consideration of an application for resource consent to be subject to Part 2 of the RMA. Recent decisions of the courts have indicated that it is unnecessary to undertake a separate assessment of applications in terms of Part II of the RMA, except where there is invalidity, incomplete coverage or uncertainty of meaning in the planning documents¹. For this reason, the assessment below assumes that the provisions of the ODP, articulate the imperatives of Part 2 of the RMA such that specific reference to Part 2 in this assessment is redundant

Section 104 of the Act requires that the proposal be assessed against the relevant provisions

¹ See *Environmental Defence Soc Inc v The New Zealand King Salmon Co Ltd* [2014] NZSC 38, (2014) 17 ELRNZ 442.

RJ Davidson Family Trust v Marlborough District Council [2017] NZHC 52

of a district plan and any proposed plan. This includes the objectives and policies of the Proposed District Plan (PDP) but not the rules of the PDP, as section 86B of the RMA applies.

Section 104D of the Act sets out particular restrictions for non-complying activities as follows:

- (1) *Despite any decision made for the purpose of notification in relation to adverse effects, a consent authority may grant a resource consent for a non-complying activity only if it is satisfied that either—*
 - (a) *the adverse effects of the activity on the environment (other than any effect to which [section 104\(3\)\(a\)\(ii\)](#) applies) will be minor; or*
 - (b) *the application is for an activity that will not be contrary to the objectives and policies of—*
 - (i) *the relevant plan, if there is a plan but no proposed plan in respect of the activity; or*
 - (ii) *the relevant proposed plan, if there is a proposed plan but no relevant plan in respect of the activity; or*
 - (iii) *both the relevant plan and the relevant proposed plan, if there is both a plan and a proposed plan in respect of the activity.*
- (2) *To avoid doubt, [section 104\(2\)](#) applies to the determination of an application for a non-complying activity.*

An analysis in terms of the requirements of sections 104(1)(b) and 104D is undertaken below in the context of an overall consideration of the purpose of these provisions rather than attempting to establish a nexus with the specificity of particular provisions.

This approach has been endorsed by the Court of Appeal with respect to the “gateway” test for non-complying activities under section 104D of the RMA which requires that applications for non-complying activities may only be granted if either the adverse effects of the activity on the environment will be minor, or the application is for an activity that would not be contrary to the objectives and policies of the relevant plans.

With regard to the S104D test in particular, it has been established that it is necessary to consider whether to proposal is contrary to the overall purpose and scheme of a plan, rather than assessing the non-complying activity against the detailed provisions of a plan or proposed plan. Further, the court has observed that non-complying status, of itself, recognizes that the proposed activity may not be supported provisions of the plan, however consent may be granted if the activity is not contrary to the overall objectives and policies of the plan².

² See paragraphs [17] and [18] *Arrigato Investments & ors V Auckland Regional Council & ors* (2001) 7ELRNZ 193 (CA).

Further to the above consideration must be given to the permitted baseline for the purposes of assessing the proposal as discussed in the effects assessment below.

Section 10 of the RMA is relevant. Section 10 also provides for existing use rights and states that:

Land may be used in a manner that contravenes a rule in a district plan or proposed district plan if-

(a) Either-

- (i) The use was lawfully established before the rule became operative or the proposed plan was notified; and*
- (ii) The effects of the use are the same or similar in character, intensity, and scale to those which existed before the rule became operative or the proposed plan was notified.*

Both of the above matters must be taken into account in undertaking an assessment of the infringements subject of the application. In this regard, and as explained below, the proposal dwelling meets this test.

6.0 National Coastal Policy Statement

Given that site is within the General one of the ODP it is considered to be within the coastal environment in terms of the relevant description in Chapter 10 of that Plan.

The New Zealand Coastal Policy Statement 2010 (NZCPS) contains a number of objectives and policies which regional and territorial planning instruments must give effect to and which are also intended to guide the decision making by consenting authorities. A brief commentary on the Objectives of the NZCPS which have relevance to consideration of this application is set out below:

Objective 1:

To safeguard the integrity, form, functioning and resilience of the coastal environment and sustain its ecosystems, including marine and intertidal areas, estuaries, dunes and land, by:

- maintaining or enhancing natural biological and physical processes in the coastal environment and recognising their dynamic, complex and interdependent nature;*
- protecting representative or significant natural ecosystems and sites of biological importance and maintaining the diversity of New Zealand's indigenous coastal flora and fauna; and*

- *maintaining coastal water quality, and enhancing it where it has deteriorated from what would otherwise be its natural condition, with significant adverse effects on ecology and habitat, because of discharges associated with human activity.*

The location of the proposed dwelling is well removed from significant ecosystems in the vicinity that might be affected by the work and, aside from some short-term effects during the construction process; the ecological effects of the activity will be no more than minor.

Objective 2:

To preserve the natural character of the coastal environment and protect natural features

and landscape values through:

- *recognising the characteristics and qualities that contribute to natural character,*
- *natural features and landscape values and their location and distribution;*
- *identifying those areas where various forms of subdivision, use, and development*
- *would be inappropriate and protecting them from such activities; and*
- *encouraging restoration of the coastal environment.*

While the proposed dwelling will be visible from the coastal marine area, its visibility will be mitigated by the recessive cladding materials and colours proposed.

Objective 3

To take account of the principles of the Treaty of Waitangi, recognise the role of tangata whenua as kaitiaki and provide for tangata whenua involvement in management of the coastal environment by:

- *recognising the ongoing and enduring relationship of tangata whenua over their lands, rohe and resources;*
- *promoting meaningful relationships and interactions between tangata whenua and persons exercising functions and powers under the Act;*
- *incorporating mātauranga Māori into sustainable management practices; and*
- *recognising and protecting characteristics of the coastal environment that are of special value to tangata whenua.*

Ngati Kuta are recognised as the tangata whenua and were provided with details regarding the proposal. Iwi representatives visited the site on 16 September 2018 and subsequently provided the letter of approval submitted with the 2018 application.

Objective 6:

To enable people and communities to provide for their social, economic, and cultural wellbeing and their health and safety, through subdivision, use, and development, recognising that:

- *the protection of the values of the coastal environment does not preclude use and development in appropriate places and forms, and within appropriate limits;*
- *some uses and developments which depend upon the use of natural and physical resources in the coastal environment are important to the social, economic and cultural wellbeing of people and communities;*
- *functionally some uses and developments can only be located on the coast or in the coastal marine area.*

The existing development within Dick's Bay has been recognized and assessed as appropriate to this location through successive resource consents. Given that the current proposal replicates the existing built and consented form of development it is considered that the current proposal cannot be considered to offend against this objective.

Policy 1:

(2) Recognise that the coastal environment includes:

- *physical resources and built facilities, including infrastructure, that have modified the coastal environment.*

The NZCPS 2010 recognises that dwellings and ancillary structures form part of the coastal environment. In this regard it is noted that the coastal environment at this location is already substantially modified by the two substantial dwellings located adjacent to the foreshore as Plates 2 and 3 above demonstrate.

Policy 13:

- (1) To preserve the natural character of the coastal environment and to protect it from inappropriate subdivision, use, and development:*
- *avoid adverse effects of activities on natural character in areas of the coastal environment with outstanding natural character; and*
 - *avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on natural character in all other areas of the coastal environment*

The proposal will not result in an inappropriate use of the coastal environment. The natural character of Dick's Bay is already modified by the existing substantial residential development

on its landward margins and by the existing jetty in the waters of the Bay. When considered in the context of these existing modifications the proposal and its effects on natural character will be inconsequential.

Policy 15 Natural features and natural landscapes

To protect the natural features and natural landscapes (including seascapes) of the coastal environment from inappropriate subdivision, use, and development:

- (a) avoid adverse effects of activities on outstanding natural features and outstanding natural landscapes in the coastal environment; and*
- (b) avoid significant adverse effects and avoid, remedy, or mitigate other adverse effects of activities on other natural features and natural landscapes in the coastal environment;*

The land behind Dick's Bay is identified as an outstanding landscape in the ODP and an outstanding natural landscape in the Regional Policy Statement maps, it is important to note, however, that as a concomitant of the development within the Bay subject of successive resource consents granted for the existing dwellings and jetty, the landscape is, and will continue to be occupied by dwellings, access roads and other elements of domestic infrastructure found in settled areas of the coast. As the enclosed photos illustrate, when the proposal viewed in the context of the existing development within Dick's Bay, it will appear as a subtle and imperceptible change to the existing modified landscape. For this reason, it is considered that the proposal does not offend against this policy.

The RPS contains a broad suite of policy statements that must be considered when assessing applications within the coastal environment. Policy 4.5 is relevant to the proposal and is addressed below.

Policy 4.5 sets out the regime in the RPS for Identifying the coastal environment, natural character, outstanding natural features, outstanding natural landscapes and historic heritage resources. This section of the RPS states that the areas identified in the Regional Policy Statement - Maps will form Northland's:

- (b) High and outstanding natural character areas within the coastal environment (except where the coastal marine area beyond harbours / estuaries remain unclassified); and*
- (c) Outstanding natural features and outstanding natural landscapes*

The RPS states that this policy assists in the implementation of section 6 of the Act and the New Zealand Coastal Policy Statement 2010 (NZCPS) by:

- *Identifying the coastal environment;*
- *Identifying high and outstanding natural character areas (in the coastal environment); and*
- *Identifying outstanding natural features and landscapes.*

The subject site is identified as within an outstanding natural landscape in the RPS maps. The explanation to policy 4.5.2 states that:

Regional Policy Statement Maps of high and outstanding natural character, outstanding natural features and outstanding natural landscapes identify those areas where caution is required to ensure subdivision, use and development is appropriate. They have been developed using the best information available and ground tested where practicable.

This policy recognises that despite best endeavours, the maps may not always be accurate at individual property or site-scale. Therefore qualified site or property-specific assessment at greater resolution and accuracy may be able to demonstrate that the values are not present or are of less (or more) significance than depicted on the maps or that a lesser (or greater) degree of sensitivity and / or caution is warranted in relation to specific proposals.

Further, the explanation to Policy 4.5 states that this policy contemplates refinement of the maps in accordance with Method 4.5.4, following further detailed assessment, provided the change is undertaken using the attributes and criteria listed in Appendix 1.

As far as can be determined there has been no refinement of the maps relevant to this proposal following notification of the RPS. Given the existing level of consent development within Dick's Bay conclusion of this assessment is that the effects of the proposal in this regard must be considered as less than minor.

6.0 Operative District Plan Provisions

The commentary below refers to particular objectives and policies and other provisions of the District Plan that are considered relevant to the proposal.

Chapter 10 sets out the provisions they apply to the coastal environment. The objectives for this environment are set out in clause 10.3. A commentary on those that are relevant to the application follows:

- 10.3.1 to manage coastal areas in a manner that avoids adverse effects from subdivision, use and development. Where it is not practicable to avoid adverse effects from subdivision use or development, but it is appropriate for the development to proceed, adverse effects of subdivision use or*

development should be remedied or mitigated

- 10.3.2 To preserve and, where appropriate in relation to other objectives, to restore, rehabilitate protect, or enhance:
- (a) the natural character of the coastline and coastal environment;*
 - (b) areas of significant indigenous vegetation and significant habitats of indigenous fauna;*
 - (c) outstanding landscapes and natural features;*
 - (d) the open space and amenity values of the coastal environment;*
 - (e) water quality and soil conservation (insofar as it is within the jurisdiction of the Council).*

These objectives are supported by policy 10.4.12:

That the adverse effects of development on the natural character and amenity values of the coastal environment will be minimised through:

- (a) the siting of buildings relative to the skyline, ridges, headlands and natural features;*
- (b) the number of buildings and intensity of development;*
- (c) the colour and reflectivity of buildings;*
- (d) the landscaping (including planting) of the site;*
- (e) the location and design of vehicle access, manoeuvring and parking areas.*

Comment

The proposal subject of this application will replicate an existing consented development on the site. In this circumstance the building will be sited on the footprint of the existing and there will be no greater number of buildings and intensity of development of the site or relocation of access.

The colour of the buildings will be subtle and non-reflective effect and the placement ensures that existing vegetation on the site is such that the existing amenity values of the locality will be maintained.

The relevant objectives and policies of the General Coastal Zone are intended to supplement the objectives and policies and include the following objectives that are relevant to the proposal:

- 10.6.3.1 *To provide for appropriate subdivision, use and development consistent with the need to preserve its natural character.*
- 10.6.3.2 *To preserve the natural character of the coastal environment and protect it from inappropriate subdivision, use and development.*

Supporting policies include the following:

- 10.6.4.3 *Subdivision, use and development shall preserve and where possible*

enhance, restore and rehabilitate the character of the zone in regards to s6 matters, and shall avoid adverse effects as far as practicable by using techniques including:

- (a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;
- (b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;
- (c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas;
- (d) through siting of buildings and development, design of subdivisions and provision of access, that recognise and provide for the relationship of Maori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Maori culture makes to the character of the District. (Refer Chapter 2 and in particular Section 2.5 and Council's "Tangata Whenua Values and Perspectives (2004)");
- (e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests;
- (f) protecting historic heritage through the siting of buildings and development and design of subdivisions.

Comment

Collectively the objectives and policies set out above are intended to ensure that development involving new buildings respect the existing amenity values natural character of the zone through the sensitive siting of buildings to minimise visual impact and impacts on cultural values.

In this circumstance the existing development of the site is to be replicated such that the effects of the proposed replacement dwelling will maintain the existing amenity and landscape values. Further, existing cultural values of the site will not be compromised.

