

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):

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

** 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:

John & Marion Hicks

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:

Nicola O'Brien

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:

John & Marion Hicks

**Property Address/
Location:**

274 Wharau Road, Kerikeri

Postcode

0293

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

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)

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.

☐ 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

- | | |
|---|---|
| <input type="radio"/> Subdividing land | <input type="radio"/> Disturbing, removing or sampling soil |
| <input type="radio"/> Changing the use of a piece of land | <input type="radio"/> 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

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.

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)

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)

Signature:

(signature of bill payer)

Date 2.5.25.

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.

Declaration

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

Name: (please write in full)

J A & M Hicks. Maria Hicks

Signature:

J A Hicks.

Date 2.5.25.

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.

ASSESSMENT OF ENVIRONMENTAL EFFECTS

John & Marion Hicks

274 Wharau Road

Kerikeri

Far North District

Lot 2 DP 528355

Written by: Nicola O'Brien

Reviewed by: Martin O'Brien

Rev: A

Date: 3rd May 2025

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Form 9

Application for Resource Consent under Sections 127 Resource Management Act 1991

To Far North District Council

1. *John and Marion Hicks, from 274 Wharau Road Road, Kerikeri, Lot 2 DP 528355, apply for Resource Consent due to the following rule breach in a General Coastal Zone:*

10.6.5.1.1 Visual Amenity

*(a) any new building(s) not for human habitation provided that the gross floor area of any new building permitted under this rule, does not exceed 50m² or for human habitation provided that the gross floor area does not exceed 25m² and
(b) the exterior is 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.*

The activity is not Controlled or Restricted Discretionary as a building envelope was not designated during subdivision as per Section 10.6.5.2.2 and 10.6.5.3.1. The proposed 1-bedroom dwelling will have a floor area of 130.5m². The colour proposed for the cladding is extremely close to but not within the BS5252 standard colour palette range with a reflectance value of 30% or less or constructed of natural materials which fall within this range. The roof of the dwelling will be a dark grey, within the range, with a reflectance value less than 30%. The activity is Discretionary as per Section 10.6.5.4 (c) *"It does not comply with one or more of the other standards for permitted, controlled, or restricted discretionary activities in this zone as set out under Rules 10.6.5.1; 10.6.5.2 and 10.6.5.3 above"*.

The applicant opts out of the fast-track consent process as the breach is a Discretionary activity.

2. *The activity to which the application relates (the proposed activity) is as follows:*

Application for Resource Consent for Visual Amenity as a Discretionary activity is due to the proposed 130.5m² dwelling being greater than 25m². A building envelope was not designated during subdivision. The colour proposed for the cladding is very close to but not within the BS5252 standard colour palette range with a reflectance value of 30% or less or constructed of natural materials which fall within this range. This report addresses relevant criteria in the existing and proposed Far North District Plan, Resource Management Act (1991), New Zealand Coastal Policy Statement (2010), and Regional Policy Statement for Northland (May 2016).

3. *The location of the proposed activity:*

Lot 2 DP 528355 is located to the east of Kerikeri township at 274 Wharau Road, Kerikeri, and is zoned General Coastal in the operative Far North District Plan. The property will be zoned Rural Production in the proposed District Plan. Most of the lot will have a Coastal Environment Overlay. Parts of the property are zoned High Natural Character. The proposed dwelling is located in the Rural Production with Coastal Environment Overlay but is not within High Natural Character zoning. The dwelling will be located approximately 7.8m to the southwest of an existing small dwelling (~68m²), 58.6m from the high tide mark of Onewhero Bay. The existing dwelling is located to the east of the property. Refer to the Site Location Plan, Appendix II, Sheet A01a, showing the location of Lot 2 DP 528355 and the proposed activity.

4. The owner listed is the only owner/occupier of the site to which this application relates.
5. There are no other activities that are part of the proposal to which this application relates.
6. No additional resource consents are required for the proposal to which this application relates.
7. Attached is an assessment of the proposed activity's effect on the environment that:
- a. Includes the information required by clause 6 of Schedule 4 of the Resource Management Act 1991; and
 - b. Addresses the matters specified in clause 7 of Schedule 4 of the Resource Management Act 1991; and
 - c. includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.
8. Attached is an assessment of the proposed activity against the matters set out in Part 2 of the Resource Management Act 1991.
9. Attached is an assessment of the proposed activity against any relevant provisions of a document referred to in section 104(1)(b) of the Resource Management Act 1991, including the information required by clause 2(2) of Schedule 4 of that Act.
- 10-13 Not applicable.
14. Attached is further information required to be included in this application by the District Plan, the Regional Plan, the Resource Management Act 1991, or any regulations made under that Act.

1.0 Executive Summary

O'Brien Design Consulting were engaged by John and Marion Hicks to prepare an Assessment of Environmental Effects Report to accompany an application for Resource Consent addressing the requirements of Section 88.2 and Schedule 4 of the Resource Management Act 1991. The application is to be submitted to the Far North District Council. This application has been prepared in accordance with Form 9 and Schedule 4, Sections 2, 6 and 7 of the Resource Management Act.

Relevant operative District Plan and proposed District Plan rules have been assessed along with objectives and policies, for each plan. District Plan Criterion 10.6.5.3.1 are discussed. There are no other breaches other than described below.

Application for Visual Amenity as a Discretionary activity due to a breach of the Far North District Plan, Section 10.6.5.1.1 Visual Amenity:

- (a) *"Any new building(s) not for human habitation provided that the gross floor area of any new building permitted under this rule, does not exceed 50m² or for human habitation provided that the gross floor area does not exceed 25m²" and*
- (b) *the exterior is coloured within the BS2522 standard colour palette range with a reflectance value of 30% or less or are constructed of natural materials which fall within this range.*

The proposed 1-bedroom dwelling will have a floor area of 130.5m² greater than the 25m² permitted. The small dwelling is to be located next to an existing ~68m² dwelling clad with board and batten timber. The board and batten are not stained and have faded to a natural silver grey. The proposed dwelling will be clad with Weather Tex timber similar in look to the existing board and batten. The colour will be slightly darker grey. The existing and proposed silver, grey colour of the buildings is very close to but not within the BS2522 standard colour range with a reflectance value (LRV) greater than 30%. The natural wood with a silver-grey colour arguably blends far better with the surrounding natural environment than a darker painted grey on unnatural materials within the permitted range. Because the proposed colour is extremely close to the range and reflectance value and blends very well with the natural landscape it is considered to have nil to less than minor effect. The roof of the proposed dwelling will be a dark grey within the range with an LRV less than 30%.

The activity is not Controlled or Restricted Discretionary as a building envelope was not designated during subdivision as per section 10.6.5.2.2 and 10.6.5.3.1. Therefore, the activity is Discretionary as per section 10.6.5.4 Discretionary Activities (c) *"It does not comply with one or more of the other standards for permitted, controlled, or restricted discretionary activities in this zone as set out under Rules 10.6.5.1; 10.6.5.2 and 10.6.5.3 above"*.

Due to distance, it is highly unlikely the dwellings will be visible from any landform in the coastal marine area. The exception to this is the neighbour to the south, Part OLC 27. The owner of this piece of land is Marion Hick's sister.

The public can only access the beachfront via boat. There is no public access via land. The dwelling will only be visible to recreational boats or cruise ships close to shore. Potential visual effect is reduced due to the small size of both dwellings, location (sited 7.8m from each other), along with the grey, natural, wood look exterior of both dwellings which blend well with the surrounding, natural environment. The 2 buildings will be the only buildings on the 114.0077 ha, rural, coastal property.

The property owners keep the property in immaculate condition. Existing and proposed landscaped gardens along with established vegetation such as Pohutukawa and Gum trees further assist in blending the buildings with the landscape.

The proposal is compatible with current and proposed zoning and is expected to have less than minor visual affect to boats at sea with mitigation measures implemented.

2.0 Proposal

The Certificate of Title and Consent Notices for the property are attached as Appendix I.