Chapter 12 contains objectives and policies for the management of natural and physical resources including the coastline. The relevant objectives are at 12.7.3 as follows;

- 12.7.3.1 *To avoid, remedy or mitigate the adverse effects of subdivision, use and development on riparian margins.*
- 12.7.3.2 *To protect the natural, cultural, heritage and landscape values and to promote the protection of the amenity and spiritual values associated environment, from the adverse effects of land use activities, through proactive restoration/rehabilitation/revegetation.*

- 12.7.3.3 *To secure public access (including access by Maori to places of special value such as waahi tapu, tauranga waka, mahinga kai, mahinga mataitai, mahinga waimoana and taonga raranga) to and along the coastal marine area, lakes and rivers, consistent with Chapter 14 - Financial Contributions, to the extent that this is compatible with:*
- (a) the maintenance of the life-supporting capacity of the waterbody, water quality, aquatic habitats, and*
- (b) the protection of natural character, amenity, cultural heritage, landscape and spiritual values; and*
- (c) the protection of public health and safety; and*
- (d) the maintenance and security of authorised activities (but acknowledging that loss of privacy or fear of trespass are not valid reasons for precluding access).*
- In some circumstances public acquisition of riparian margins may be required and managed for purposes other than public access, for example to protect significant habitats, waahi tapu or historic sites, or for public recreation purposes.*
- 12.7.3.4 *To provide for the use of the surface of lakes and rivers to the extent that this is compatible with the maintenance of the life supporting capacity of the water body, water quality, aquatic habitats, and the protection of natural character, amenity, cultural heritage, landscape and spiritual values.*
- 12.7.3.5 *To avoid the adverse effects from inappropriate use and development of the margins of lakes, rivers, indigenous wetlands and the coastline.*
- 12.7.3.6 *To protect areas of indigenous riparian vegetation:*
- (a) physically, by fencing, planting and pest and weed control; an*
- (b) legally, as esplanade reserves/strips.*
- 12.7.3.7 *To create, enhance and restore riparian margins.*

Comment:

The overarching intent of these objectives is to ensure public access to the riparian margin, and to protect its natural, cultural and landscape values. Public access to the beach at Dick's Bay may only be achieved from the water. The proposal will not remove this right and thus will not compromise the existing ability of the public to access to Dick's Bay.

While the riparian margin of Dick's Bay has landscape values, it is considered that these are largely man-made and defined by the existing development and landscaping established and maintained on the site by the applicant. For the same reason, any natural values have been largely subsumed into the largely man-made landscape resulting from the on-going development of the site. It is notable that this development, which largely defines the landscape values of the site and locality is permitted in terms of the provisions of the District Plan

The above objectives are supported by a suite of policies. Those that are relevant to the proposal are set out below, together with brief commentary on each.

- 12.7.4.1 *That the effects of activities which will be generated by new structures on or adjacent to the surface of lakes, rivers and coastal margins be taken into account when assessing applications.*

Comment:

While the proposal results in additional building and hard surfaces intruding into the riparian setback it is considered that the effects of this will be no different from that which is currently consented.

- 12.7.4.3 *That adverse effects of land use activities on the natural character and functioning of riparian margins and indigenous wetlands be avoided.*

Comment:

The existing riparian margin is largely in lawn and for this reason it is not considered that any residual elements of the natural character will be compromised.

- 12.7.4.6 *That public access to and along lakes, rivers and the coastline be provided as a consequence of development or as a result of Council (see Method 10.5.19) or public initiatives except where it is necessary to restrict access or to place limits on the type of access, so as to:*
- (a) protect areas of significant indigenous vegetation and/or significant habitats of indigenous fauna or*
 - (b) protect cultural values, including Maori culture and traditions; or*
 - (c) protect public health and safety; to the extent that is consistent with policies in Chapter 14.*

Comment:

The land that is the subject of the riparian setback is entirely contained with the subject site and thus is not part of the legally accessible public domain.

12.7.4.11 *That the extent of impervious surfaces be limited so as to restore, enhance and protect the natural character, and water quantity and quality of lakes, rivers, wetlands and the coastline.*

Comment:

It is acknowledged that the proposed dwelling will not restore, enhance or protect the natural character of the coastline. Given the existing modified character of the site, however, it is considered that this will not undermine the broader intent of this policy.

Summary

In summary, it is considered that when the proposal is measured against the relevant objectives and policies of the operative plan, the relatively small scale and location within an already highly modified part of the coastal environment means that the overall achievement of these objectives and policies would not be compromised.

With regard to the intrusion into the riparian setback, the proposal is within a site that has riparian rights and for that reason an esplanade reserve could only be created on subdivision of the site. The proposal extends into the area that might be taken as esplanade reserve should the site be subdivided in the future. Should such a subdivision be made it is considered that effective public access along the coastal margin of the CMA could still be secured with an esplanade reserve alignment that avoids the structure. In this regard any such esplanade reserve would need to be limited to the short length of the building that might intrude into an esplanade reserve, should one be required in the future.

Assessment Matters for Restricted Discretionary Activities

Clause 12.1.6.2.1 of the District Plan sets out the matters over which discretion is restricted for buildings within Outstanding Landscapes as follows

- (i) *the location of the building; and*
- (ii) *the size, bulk and height of the building in relation to ridgelines, areas of indigenous vegetation and habitats of indigenous fauna, existing trees and other natural features; and*

- (iii) (iii) the degree to which the landscape will retain the qualities that make it outstanding, including naturalness, and visual and amenity values; and
- (iv) (iv) the design of the building; and
- (v) the location and design of associated vehicle access, manoeuvring and parking areas; and (vi) the extent to which planting can mitigate visual effects; and
- (vi) the means by which permanent screening of the building from public viewing points on a public road, public reserve, or the foreshore may be achieved, and
- (vii) the cumulative visual effects of all buildings on the site.

While the house is a visible addition to the local landscape, because it will replicate an existing house it will not change views of the natural elements of the landscape of Dick's Bay in any material way, thus the proposal will have inconsequential effects on the character of Dick's Bay.

Care has been taken with the design of the proposed house to ensure that While the proposed pool will be a new addition to the site its placement is such that it will be largely screened from any public viewing point, including the CMA.

For the reasons outlined above it is considered that the proposal will have no greater degree of intrusion into the landscape than the current development on the site given that the proposed dwelling is removed from any ridgeline or distinctive natural landscape feature.

7.0 Proposed District Plan Provisions

In accordance with section 104D(1)(b)(iii) it is necessary to consider the objectives and policies of the proposed plan. The PDP was notified in 2022 and at the time of lodgement of this application decisions on submissions were yet to be released. Accordingly it is considered that the relevant objectives and policies of this instrument must be considered to be inchoate and given little weight in the assessment of this application. Notwithstanding this, an assessment of the relevant provisions of the PDP are set out below.

Objective CE-02 addresses land use and subdivision in the coastal environment as follows;

Land use and subdivision in the coastal environment:

- a. preserves the characteristics and qualities of the natural character of the coastal environment;
- b. is consistent with the surrounding land use;
- c. does not result in urban sprawl occurring outside of urban zones;
- d. promotes restoration and enhancement of the natural character of the coastal environment; and

- e. recognises *tangata whenua* needs for ancestral use of *whenua* Māori.

Policy CE-P10 supports this objective and sets out the matters to be considered when assessing a resource consent application as follows:

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

- a. *the presence or absence of buildings, structures or infrastructure;*
- b. *the temporary or permanent nature of any adverse effects;*
- c. *the location, scale and design of any proposed development;*
- d. *any means of integrating the building, structure or activity;*
- e. *the ability of the environment to absorb change;*
- f. *the need for and location of earthworks or vegetation clearance;*
- g. *the operational or functional need of any regionally significant infrastructure to be sited in the particular location;*
- h. *any viable alternative locations for the activity or development;*
- i. *any historical, spiritual or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6;*
- j. *the likelihood of the activity exacerbating natural hazards;*
- k. *the opportunity to enhance public access and recreation;*
- l. *the ability to improve the overall quality of coastal waters; and*
- m. *any positive contribution the development has on the characteristics and qualities.*

Comment

It is considered that the proposal subject of this application, in replicating the existing dwelling and its location on the site ensures that the proposal will ensure that the proposal will not offend against this objective and its supporting policies

Part 2 of the PDP also contains objectives and policies that address development in outstanding natural landscapes. These largely replicate those that apply to the coastal environment and for this reason it is considered that the application is not contrary to these provisions.

Given that the site is within the Rural Production Zone consideration must be given to the objectives and policies for this zone contained in clauses RPROZ – O1 to O4 and RPROZ – P1 to P7.

These provisions are largely focussed on ensuring that land is retained for primary production

and that effects on primary production activities are not compromised by the proximity on incompatible activities. Given that the site could not support conventional farming activities and is well-removed from sites that contain those activities it is considered that the proposal does not undermine the objectives and policies for the zone.

8.0 Assessment of Effects

The Section 88 of the Resource Management Act 1991 requires an application for a resource consent to include an assessment of any actual or potential effects on the environment that the activity may have on the environment, and ways in which any adverse effects may be mitigated.

Any assessment of environmental effects must also be informed by a consideration of the permitted baseline. Section 104(1) of the Act specifically requires that:

When considering an application for resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to:

- a) Any actual and potential effects on the environment of allowing the activity; and,*
- b) Any relevant provision of (vi) a plan or proposed plan*

Section 104(2) of the Act also states that:

When forming an opinion for the purposes of subsection (1)(a), a consent authority may disregard an adverse effect of the activity on the environment if the plan permits an activity with that effect.

Section 104(2) formalises and gives statutory weight to the consideration of the baseline of effects from permitted activities on a site. The purpose of the baseline is to isolate and make effects of those activities on the environment that are either permitted by the Plan or have already been consented to as irrelevant. Such effects cannot then be taken into account when assessing these effects of a particular resource consent application (see decision on Queenstown Lakes District Council v Hawthorn Estate Limited (Court of Appeal, CA45/05, 12 June 2006, William Young P, Robertson and Cooper JJ)).

The application of the permitted baseline in considering the effects of a proposed activity has been clearly set out by the Environment Court as follows:

*“It means that in considering the adverse effects of a proposed activity the consent authority should not take into account of any adverse effects which do not exceed adverse effects which would be produced by three possible categories of activity. They are, first, **what lawfully exists on the site at present**³, Secondly, activities (being non-fanciful activities) which could be conducted on the site as of right; ie without having to obtain a resource consent. Thirdly, activities which could be carried out under a granted but as yet unexercised resource consent.⁴*

In the case of this application, the baseline of effects is established by the existing, legally established dwelling. Accordingly, there are no effects that extend beyond the consented dwelling that must be assessed.

In this context the actual or potential effects on the environment of the proposal are considered to comprise the following:

- Visual and Landscape Effects
- Amenity Effects
- Effects on Natural processes and Habitat values

These effects are discussed below.

With regard to visual and landscape matters, any effects are considered to be confined to potential effects on the landscape values of the site as it would be viewed from the Dick’s Bay beach. As explained above in the assessment undertaken with respect of district plan assessment criteria, the proposed infringements are so small as to be almost indiscernible when viewed in the context of the existing dwelling. In summary it is considered that the effects of the proposal, considered in the context of the surrounding environment and in light of the permitted baseline of effects created by the existing dwelling can be no more than minor.

Any amenity effects only result from the potential effects of the incursion of the dwelling into the riparian set back to the extent that it might physically limit the depth of an esplanade

³ emphasis ours.

⁴ See *Lloyd v The Gisborne District Council and Foon*, W106/2005

reserve if subdivision of the site should occur. Putting aside the speculative nature of such an effect the nature of the site is that there will still be a viable space between the building and MHWS such that public access along such a reserve would not be limited in any more than a minor degree.

Finally turning to effects on natural processes and habitat values, it is important to note that the site has been the subject of built development for a number of years. As such it is a highly modified environment with the riparian margin subject of the application largely formed as a lawn area as far as the beach proper. Dick's Bay is a low energy beach and no wave action, even in storm events, has been known to extend landward of the existing beach. In addition drainage from the site will not be inhibited to any more than a minor degree by the proposal.

For all of the above reasons it is considered that any adverse effect of the proposal will be contained on the site subject of the application and will be no more than minor.

9.0 Notification Assessment

Decisions on notification of applications for resource consent must be made in accordance with the requirements of section 95A, 95B, 95D and 95E of the RMA. While these sections of the RMA clearly reserve this decision on notification to the council, the following assessment is included to assist this determination.

Section 95A

It is considered that the only applicable section in the sequence of four steps that must be carried out in making a determination as to whether to publicly notify the application is section 95A(8)(b) which requires consideration of whether the activity will have or is likely to have adverse effects on the environment that are more than minor in accordance with section 95D.

Section 95B

It is considered that the only applicable section in the sequence of four steps that must be carried out in making a determination as to whether to give limited notification of the application is section 95B(8) which requires consideration of whether a person is an affected person in accordance with section 95E.

Section 95D

Section 95D specifies that a council must decide, in determining whether to publicly notify an

application, whether an activity will have, or is likely to have, adverse effects on the environment that are more than minor. In making this decision, a council (*inter alia*):

(a) *must disregard any effects on persons who own or occupy –*

(i) *the land in, on or over which the activity will occur; or*

(ii) *any land adjacent to that land; and*

(b) *may disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect (i.e. council may consider the “permitted baseline”);*

(c) *in the case of a ... restricted discretionary activity, must disregard an adverse effect of the activity that does not relate to a matter for which a rule or national environmental standard...restricts discretion.*

In summary, for the purposes of an assessment as to whether to publicly notify the application it is necessary to determine the following

- What the adverse effects are;
- Whether there is a permitted baseline with respect to the identified effects;
- The location and extent of land adjacent to site on which the facility is to be located;
- Whether any remaining effects are more than minor, after discounting permitted baseline effects and effects on persons who own or occupy land adjacent to the site.

The Environment Court has provided guidance in the consideration of the scale of effects that amount to minor or more than minor. In the case of *Kevin Bethwaite and Church Property Trustees v Christchurch City Council* (RMA C85/93) Judge Skelton noted that:

Parliament did not intend that there should be no adverse effects. Nor, so it seems to us, did it intend that any adverse effects should be minimal. That is to say, again having recourse to the dictionaries, “smaller or very minute or slight”. Thus, in using the word “minor” Parliament intended that whatever adverse effects there might be they had to be less than major, but could be more than simply minute or slight.

The effects assessment above has determined that there are no effects beyond the permitted baseline as described above that will extend beyond the site to a minor or more than minor extent.

Section 95E

If it is determined that public notification is not required, section 95E of the RMA requires that a consenting authority must decide if there are any adverse effects on a person that is minor or more than minor and give limited notification to those persons. Given that the effect beyond the subject site is considered to be no more than minor it follows that any effects that extend to adjacent sites are less than minor such that notification to the owner or occupier of any other site is not necessary.

10.0 Conclusion

The applicant seeks consent to the development of the site that replicates that is the subject of an extant consent. The nature of the proposal is such that Operative Far North it does not increase the area of non-compliance beyond that which is already consented.