It is proposed that a 1-bedroom dwelling be located approximately 7.8m to the southwest of an existing dwelling on Lot 2 DP 528355. The proposed dwelling will be approximately 56.8m from the high tide mark of Onewhero Bay. The dwelling has a floor area of 130.5m², considered a small dwelling, with a height of 4.8m, well under the 8m maximum permitted in a General Coastal zone (5m permitted in a Coastal Environment Overlay in the proposed plan). Architectural Plans, Appendix II shows the proposed location of the dwelling, floor plan and elevations.

Lot 2 is a 114.0077 ha, rural coastal property with a ~68m² dwelling accessed via a metal driveway way with a small parking area. A small area of metal driveway is proposed to access the new dwelling. The buildings will be serviced by an existing freshwater bore. Stormwater from the roof of the proposed dwelling will be directed to an existing catchpit. Drainage from the proposed dwelling will be connected to an existing aeration treatment system with buried dripper lines. The Site Plan, Section A01b, Appendix II shows existing and proposed structures.

Well maintained gardens are located around the existing dwelling. Further plantings are proposed around the new dwelling. Established trees such as Pohutukawa and Gum trees are located near the development. Existing and proposed plantings along with complementary, natural exterior colours will assist in blending the buildings with each other and the surrounding landscape.

3.0 Site Description

Lot 2 DP 528355 is a 114.0077 ha, property located at 274 Wharau Road Road, Kerikeri. The property is primarily undulating, grassed pasture used for grazing, with pockets of native bush. A metal driveway provides access to an existing dwelling located to the east of the property whilst a metal right of way, through Lot 2, provides access to a peninsula, neighbouring Lot 1 DP 60099. Rural properties are located to the northwest and south whilst Wharau Road and properties with bush and scrub are located to the west. The coast is located to the north and east. Refer to the Site Location Plan, Section A01a, Appendix II showing Lot 2 DP 528355 and the surrounding area.

The Site Location Plan, Section A01a, Appendix II shows the location of the existing and proposed dwelling to the east of the property. The proposed dwelling is to be located next to the existing, approximately 56.8m from the hightide mark of Onewhero Bay. The existing small (~68m²) dwelling clad with board and batten, faded to a silver grey with green joinery and roof blends extremely well with the natural surrounding environment. Landscaped gardens and lawn areas surrounding the dwelling are immaculately kept. Photographs 1-4 show how the existing dwelling and gardens blend with the surrounding landscape and are visually appealing.

Photograph 1 shows the view to the northeast and how the small, existing dwelling blends with the natural environment. The shed is to be removed. Existing mature Gum Trees, Pohutukawa's and gardens further blend the dwelling with the landscape. The peninsula shown in the background is part of the property. The landform further to sea is Moturoa Island.

Photograph 2 shows the view to the southeast. Existing vegetation and gardens along with exterior colours blend the dwelling with the surrounding landscape. It is proposed that the new dwelling is clad with a natural material similar in colour to the existing dwelling (will be slightly darker grey). Joinery is to be white whilst the roof will be dark grey. Rural farmland in the photograph background is owned by Marion and John Hicks. The headland is owned by Marions sister. The beachfront is not accessible to the public. Occasional recreational boats come ashore to use the beachfront.

Photograph 3 is taken from the beachfront showing how the small existing dwelling blends with the landscape. People shown to the left of the dwelling are standing in the approximate location of the proposed 130.5m², 1-bedroom dwelling. The new dwelling has a garage where the car will be parked, therefore, their car will not be visible. Marion and John Hicks usually visit the property on their own. Family may come to stay during summer months. The small size of the buildings, located next to each other, with natural complementary exterior, along with existing and proposed plantings will blend the new dwelling with the existing and the surrounding landscape.

Photograph 4 shows how the exterior of the existing dwelling along with existing vegetation blend the dwelling with the environment. The new dwelling will match the existing. However, the roof will be grey and joinery white. Although the proposed silvered wood exterior is slightly lighter than a grey within the BS25252 standard colour range with a reflectance value (LRV) greater than 30% it can be argued that the silvered wood exterior blends well with the environment, perhaps better than an unnatural product of a darker colour within the range. Because the proposed colour is extremely close to the range and reflectance value and blends very well with the natural landscape it is considered to have nil to less than minor effect.

The visibility of the dwellings from islands in the bay (Moturoa, Motuarohia and Moturua Island) and the northwest of Russell or recreational boats and cruise ships at sea is reduced due to distance, size, location and natural look of both buildings. It is highly

unlikely the proposed dwelling will be visible from the Islands or the northwest of Russell due to distance. Some visibility from boats at sea close to shore may occur.

Photograph 5 shows an example of the landscaped gardens, with rock retaining, behind the existing dwelling. The gardens contain native and exotic plants including Queen Palms, Hebes, Flax, Poor Knights Lily, Tahitian Pohutukawa (looks like Pohutukawa but stays the same size as a shrub), Muehlenbeckia native ground covering. The Site Plan, Sheet A01b shows proposed gardens, to be located in front of the new dwelling. The gardens will contain a mixture of low growing plants the same as or similar to those already growing in existing gardens for example Tahitian Pohutukawa and Hebe shrubs. The property and gardens are immaculately maintained and cared for by the owners.

According to Northland Regional Council (NRC) Hazard Maps the buildings are not prone to coastal or river flooding but are identified in an area of Recent Soils 1 noted on maps as Flood Susceptible Land. The dwellings are located within the 'Blue Zone', Tsunami Evacuation Zone, Tsunami Inundation Zone.



Photograph 1 showing how the small, existing dwelling blends well with the natural environment. Shed to be removed. Existing mature Gum Trees, Pohutukawa's and gardens further blend the dwelling with the landscape. The peninsula shown in the background is part of the property. Landform further to sea is Moturoa Island.



Photograph 2: View to the southeast showing how the existing dwelling blends with the surrounding environment. Similar colours are proposed for the new dwelling.



Photograph 3: View to the west showing the approximate location of the new dwelling (where people are standing), next to the existing dwelling. The 2 small dwellings with natural exterior along with existing and proposed plantings blend the development with the landscape. The owner's car will not be visible as the new dwelling has a garage where it will be parked.



Photograph 4: View to the east showing how the faded silver wood exterior blends well with the natural environment. The dark grey roof of the shed attached to the dwelling is a similar colour to the proposed roof colour of the new dwelling. The shed to the left of the photograph is to be removed. The visibility of the dwellings from islands in the bay and boats at sea is reduced due to distance, size, location and natural look of both buildings.



Photograph 5: Shows an example of the landscaped gardens, with rock retaining, behind the existing dwelling. Similar gardens with low growing plants the same as or similar to those already growing in existing gardens are proposed in front of the new dwelling (for example Tahitian Pohutukawa, Hebe shrubs and Poor Knights Lily). The property and gardens are immaculately maintained and cared for by the owners. The property is visually appealing.

4.0 Far North District Plan Review

4.1 Operative Far North District Plan

Application for Visual Amenity as a Discretionary activity is due to a breach of the Far North District Plan, Section 10.6.5.1.1 Visual Amenity:

- (a) *any new building(s) not for human habitation provided that the gross floor area of any new building permitted under this rule, does not exceed 50m² or for human habitation provided that the gross floor area does not exceed 25m².*
- (b) *the exterior is 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.*
- (c)

The proposed dwelling will have a floor area of 130.5m² greater than 25m². Cladding colour is slightly outside of the BS5252 standard colour palette range with a reflectance value (LRV) greater than 30%. The roof will be within the range with an LRV less than 30%.

4.2 Operative Far North District Plan Other Rule Assessment:

The following District Plan rules comply:

10.6.5.1.2 Residential Intensity: Complies

10.6.5.1.3 Scale of Activities: Complies

10.6.5.1.4 Building Height: Complies. 4.8m proposed, 8m permitted maximum.

10.6.5.1.5 Sunlight Rule: Complies

10.6.5.1.6 Stormwater Management

10% = 114,007m² permitted. Impermeable surfaces less than 1%.