The proposal is able to demonstrate that there are no effects that exceed those of the existing and consented dwelling on the site and thus meet the permitted baseline.

Accordingly we conclude that the proposal merits consent and recommend it to the Far North District Council for approval.

C O Burn, MA DipTP MZPI

Planning Consultant

ATTACHMENTS

ATTACHMENT 1

ATTACHMENT 2

ATTACHMENT 3

ATTACHMENT 4



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




R. W. Muir
Registrar-General
of Land

Identifier NA17A/1419
Land Registration District North Auckland
Date Issued 12 August 1969

Prior References
NA303/216

Estate Fee Simple
Area 2.6507 hectares more or less
Legal Description Orokawa 3C 2A Block

Registered Owners
Frances Anne Wyborn and Mark John Wyborn

Interests

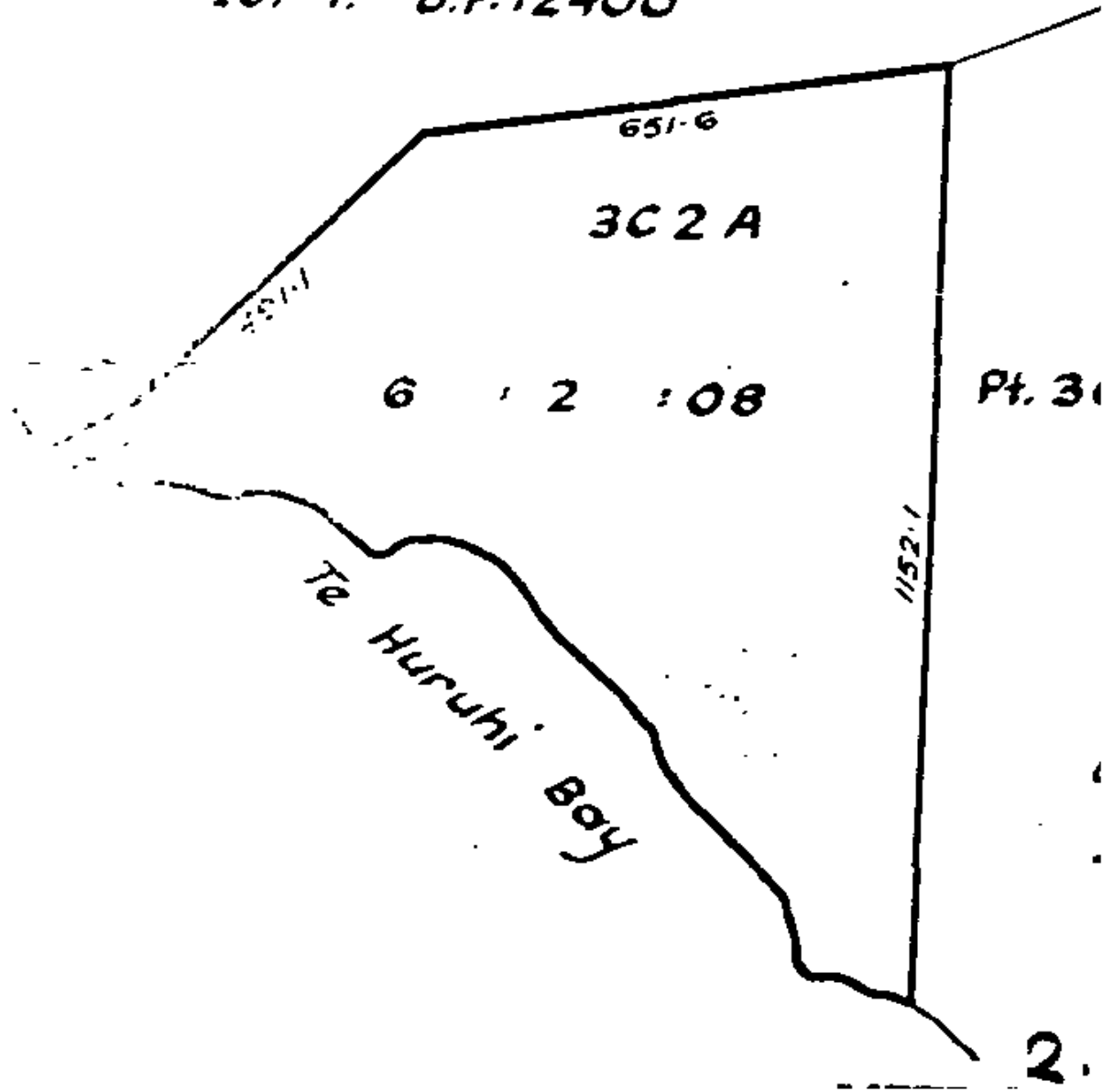
Subject to Section 10 Maori Affairs Amendment Act 1967

A408733 Status order declaring that the status of the within land shall cease to be Maori Freehold Land and shall become General Land - 12.8.1969 at 2.00 pm

8339622.1 Encumbrance to Mark John Wyborn, Frances Anne Wyborn and Michael John Foley - 12.11.2009 at 12:29 pm

11 Russell S.D.

Lot 1. D.P. 12400





**Far North
District Council**

Private Bag 752, Memorial Ave
Kaikohe 6440, New Zealand
Freephone: 0800 920 029
Phone: (09) 401 5200
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

Ref: MRC-2019-604

4 March 2019

Te Kaunihera o Tai Tokerau Ki Te Raki

Mark John Wyborn
PO Box 90534
Victoria Street West
Auckland 1142

Dear Sir / Madam,

Re – Resource Consent 2190366 To demolish an existing dwelling and construct of new dwelling and swimming pool breaching the setback from lakes, rivers and the costal Marine Area, Buildings within Outstanding Landscapes, Visual Amenity, Fire Risk to Residential Units and Residential Intensity rules in the General Coastal Zone, 187A Manawaora Road, Russell

The above mentioned resource consent was issued on the 20 February 2019.

Conditions of your consent will be administered by Resource Consent Monitoring Officers at Councils Kerikeri Office. Documentation required to meet the conditions of your resource consent will need to be forwarded to rcmonitoring@fndc.govt.nz .

Could you please advise Council when the conditions of your resource consent have been completed?

A site visit will be then be conducted by a member of the Monitoring Team and once all conditions of your consent have been satisfied your consent can be filed as completed.

If you have any queries regarding conditions of your resource consent, please do not hesitate to contact me on 0800 920 029.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Christina Rosenthal'.

Christina Rosenthal
Resource Consent Monitoring Officer





FAR NORTH DISTRICT COUNCIL

**FAR NORTH OPERATIVE DISTRICT PLAN
DECISION ON RESOURCE CONSENT APPLICATION (LANDUSE)**

Resource Consent Number: 2190366-RMALUC

Pursuant to section 104 B and D of the Resource Management Act 1991 (the Act), the Far North District Council hereby grants resource consent to:

Mark John Wyborn

The activity to which this decision relates:

To demolish an existing dwelling and construct of new dwelling and swimming pool breaching the setback from lakes, rivers and the Coastal Marine Area, Buildings within Outstanding Landscapes, Visual Amenity, Fire Risk to Residential Units and Residential Intensity rules in the General Coastal Zone

Subject Site Details

Address: 187A Manawaora Road, Russell
Legal Description: Orokawa 3C2A Blks II III Russell SD
Certificate of Title reference: NA-17A/1419

Pursuant to Section 108 of the Act, this consent is issued subject to the following conditions:

1. The activity shall be carried out in accordance with the approved plans prepared by Sumich Chaplin Architects Limited, dated April 2016, referenced as '6317 Issue A' Sheets RC1/A – RC7A, and attached to this consent with the Council's "Approved Stamp" affixed to them.
2. In conjunction with the lodgement of building consent/s for the proposed residential unit and swimming pool, the consent holder shall provide the following to Councils duly authorised officer for certification:
 - a) A colour scheme for the external walls, roof, and joinery of the residential unit and finished materials for the swimming pool, to confirm that the materials used will be coloured within the BS5252 standard colour palette range, with a reflectance value of 30% or less or are constructed of natural materials which fall within this range.
 - b) A Construction Methodology Plan prepared by a suitably qualified landscape architect that details the means of carrying out all site works and earthworks associated with the proposed swimming pool. The Plan is to specifically address the following matters:

- Means of controlling all exposed soil, in terms of both excavated areas and any stockpiling of excavated material, so as to avoid any sediment entering the coastal marine area
 - Measures to ensure that the existing vegetation and associated root structures, including the mature coastal pohutukawas, located on the cliff area on the seaward side of the development site will be protected from excavation, use of machinery, and location of any structures (temporary or permanent), required during construction and on completion of the proposed pool.
- c) Confirmation in writing from a suitably qualified and experienced arborist that the removal of a limb from the existing pohutukawa tree identified on the approved plans (see Sheet RC4/A) will not unduly affect the health of the tree or cause damage to, or removal of, any root structure.
- d) A report from a suitably qualified archaeologist to confirm that the development site for the residential unit and swimming pool have been investigated for any archaeological deposits. In the event that the report finds any such deposit, the consent holder shall comply with the requirements of the Heritage New Zealand Pouhere Taonga Act 2014.
- e) A planting plan prepared by a suitably qualified and experienced landscape architect that addresses the means of remediating all exposed soil areas associated with the proposed residential unit and swimming pool. The plan is to include (but is not limited to) details as to how excavated and exposed areas around the proposed swimming pool are to be stabilised and re-established using either planting/ground cover or structural elements associated with the pool (such as retaining walls). The plan should detail the location, number and type of species to be planted, and the means of ensuring the planting is adequately established and maintained (such as mulching and staking).
3. All works carried out for the construction and completion of the residential unit and swimming pool are to be undertaken and completed in accordance with the requirements under Condition 2(a), (b), (c), (d) and (e). Specifically, written confirmation shall be provided from a suitably qualified and experienced landscape architect and arborist (as appropriate) to confirm that Conditions 2(a), (b), (c), and (e) have been complied with in all regards, such written confirmation to be provided to the Council's duly authorised officer prior to occupation of the proposed dwelling.
4. On completion of all works, and compliance with Condition 3 above, the consent holder shall ensure that the requirements under Conditions 2(a) and (e) are complied with on a continuing basis. More specifically, the colour scheme is to be adhered to, and all planting undertaken is to be maintained, for the duration of the consent.
5. The consent holder shall preserve the indigenous vegetation which creates a screen between the swimming pool and the coastal marine area, and the pohutukawa fringe around the coastal edge of the property and shall not without the prior written consent of the Council and then only in strict compliance with any conditions imposed by the Council, cut down, damage or destroy any of such trees or bush for the life of this consent. The owner shall be deemed to be not in breach of this prohibition if any of such trees or bush shall die from natural causes not attributable to any act or default by or on behalf of the owner or for which the owner is responsible..

Advice Notes

1. Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority issued pursuant to that Act. Should any site be inadvertently uncovered, the procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains). A copy of Heritage New Zealand's Archaeological Discovery Protocol (ADP) is attached for your information. This should be made available to all person(s) working on site.
2. The consent holder is advised that the site is within an area identified by the Department of Conservation as a medium density kiwi area. Therefore, mustelids should not be introduced or kept on site and it is recommended that care should be taken with the keeping of cats and dogs, as these animals may cause adverse effects on the kiwi population that may inhabit the area. Contractors should also be advised that the introduction of predators onto site poses a risk to the indigenous kiwi population. For more information on these areas please contact the Department of Conservation.
3. The conditions of this consent will be monitored by Council's Resource Consents Monitoring Officers. Any documentation relating to compliance with the above conditions of consent should be sent to rcmonitoring@fndc.govt.nz

Reasons for the Decision

1. The Council has determined (by way of an earlier report and resolution) that the adverse environmental effects associated with the proposed activity are no more than minor and that there are no affected persons or affected customary rights group or customary marine title group.
2. **District Plan Rules Breached:**

10.6.5.1.1 Visual Amenity	Restricted Discretionary
10.6.5.1.2 Residential Intensity	Non-complying
12.1.6.1.5 Buildings Within Outstanding Landscapes	Restricted Discretionary
12.4.6.1.2 Fire Risk To Residential Units	Discretionary
12.7.6.1.1 Setback From Lakes, Rivers And The Coastal Marine Area	Non-complying

Overall this activity is a non-complying activity

3. **Principal Issue[s] in Contention and Main Findings on those Issues:**
Under s104(1)(a) the principle issues are:
 - (a) The maintenance of the amenity values of the coastal environment and the outstanding landscape which is constituted by the Russell state forest and the coastal margin.
 - (b) The effects of the construction of buildings within the permitted setback from the Coastal Marine Area

- (c) The mitigation of the risk of transmission of fire by locating a dwelling in close proximity to a tree line.

Main Findings:

The proposed dwelling is located in a prominent position on the coastal margin, and as such has been designed in a manner which will blend into the surrounding environment. The use of recessive colours and low profile design will minimise the impact of the proposed development on the public amenity.

Further, the site layout and the existing vegetation on the site is instrumental in managing the visual effects and softens the highly developed site. The residential unit and swimming pool will have a limited effect on the coastal environment when assessed next to the existing development on site, which is a manicured residential site. This existing development, coupled with the house consented under RC 2160407-RMALUC forms part of the permitted baseline which the effects of this activity have been assessed against.

The presence of the driveway and landscaped areas creates a sufficient fire break to mitigate the risk of transmission of fire between the dwelling and the bush area.

Objectives and policies of the District Plan:

The following objectives and policies of the District Plan have been considered:

- a. The objectives and policies of the Coastal Environment and the General Coastal Zone as laid out in chapter 10 and 10.6 of the Far North District Plan.
- b. The objectives and policies of the Landscapes and Natural Features as laid out in chapter 12.1 of the Far North District Plan.
- c. The objectives and policies relating to natural hazards as laid out in chapter 12.4 of the Far North District Plan.

The proposal is not contrary to the relevant objectives and policies of the District Plan.

- 4. In accordance with an assessment under s104(1)(b) of the Act the proposal is consistent with the relevant statutory documents.
 - a. The Northland Regional Policy Statement 2016
 - b. Regional plans (including proposed)
 - c. New Zealand Coastal Policy Statement 2010

- 5. In accordance with an assessment under s104(1)(c) of the Act no non – statutory documents were considered relevant in making this decision.

6. **Section 104D Assessment**

Pursuant to section 104D of the Resource Management Act 1991 if a proposal is Non-Complying then it must satisfy one or both of the subsections of 104D(1) before a decision can be granted under section 104B of this Act. If the application does not pass either test of the section 104D(1) then the application must be declined.

It is considered that the proposal is not contrary to the Objectives and Policies of the District Plan; and it has been concluded that the adverse effects will be less than minor, as demonstrated above.

- 7. Other matters considered relevant in making this decision

Precedent

Case Law has established that the precedent of granting resource consent is a relevant factor for a consent authority in considering whether to grant consent to a Non-Complying application. This consent is unique in that the site in question is already well developed with a dwelling in the position to be occupied by the proposed dwelling. In this manner, the application does not depart from the existing built form to a significant degree. While existing use rights for the existing dwelling do not come into play when creating a large dwelling, the effects of the activity do not exceed the permitted baseline created by the presence of the existing house and the replacement dwelling consented under 2160407-RMALUC.

8. Part 2 Matters

The Council has taken into account the purpose & principles outlined in sections 5, 6, 7 & 8 of the Act. The application does not address Section 6 of the act, which includes the preservation of the natural character of the coastal environment, and outstanding natural features and landscapes from inappropriate subdivision, use, and development (s6(a) and (b)) as matters of national importance. It is considered that granting this resource consent application achieves the purpose of the Act.

9. In summary it is considered that the activity is consistent with the sustainable management purpose of the Act.

Approval

This resource consent has been prepared by Simeon McLean, Consents Planner and is granted under delegated authority (pursuant to section 34A of the Resource Management Act 1991) from the Far North District Council by:



Louise Wilson
Resource Consents Team Leader

Date: 20 February 2019

Right of Objection

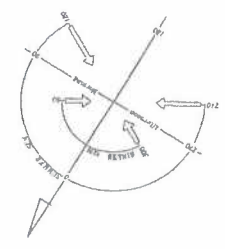
If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Resource Management Act 1991) to object to the decision. The objection must be in writing, stating reasons for the objection and must be received by Council within 15 working days of the receipt of this decision.

Lapsing Of Consent

Pursuant to section 125 of the Resource Management Act 1991, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;

The consent is given effect to; or

An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Resource Management Act 1991.



AREA OF DISTRICT BUILDING DEPT.
 COASTAL COTTAGE - 223.7m²
 COASTAL COTTAGE - 60.1m²
 COASTAL COTTAGE - 151.7m²
 PROPOSED COTTAGE - 242.2m²

PLANNING
 1) PROPOSED AREA IN BUILDINGS IS 117.7m²
 2) PROPOSED HOUSE IN TOTAL BUILDING COVERAGE IS 216.3

APPROVED PLAN
 PLANNER: *[Signature]*
 RC 2190366 DATE 20-02-19

		PROPOSED NEW HOUSE FOR MARK WYBORN LOCK - RAWHITI RD 413 RUSSELL, NEW ZEALAND	
DESIGN	SC	DATE	SCALE / 2007/4
DRAWN	SCA	DATE	SCALE / 2007/4
CHECK	SCA	DATE	SCALE / 2007/4
DATE	APR 2008	DATE	APR 2008
SCALE	1:200	SCALE	1:200
PLAT VIEW	PCI	ISSUE	A
		SITE PLAN 6.3.17	
		RC/A	

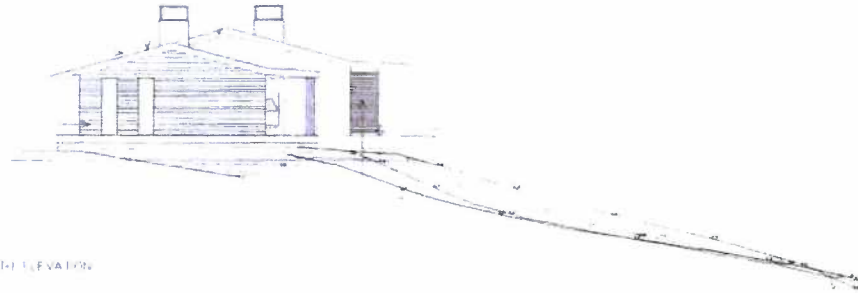
GALVANISED STEEL FASCIA AND
STEEL RAINWATER CHAINS TO BE FINISHED IN
A INDUSTRIAL LUSTER DARK GREY PORTERS
PAINT

M ZINC STANDING SEAM ROOF CLADDING
COLOUR DARK GREY ANTHRA-ZINC

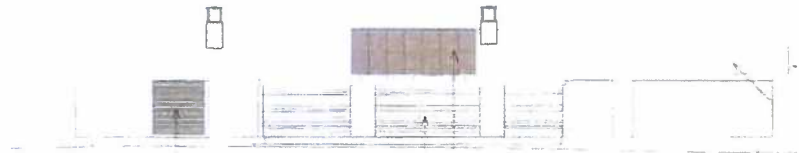
CEDAR ROOF BATTENS OVER LAMINATED GLASS
SKYLIGHTS CEDAR BATTENS TO BE STAINED
BLACK

INSITU TEXTURED CONCRETE, NATURAL GREY
COLOUR, TEXTURED FORMWORK TO CONCRETE
FROM BANDSAWN TIMBER

EXTERNAL SHUTTERS, BLACK ALUMINIUM FRAME
WITH CEDAR BATTENS BLACK STAIN TO CEDAR
BATTENS.



NORTH ELEVATION



EAST ELEVATION

APPROVED PLAN

PLANNER: *[Signature]*

RC 2190366 DATE 20-02-19

GALVANISED STEEL FASCIA AND
STEEL RAINWATER CHAINS TO BE FINISHED IN
A INDUSTRIAL LUSTER DARK GREY PORTERS
PAINT

M ZINC STANDING SEAM ROOF CLADDING -
COLOUR DARK GREY ANTHRA-ZINC

CEDAR ROOF BATTENS OVER LAMINATED GLASS
SKYLIGHTS CEDAR BATTENS TO BE STAINED
BLACK

INSITU TEXTURED CONCRETE, NATURAL GREY
COLOUR TEXTURED FORMWORK TO CONCRETE
FROM BANDSAWN TIMBER

EXTERNAL SHUTTERS, BLACK ALUMINIUM FRAME
WITH CEDAR BATTENS BLACK STAIN TO CEDAR
BATTENS.



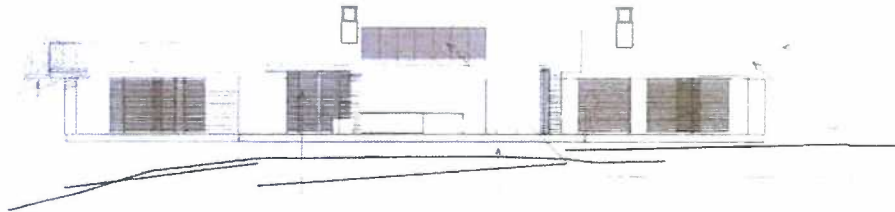
SUMICH
CHAPLIN

ARCHITECTS

DATE	APR 2016
SCALE	1:100 (P.A.)
PLOT NO.	RC3

PROPOSED NEW HOUSE
FOR MARK WYBORN
OREKAWA JC 2A BLOCK RAWHITI RD413
RUSSELL, NEW ZEALAND
NORTH AND EAST ELEVATIONS
6.3.17 ISSUE A

RC3/A



WEST ELEVATION

GALVANISED STEEL FASCIA AND STEEL RAINWATER CHAINS TO BE FINISHED IN A INDUSTRIAL LUSTER DARK GREY PORTERS PAINT

VM ZINC STANDING SEAM ROOF CLADDING - COLOUR DARK GREY ANTHRA-ZINC

CEDAR ROOF BATTENS OVER LAMINATED GLASS SKYLIGHTS CEDAR BATTENS TO BE STAINED BLACK

INSITU TEXTURED CONCRETE, NATURAL GREY COLOUR TEXTURED FORMWORK TO CONCRETE FROM BANDSAWN TIMBER

EXTERNAL SHUTTERS, BLACK ALUMINIUM FRAME WITH CEDAR BATTENS BLACK STAIN TO CEDAR BATTENS

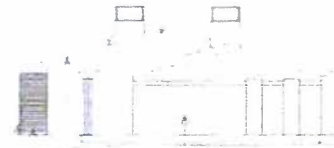
GALVANISED STEEL FASCIA AND STEEL RAINWATER CHAINS TO BE FINISHED IN A INDUSTRIAL LUSTER DARK GREY PORTERS PAINT

VM ZINC STANDING SEAM ROOF CLADDING COLOUR DARK GREY ANTHRA-ZINC

CEDAR ROOF BATTENS OVER LAMINATED GLASS SKYLIGHTS CEDAR BATTENS TO BE STAINED BLACK

EXTERNAL SHUTTERS, BLACK ALUMINIUM FRAME WITH CEDAR BATTENS BLACK STAIN TO CEDAR BATTENS

INSITU TEXTURED CONCRETE, NATURAL GREY COLOUR TEXTURED FORMWORK TO CONCRETE FROM BANDSAWN TIMBER



SOUTH ELEVATION

APPROVED PLAN

PLANNER *[Signature]*

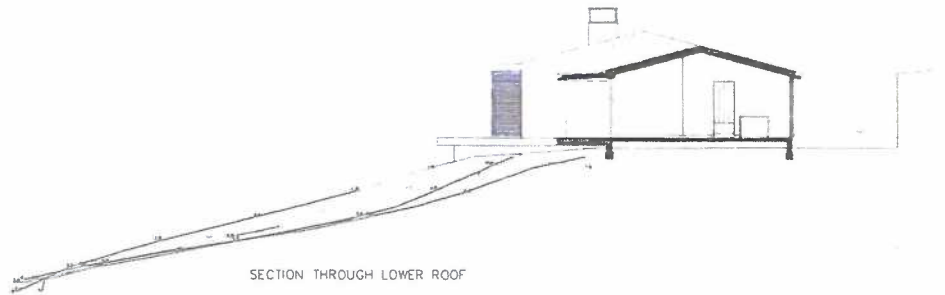
RC2140366 DATE 20-02-19

DATE	A	REVISION CODE: 001
BY		
CHECKED		

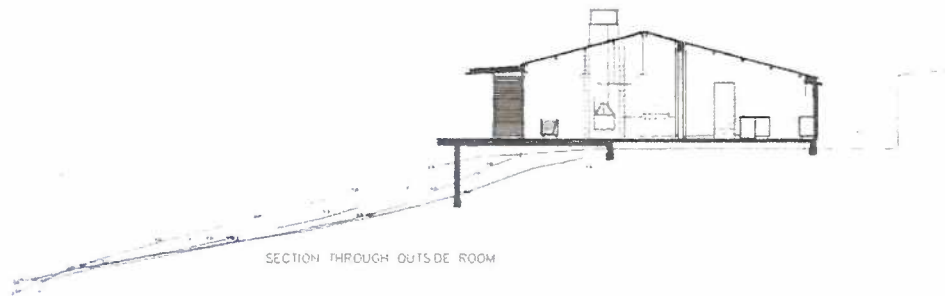


SUMICH
CHAPLIN
ARCHITECTS

DESIGN	SCA	PROPOSED NEW HOUSE FOR MARK WYBORN OROKAWA JC 2A BLOCK, RAWHITI RD413 RUSSELL, NEW ZEALAND	RC4/A
DRAWN	SCA		
CHECK	SCA		
DATE	APR 2018		
SCALE	1:100 (A1)	WEST AND SOUTH ELEVATIONS	
PLOT NO	RC#	6317	ISSUE A



SECTION THROUGH LOWER ROOF



SECTION THROUGH OUTSIDE ROOM

APPROVED PLAN
 PLANNER *[Signature]*
 RC.2190366 DATE 20-02-19

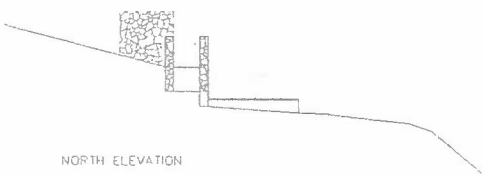
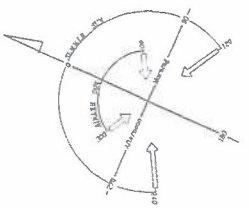


SUMICH
 CHAPLIN
 ARCHITECTS

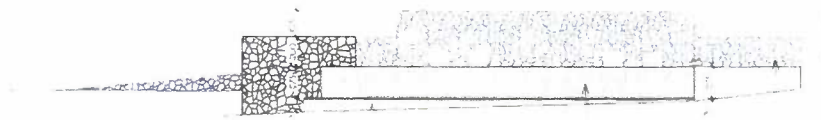
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DRAWN	SCA	FOR MARK WYBORN
CHECK	SCA	OROKAWA JC 2A BLOCK RAWHITI RD413
		RUSSELL, NEW ZEALAND
DATE	APR 2018	
SCALE	1:100 A1	CROSS SECTIONS
PLOT VIEW	SC	6.317 ISSUE A

RC5/A

APPROVED PLAN
 PLANNER: *km*
 RC 2190366 DATE 20.02.19








NORTH ELEVATION

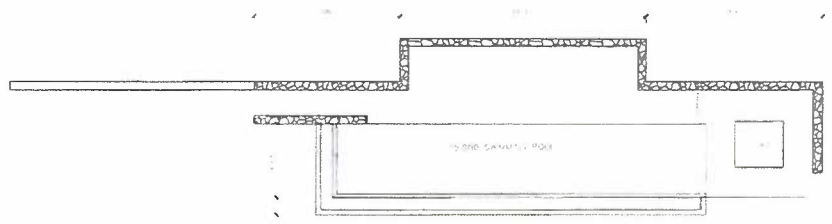


WEST ELEVATION

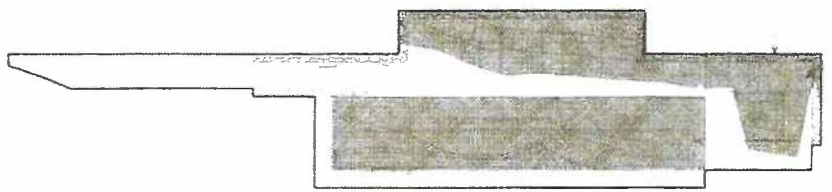
DARK BLUE / BLACK TILES
 PLASTER - NATURAL FINISH

LEGEND


-  ROCK
-  DARK BLUE / BLACK TILES
-  PLASTER - NATURAL FINISH
-  FRAMELESS LAMINATED GLASS POOL GATE
-  DARK BLACK POOL FENCE ENCLOSED BY PLANTING



POOL PLAN



POOL EARTHWORKS PLAN

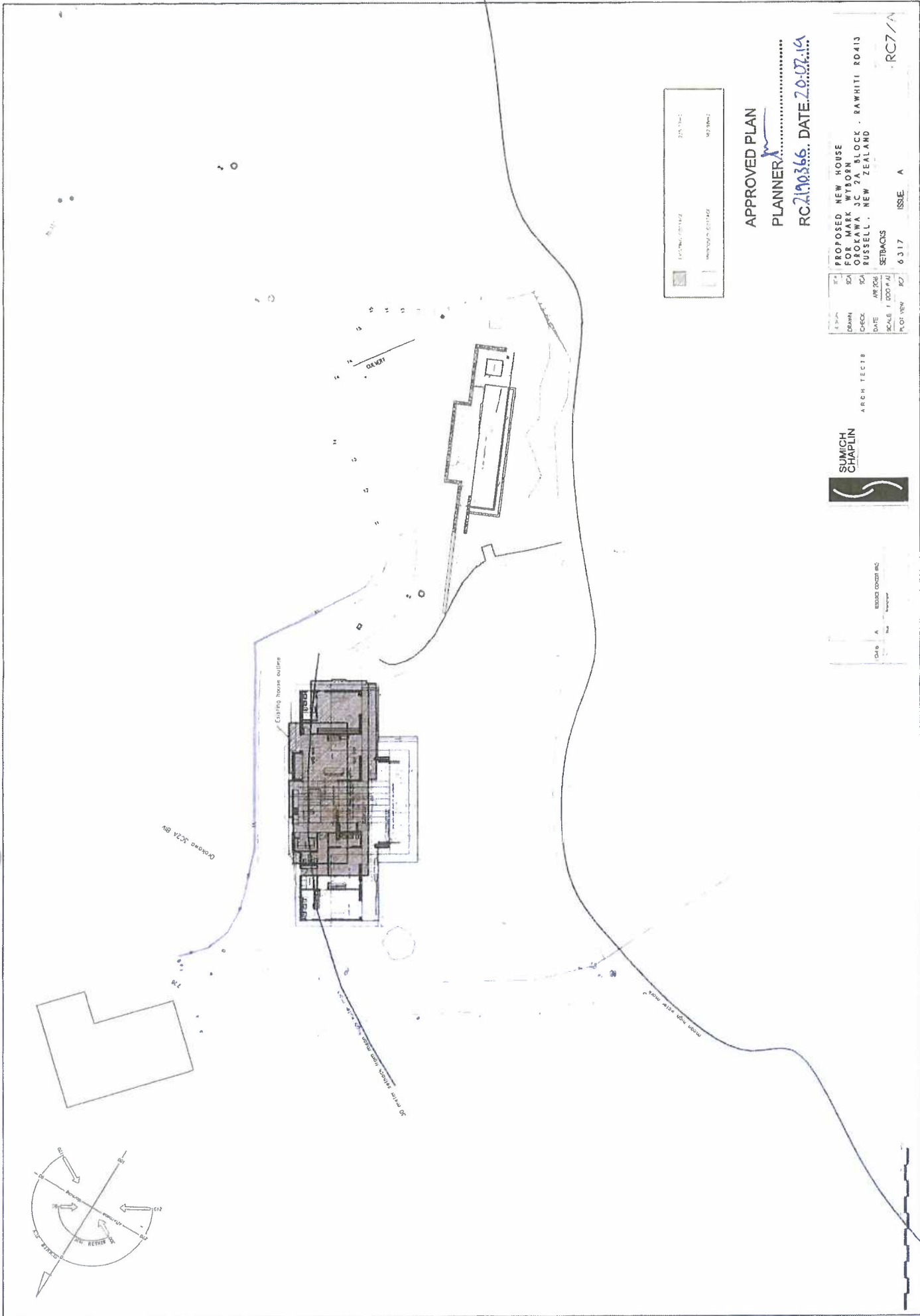
TOTAL AREA OF EARTHWORKS
 142.0m²
 AREA TO BE EXCAVATED
 85.05m²

NO. 10	A	ISSUES CONTROL SHEET
Date:	Rev:	Issue/Project:

**SUMICH
 CHAPLIN**
 ARCHITECTS

DESIGN:	SCA
DRAWN:	SCA
CHECK:	SCA
DATE:	19.02.19
SCALE:	1:100 P.A.
PLOT VIEW:	PCA

PROPOSED NEW HOUSE FOR MARK WYBORN OROKAWA 3C 2A BLOCK, RAWHITI RD413 RUSSELL, NEW ZEALAND	
POOL	RC6/A
6317	ISSUE A



APPROVED PLAN

PLANNER: *[Signature]*

RC2190366. DATE: 20.07.19

EXISTING HOUSE OUTLINE	20% THICK
PROPOSED HOUSE	10% THICK

PROPOSED NEW HOUSE	RC2190366
OWNER	MR & MRS J C RUSSELL
ADDRESS	100 WILSON ROAD, BLOCK 1, RAWHITI RD 413
CITY	RUSSELL, NEW ZEALAND
DATE	20.07.19
SCALE	1:100
PLG. VIEW	NO
ISSUE	A
PROJECT NO.	6317
PLANNER	RC7/A

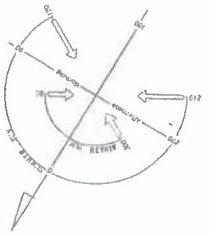
SUMICH CHAPLIN

ARCHITECTS

DATE: A RECORD COPY INC

SCALE: 1:100

PLG. VIEW: NO

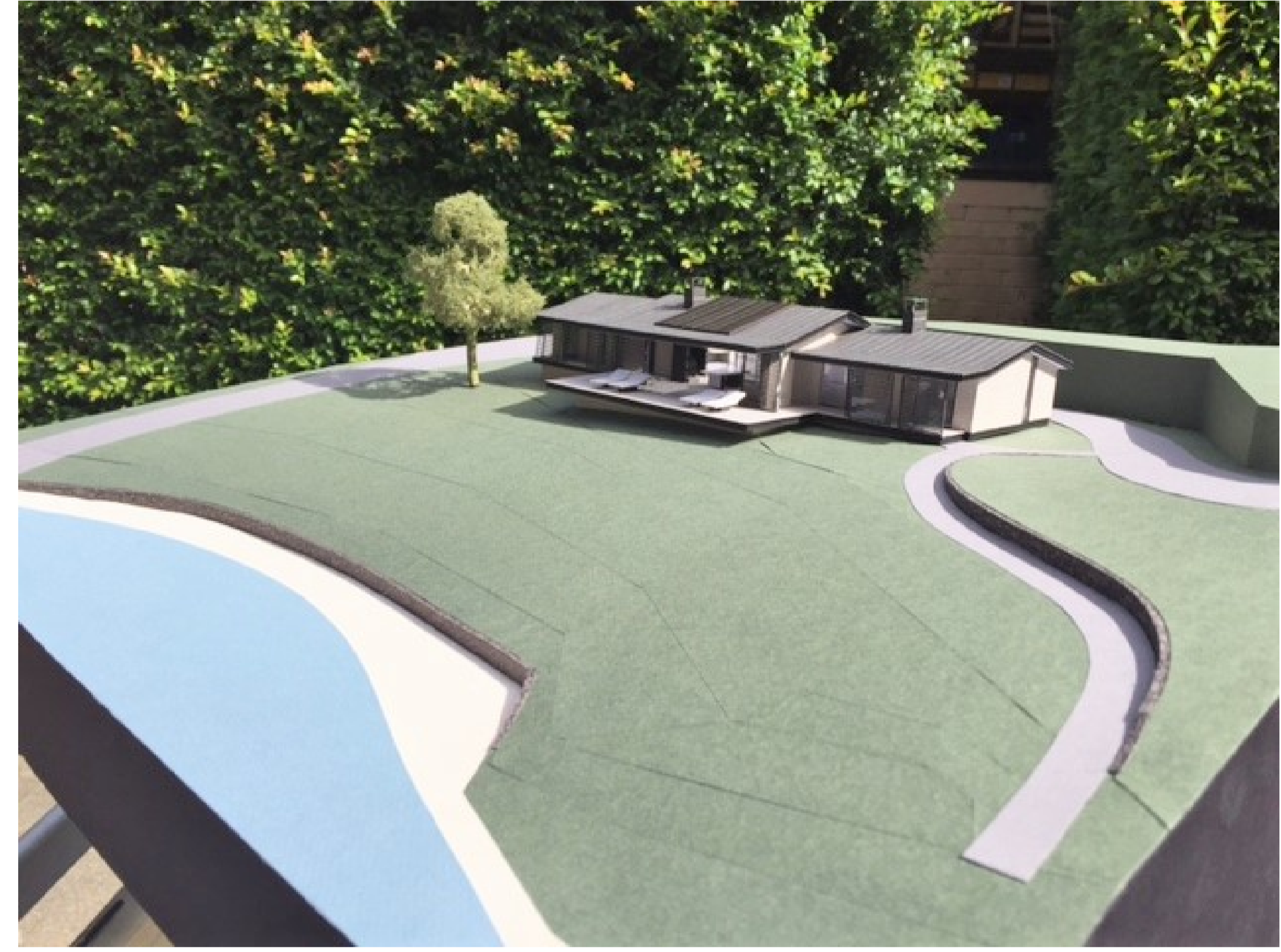
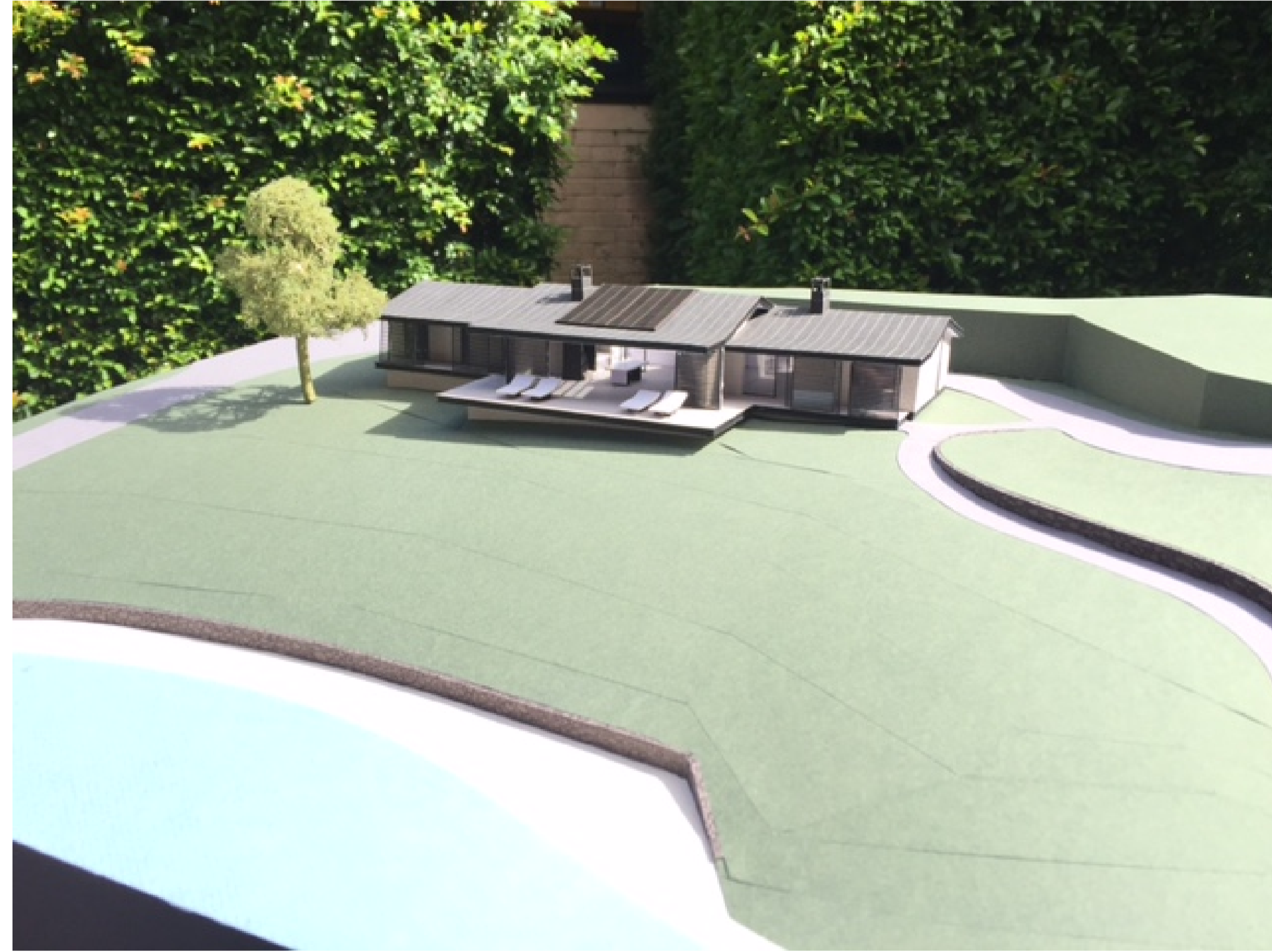


Dunbar 3024 BN

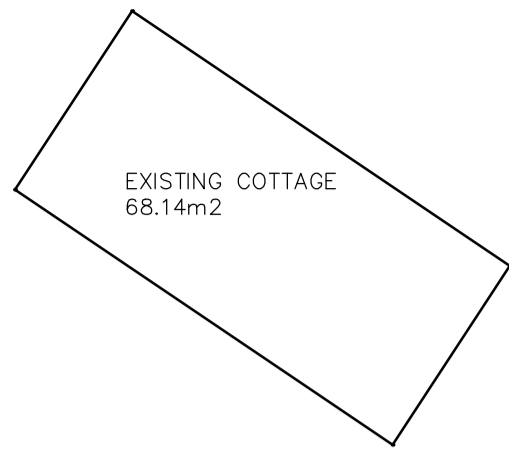
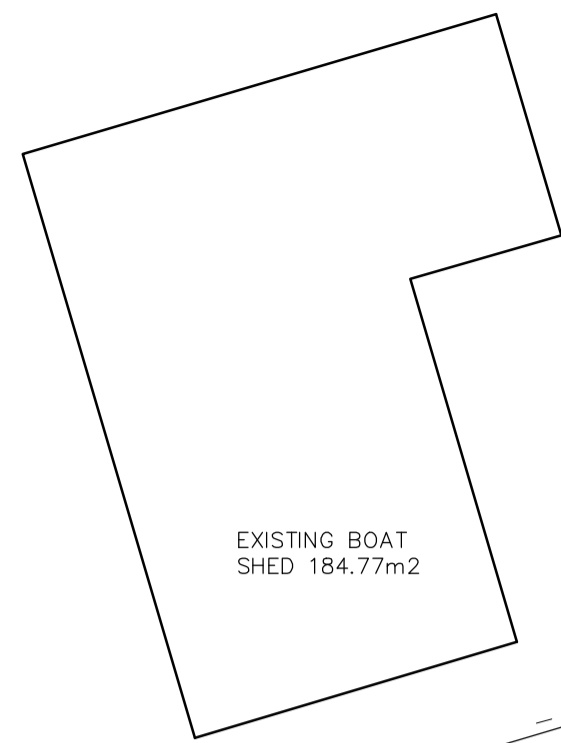
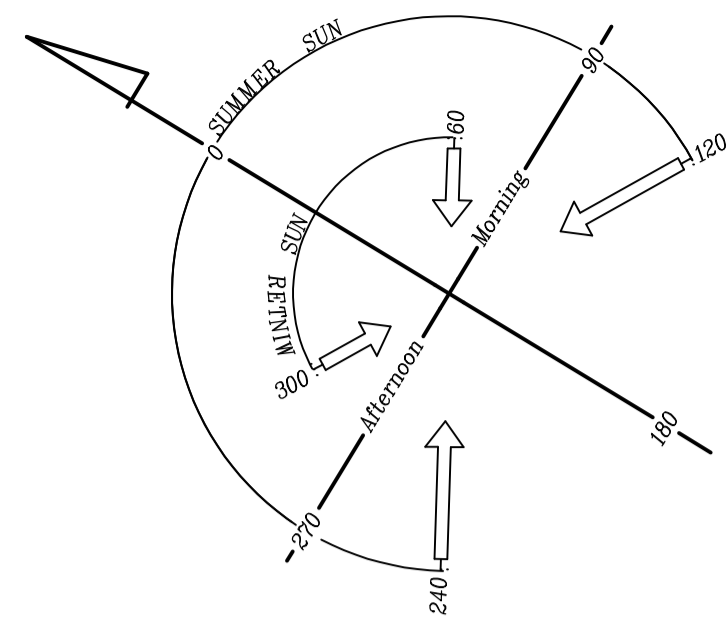
Existing house outline

10 METRE BUFFER FROM ROAD TO BE MAINTAINED

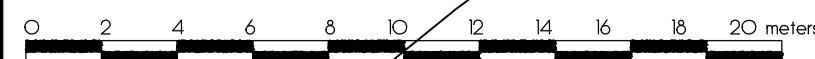
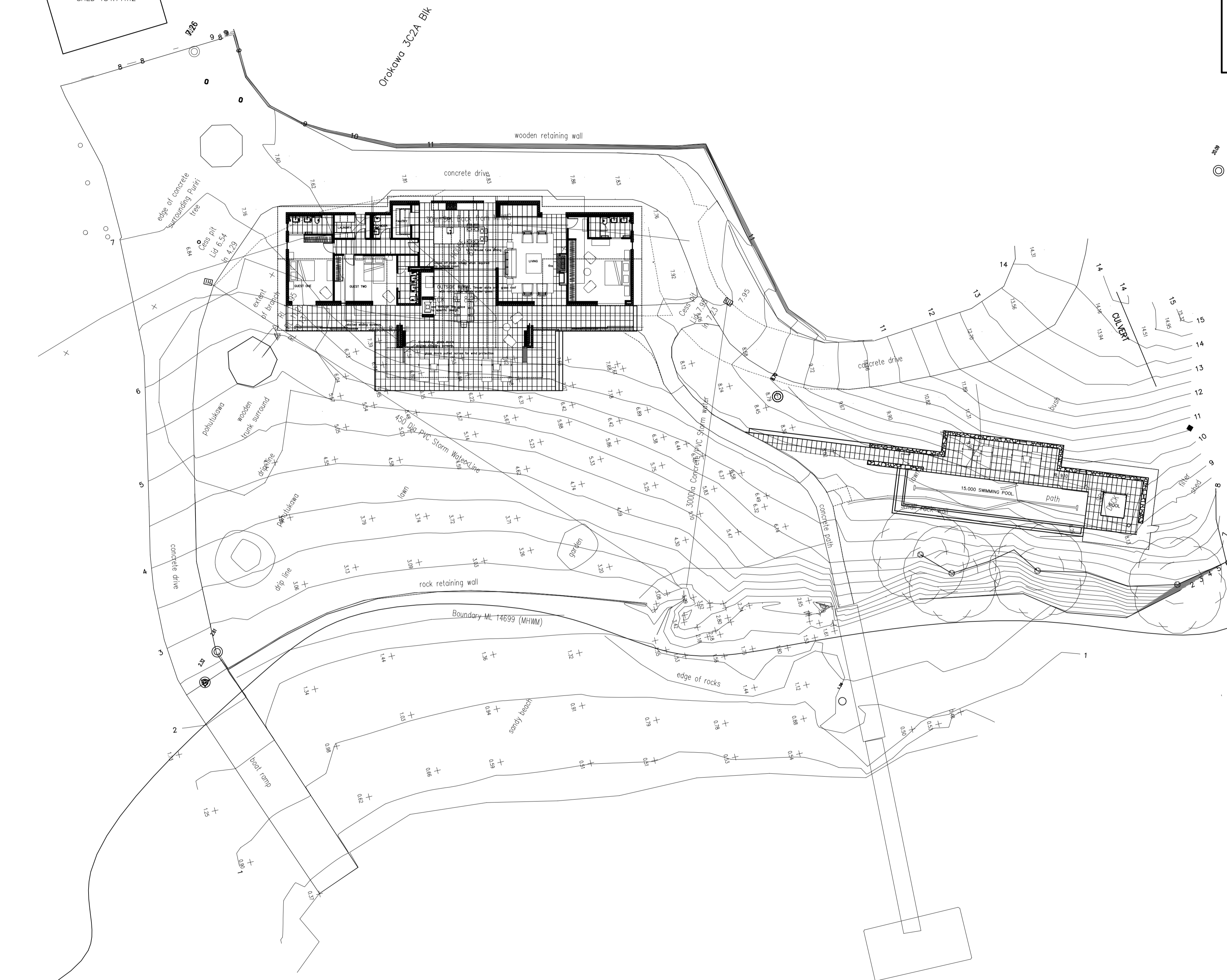
PROPOSED HOUSE



WYBORN HOUSE — BAY OF ISLANDS.
6376



AREA OF EXISTING BUILDINGS ONSITE;	
EXISTING COTTAGE -	225.77m2
EXISTING CARETAKERS SHED -	68.14m2
EXISTING BOAT SHED -	184.77m2
PROPOSED COTTAGE -	362.98m2
THEREFORE;	
1) INCREASED AREA IN BUILDINGS IS	137.21m2
2) PERCENTAGE INCREASE IN TOTAL BUILDING COVERAGE IS	28.6 %



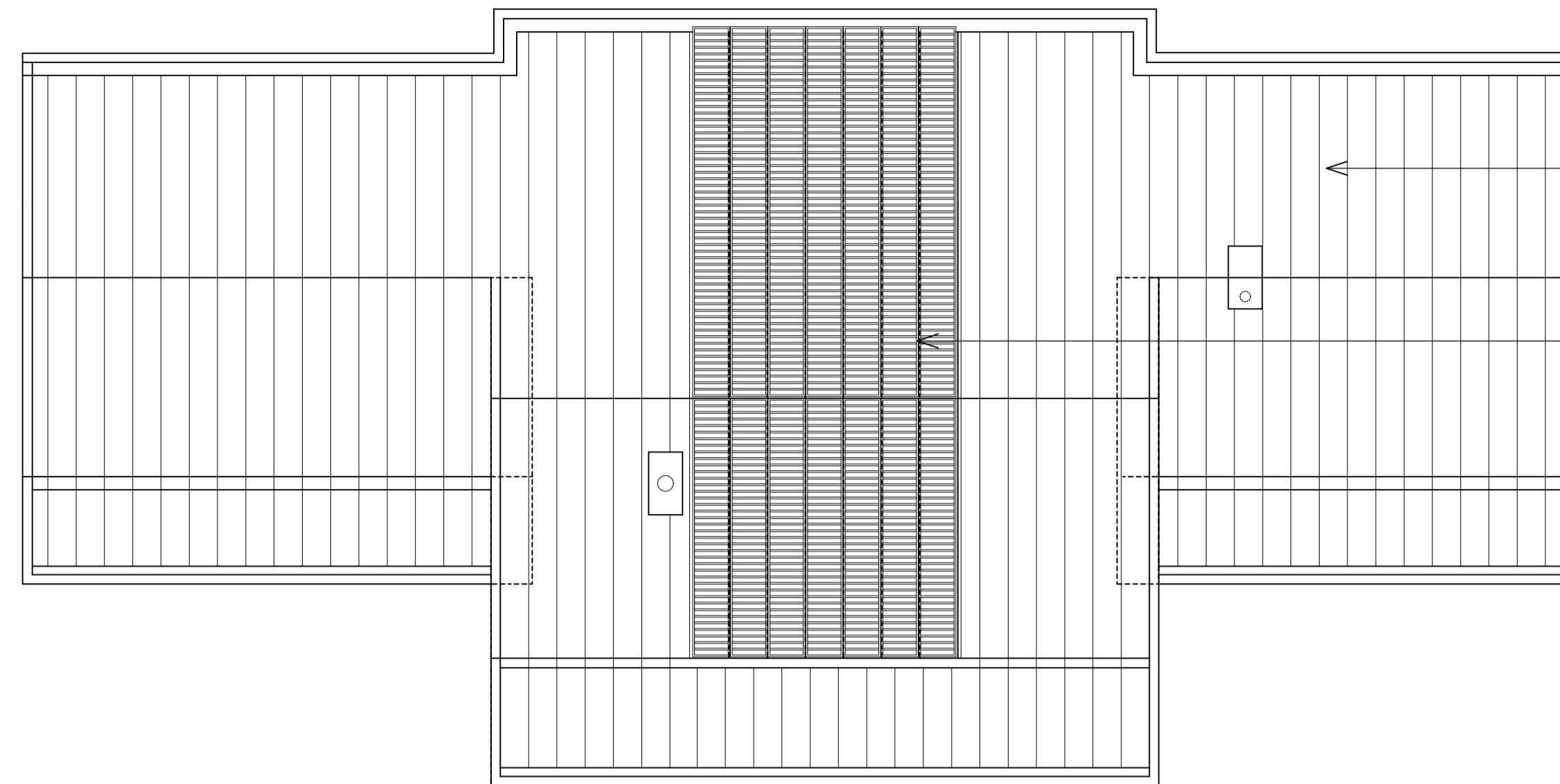
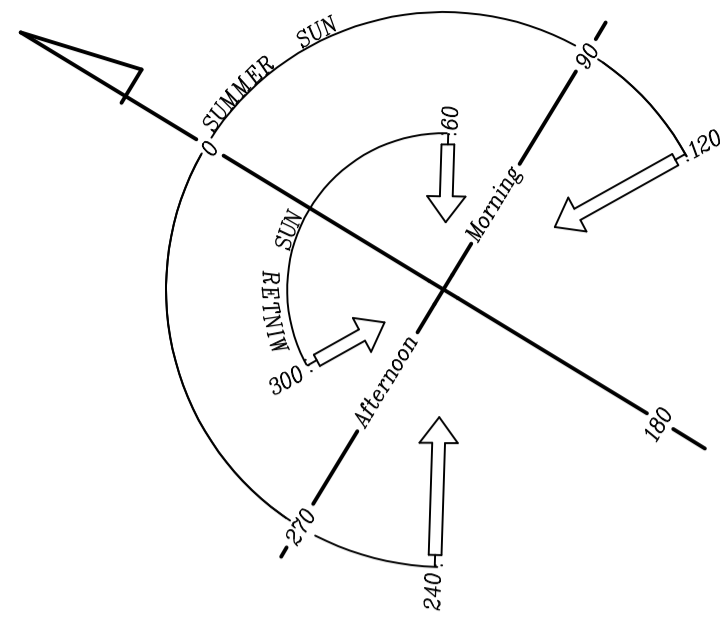
11.04.16	A	RESOURCE CONSENT ISSUE
Date	Issue	Amendment
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DESIGN:	SCA
DRAWN:	SCA
CHECK:	SCA
DATE:	APR 2016
SCALE:	1:200 @ A1
PLOT VIEW:	RC1

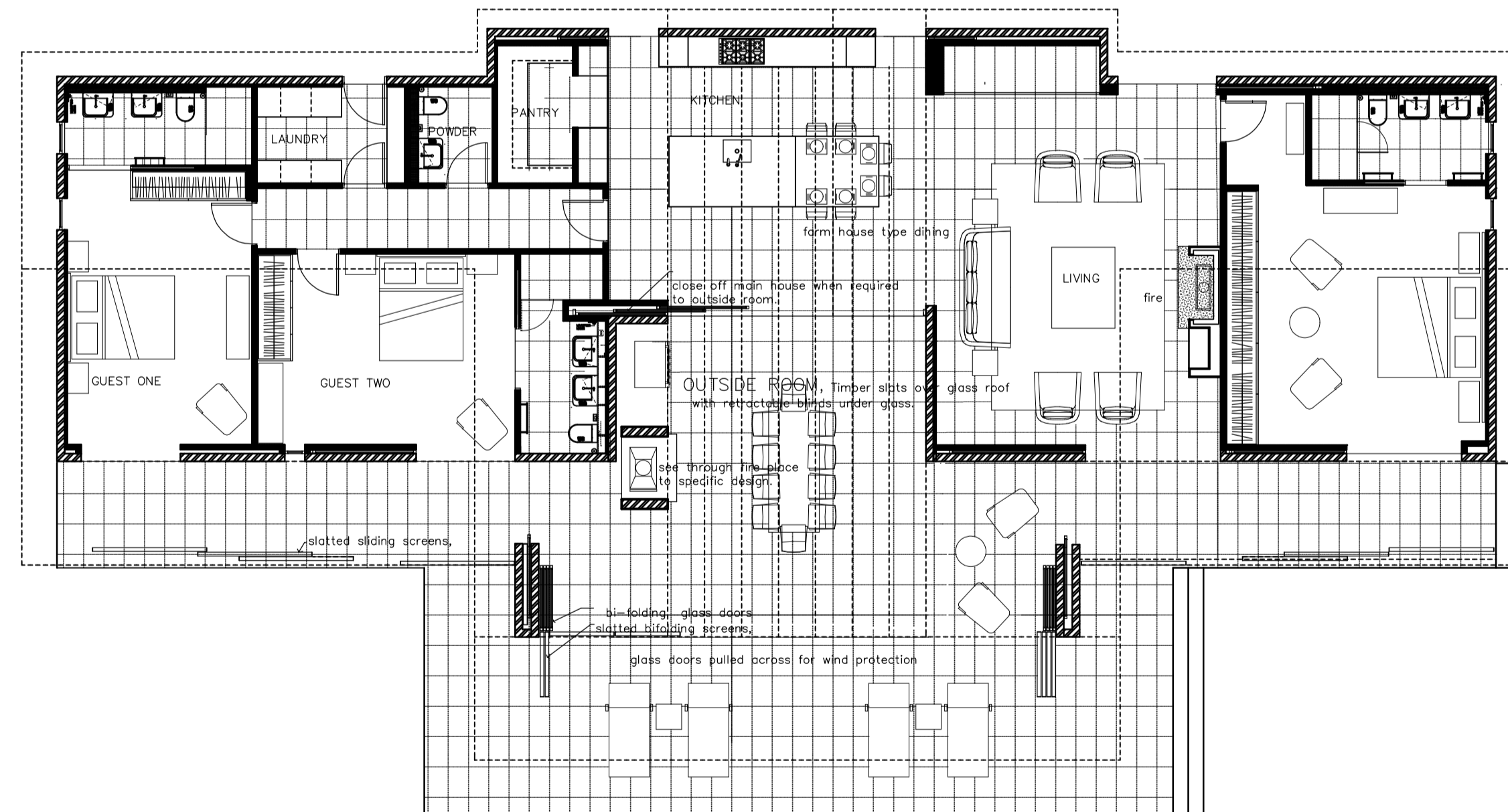
PROPOSED NEW HOUSE FOR MARK WYBORN OROKAWA 3C 2A BLOCK, RAWHITI RD413 RUSSELL, NEW ZEALAND	
SITE PLAN	RC1/A
6 3 1 7	ISSUE: A



VM ZINC STANDING SEAM ROOF CLADDING -
COLOUR DARK GREY ANTHRA-ZINC

CEDAR ROOF BATTENS OVER LAMINATED GLASS
SKYLIGHTS. CEDAR BATTENS TO BE STAINED
BLACK

ROOF PLAN



FLOOR PLAN

Floor area to main living. Area=210 m²
outside room Area=56 m²
decks Area=97 m²



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Date	Issue	Amendment
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FAX + 64 9 522 1529

DESIGN:	SCA
DRAWN:	SCA
CHECK:	SCA
DATE:	APR 2016
SCALE:	1:100 @ A1
PLOT VIEW:	RC2

PROPOSED NEW HOUSE FOR MARK WYBORN OROKAWA 3C 2A BLOCK, RAWHITI RD413 RUSSELL, NEW ZEALAND	
FLOOR AND ROOF PLAN	
6 3 1 7	ISSUE: A

RC2/A

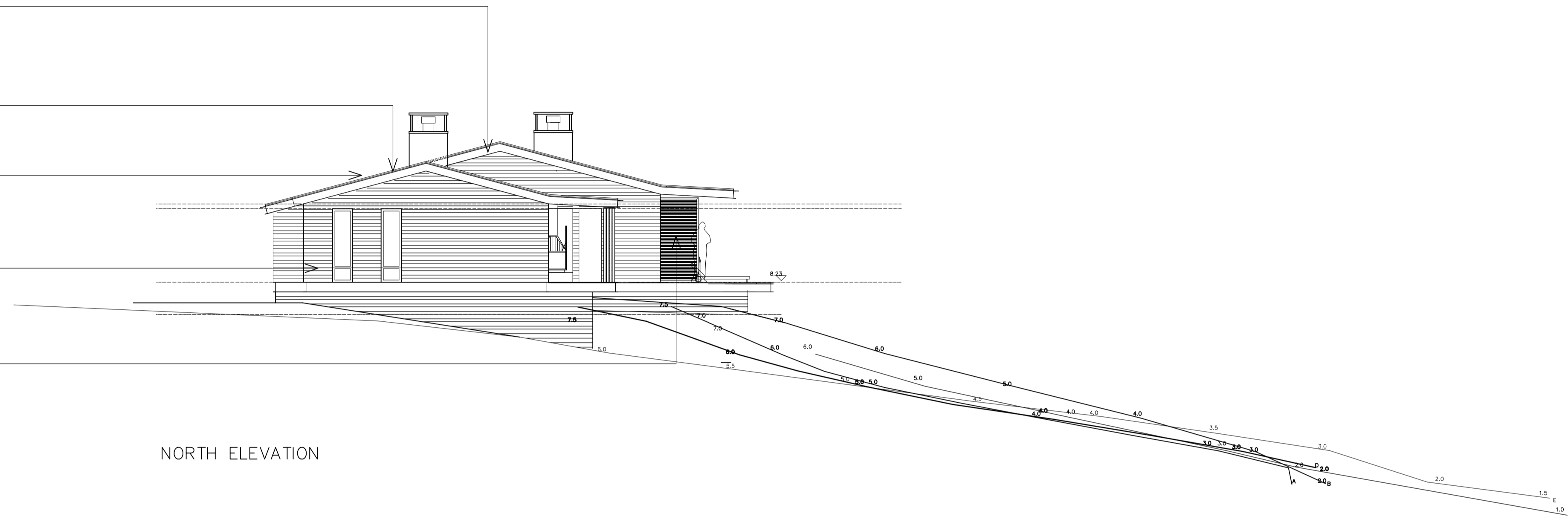
GALVANISED STEEL FASCIA AND STEELRAINWATER CHAINS TO BE FINISHED IN A INDUSTRIAL LUSTER DARK GREY PORTERS PAINT

VM ZINC STANDING SEAM ROOF CLADDING – COLOUR DARK GREY ANTHRA-ZINC

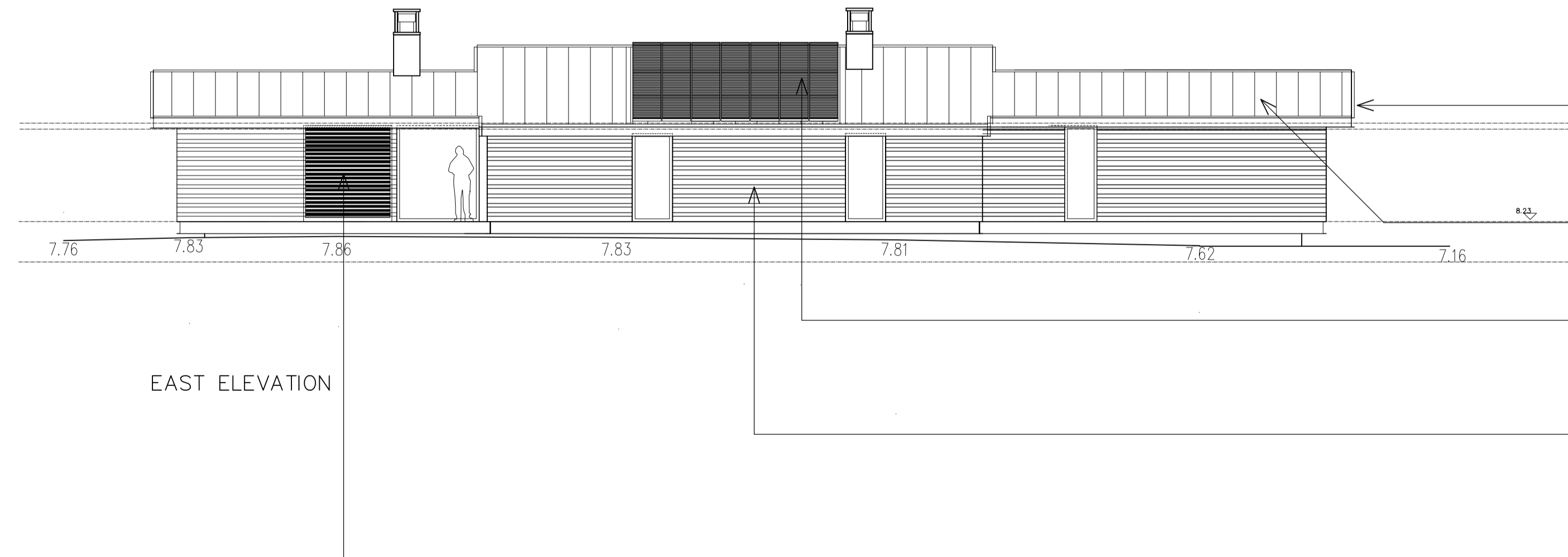
CEDAR ROOF BATTENS OVER LAMINATED GLASS SKYLIGHTS. CEDAR BATTENS TO BE STAINED BLACK

INSITU TEXTURED CONCRETE, NATURAL GREY COLOUR. TEXTURED FORMWORK TO CONCRETE FROM BANDSAWN TIMBER.

EXTERNAL SHUTTERS, BLACK ALUMINIUM FRAME WITH CEDAR BATTENS. BLACK STAIN TO CEDAR BATTENS.



NORTH ELEVATION



EAST ELEVATION

GALVANISED STEEL FASCIA AND STEELRAINWATER CHAINS TO BE FINISHED IN A INDUSTRIAL LUSTER DARK GREY PORTERS PAINT

VM ZINC STANDING SEAM ROOF CLADDING – COLOUR DARK GREY ANTHRA-ZINC

CEDAR ROOF BATTENS OVER LAMINATED GLASS SKYLIGHTS. CEDAR BATTENS TO BE STAINED BLACK

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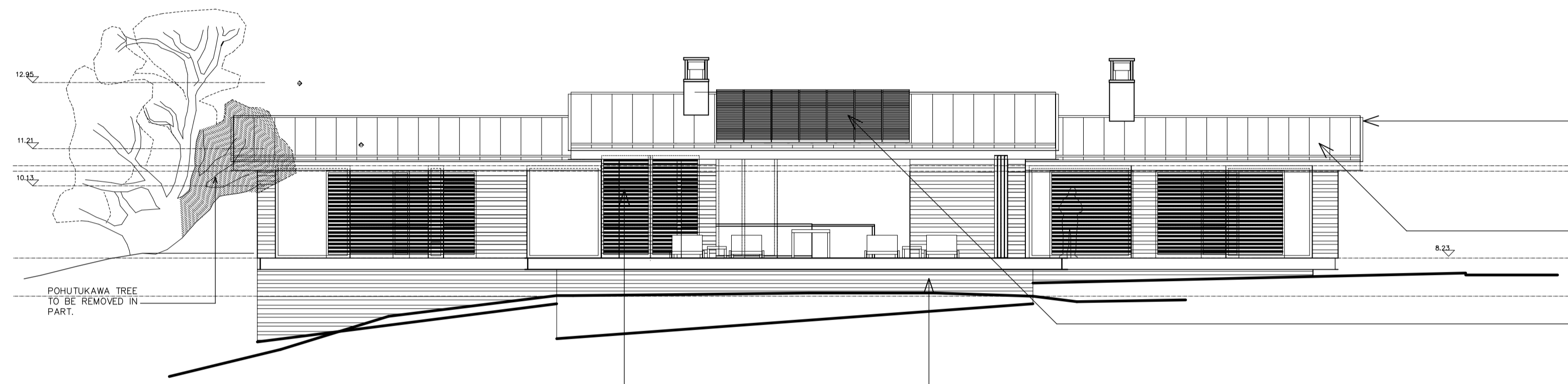
110416	A	RESOURCE CONSENT ISSUE
Date	Issue	Amendment
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DESIGN: SCA	PROPOSED NEW HOUSE FOR MARK WYBORN OROKAWA 3C 2A BLOCK, RAWHITI RD413 RUSSELL, NEW ZEALAND
DRAWN: SCA	
CHECK: SCA	
DATE: APR 2016	
SCALE: 1:100 @ A1	
PLOT VIEW: RC3	NORTH AND EAST ELEVATIONS 6317 ISSUE: A

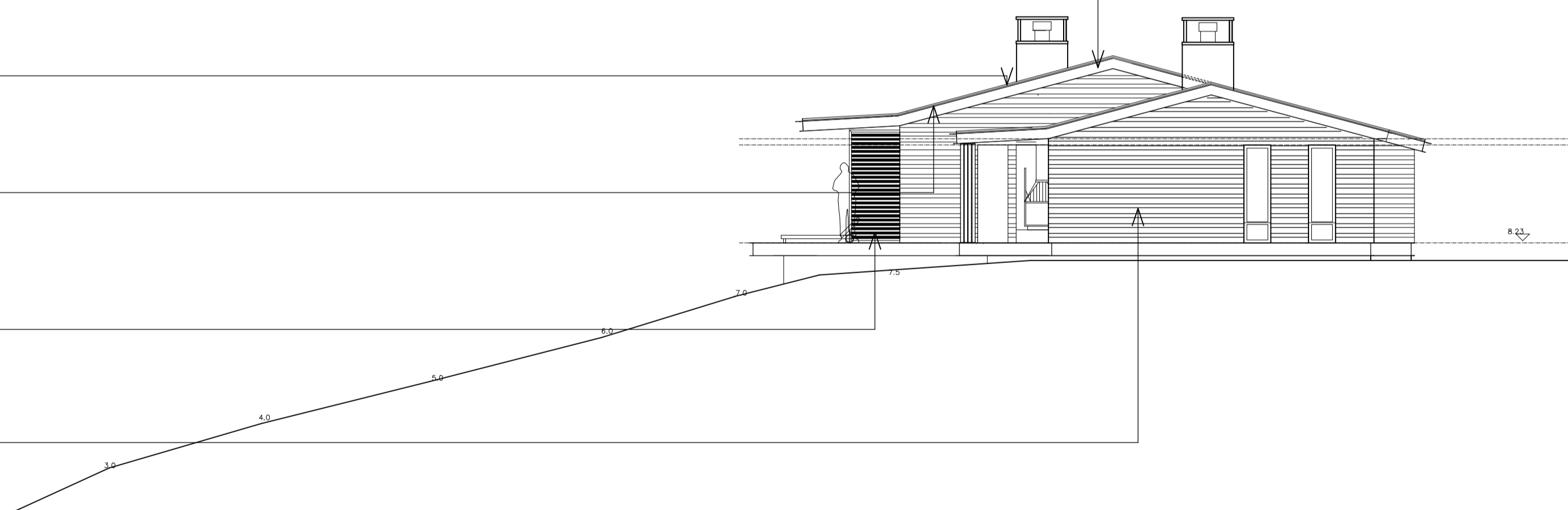
RC3/A



WEST ELEVATION

- GALVANISED STEEL FASCIA AND STEELRAINWATER CHAINS TO BE FINISHED IN A INDUSTRIAL LUSTER DARK GREY PORTERS PAINT
- VM ZINC STANDING SEAM ROOF CLADDING – COLOUR DARK GREY ANTHRA-ZINC
- CEDAR ROOF BATTENS OVER LAMINATED GLASS SKYLIGHTS. CEDAR BATTENS TO BE STAINED BLACK
- INSITU TEXTURED CONCRETE, NATURAL GREY COLOUR. TEXTURED FORMWORK TO CONCRETE FROM BANDSAWN TIMBER.
- EXTERNAL SHUTTERS, BLACK ALUMINIUM FRAME WITH CEDAR BATTENS. BLACK STAIN TO CEDAR BATTENS.

- GALVANISED STEEL FASCIA AND STEELRAINWATER CHAINS TO BE FINISHED IN A INDUSTRIAL LUSTER DARK GREY PORTERS PAINT
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- INSITU TEXTURED CONCRETE, NATURAL GREY COLOUR. TEXTURED FORMWORK TO CONCRETE FROM BANDSAWN TIMBER.



SOUTH ELEVATION.



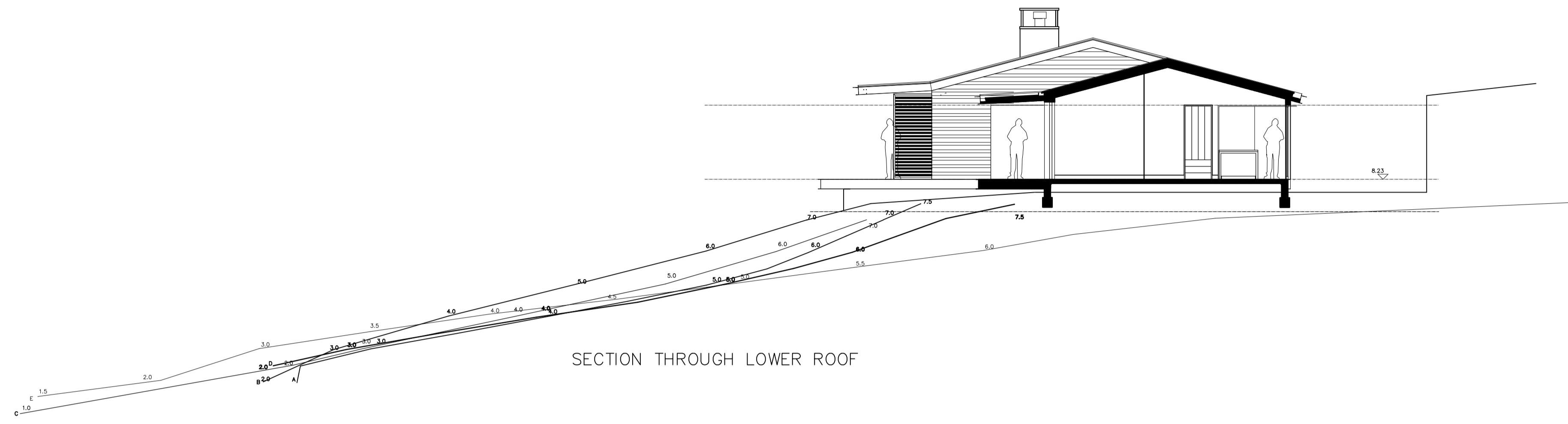
11.04.16	A	RESOURCE CONSENT ISSUE
Date	Issue	Amendment
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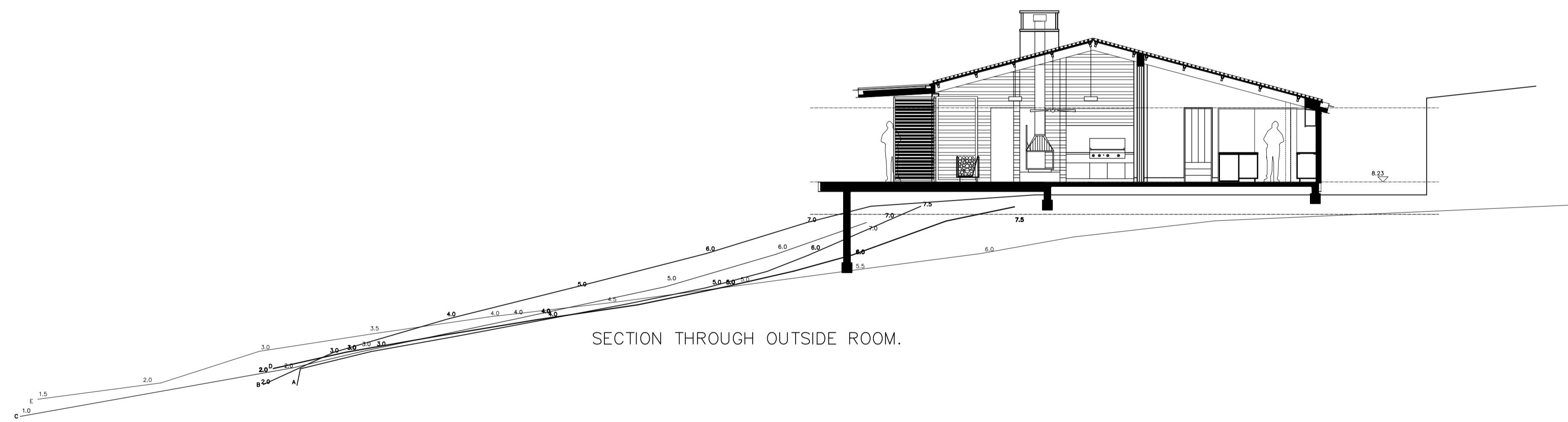
6 ROXBURGH STREET, NEWMARKET
AUCKLAND 1023, NEW ZEALAND

PH + 64 9 522 1266
FAX + 64 9 522 1529

DESIGN:	SCA	PROPOSED NEW HOUSE FOR MARK WYBORN OROKAWA 3C 2A BLOCK, RAWHITI RD413 RUSSELL, NEW ZEALAND	
DRAWN:	SCA		
CHECK:	SCA		
DATE:	APR 2016		
SCALE:	1:100 @ A1		
PLOT VIEW:	RC4	WEST AND SOUTH ELEVATIONS	
6 3 1 7		ISSUE: A	RC4/A



SECTION THROUGH LOWER ROOF



SECTION THROUGH OUTSIDE ROOM.



11.04.16	A	RESOURCE CONSENT ISSUE
Date	Issue	Amendment
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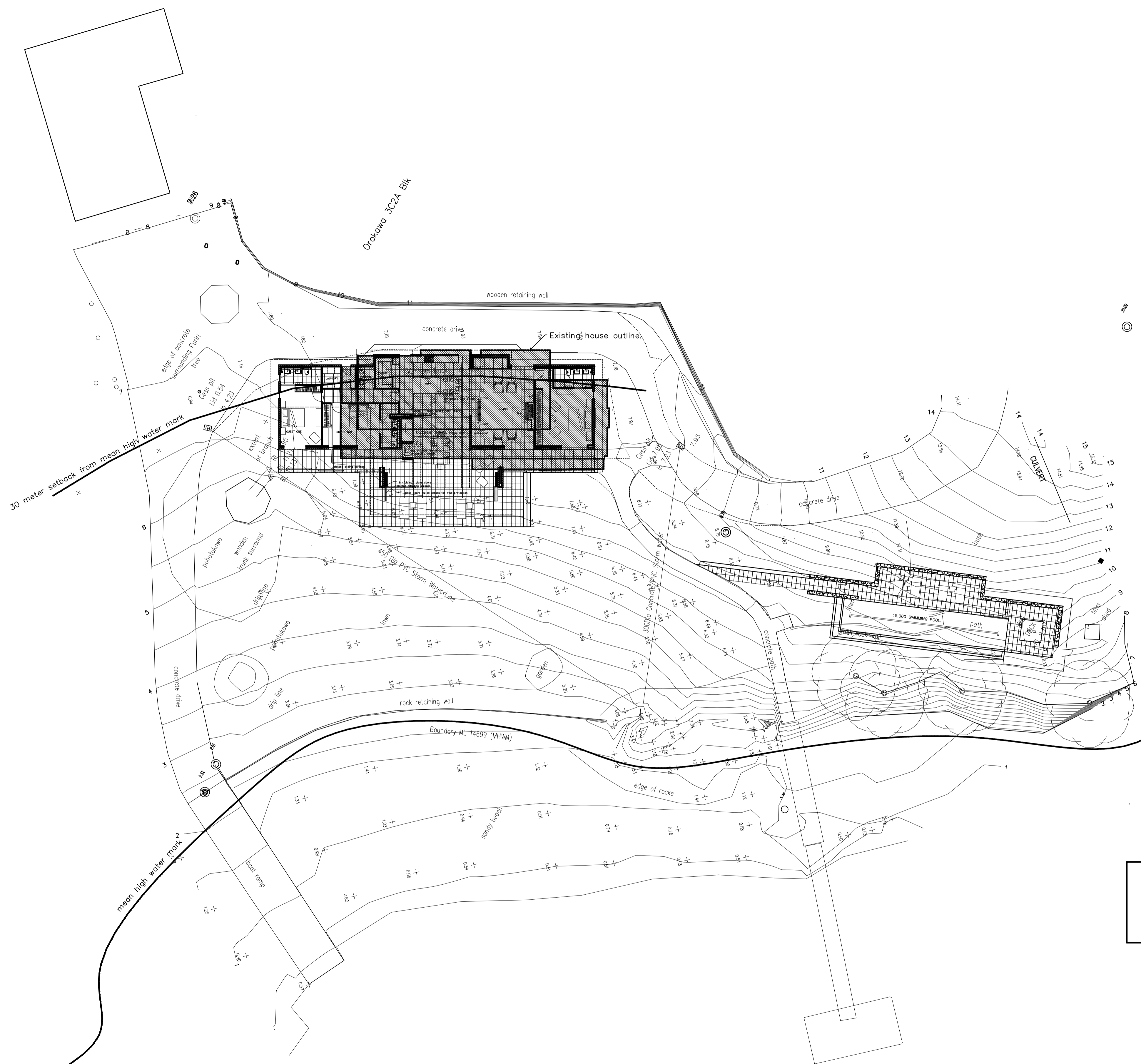
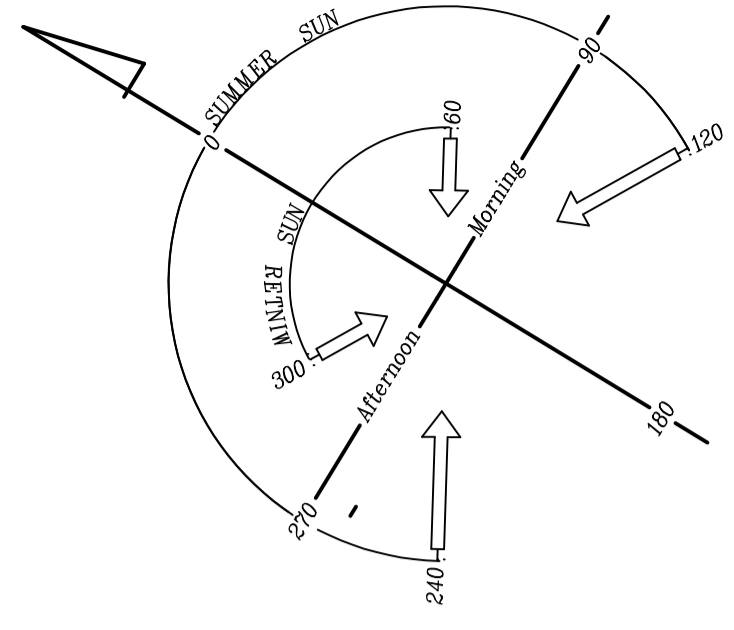
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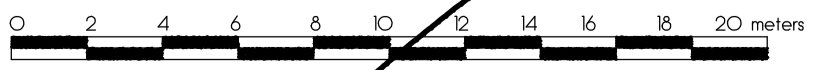
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DESIGN:	SCA
DRAWN:	SCA
CHECK:	SCA
DATE:	APR 2016
SCALE:	1:100 @ A1
PLOT VIEW:	SRC

PROPOSED NEW HOUSE FOR MARK WYBORN OROKAWA 3C 2A BLOCK, RAWHITI RD413 RUSSELL, NEW ZEALAND	
CROSS SECTIONS	RC5/A
6 3 17	ISSUE: A



	EXISTING COTTAGE -	225.77m ²
	PROPOSED COTTAGE -	362.98m ²



11.04.16	A	RESOURCE CONSENT ISSUE
Date	Issue	Amendment
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DESIGN:	SCA
DRAWN:	SCA
CHECK:	SCA
DATE:	APR 2016
SCALE:	1:1200 @ A1
PLOT VIEW:	RC7

PROPOSED NEW HOUSE FOR MARK WYBORN	
OROKAWA 3C 2A BLOCK, RAWHITI RD413 RUSSELL, NEW ZEALAND	
SETBACKS	RC7/A
6 3 1 7	ISSUE: A