10.6.5.1.7 Setback from Boundaries: Complies

10.6.5.1.8 Transportation: Complies

10.6.5.1.9 Keeping of animals: Complies

10.6.5.1.10 Noise: Complies

10.6.5.1.11 Helicopter Landing Area: Complies

12.3.6.1.2 Excavation and/or filling: Complies

Driveway cut: 10.0m³

Main cut: 115.0m³

Total cut: 125.0m³

Fill: 125.0m³

Cut/fill 250.0m³

NES Soil disturbance: Not subject to NES

12.4.6.1.2 Fire Risk to Residential Units: Complies.

4.3 Operative Far North District Plan Objectives & Policies

The following has been taken from the Operative Far North District Plan, Section 10.6, p. 1 and 2.

GENERAL COASTAL ZONE

10.6.1 ISSUES

“The preservation of the natural character of the General Coastal Zone, which is required by the Act, can be put under pressure by development that is not sympathetic to that character.

10.6.1.2 *Many people are dependent on the use of land in the General Coastal Zone for their livelihood. Controls designed to sustainably manage natural and physical resources in this zone can impinge on the ability of people to continue to use their land for their livelihood.*

10.6.1.3 *Subdivision can permanently alter the appearance and use of land. Consequently, it is desirable not only that subdivision is environmentally sensitive but also that it is subject to strict controls, including assessment criteria, to ensure that sustainable management of the coastal environment can be achieved.*

10.6.2 ENVIRONMENTAL OUTCOMES EXPECTED

A General Coastal Zone where a wide variety of activities take place in a manner that is consistent with the sustainable management of natural and physical resources.

10.6.2.2 *A General Coastal Zone where the natural character of the coastal environment is preserved from inappropriate subdivision, use and development.*

10.6.2.3 *A pattern of development which takes proper account of and provides appropriately for the management of the natural and physical resources of the coastal environment.*

10.6.3 OBJECTIVES

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.*

10.6.3.3 *To manage the use of natural and physical resources (excluding minerals) in the general coastal area to meet the reasonably foreseeable needs of future generations.*

OBJECTIVES SUMMARY

Objectives 10.6.3.1 – 10.6.3.3 are applicable. The proposed residential use and scale of development are appropriate. Mitigation measures are proposed to preserve the natural character of the environment to meet the needs of future generations.

10.6.4 POLICIES

10.6.4.1 That a wide range of activities be permitted in the General Coastal Zone, where their effects are compatible with the preservation of the natural character of the coastal environment.

Applicable. Lot 2 DP 528355 was subdivided with the intention of creating a 114.0077 ha property likely to be used for residential purposes. The construction of a new dwelling is a compatible activity in a General Coastal Zone. The preservation of the natural character of the surrounding coastal environment was carefully considered whilst locating and designing the new dwelling.

10.6.4.2 That the visual and landscape qualities of the coastal environment be protected from inappropriate subdivision, use and development.

Applicable. Residential use and development are appropriate for the zone. Mitigation measures are proposed to ensure the visual and landscape qualities of the coastal environment are protected.

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;***

Not applicable. The development is not clustered. Subdivision ensured a 114.0077 ha section for residential purposes was created, in line with the character of the General Coastal Zone.

- (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;***

Applicable. The beachfront is not accessible to the public via land but is accessed via the occasional recreational boat. Visibility from landforms in the coastal marine area is reduced due to distance. The proposed dwelling will be visible to recreational boats and cruise ships close to shore. Mitigation measures are proposed to ensure the visual impact of the proposed dwelling is reduced. Mitigation measures are discussed in Section 4.6.

- (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;***

Applicable. The proposed dwelling is located 56.8m from the hightide mark, well over the 30m required.

-
- (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)";**

Not applicable.

- (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;**

Not applicable.

- (f) protecting historic heritage through the siting of buildings and development and design of subdivisions. 10.6.4.4 That controls be imposed to ensure that the potentially adverse effects of activities are avoided, remedied, or mitigated as far as practicable.**

Not applicable.

10.6.4.5 Maori are significant landowners in the General Coastal Zone and therefore activities in the zone should recognise and provide for the relationship of Maori and their culture and traditions, with their ancestral lands, water, sites, waahi tapu and other taonga and shall take into account the principles of the Treaty of Waitangi.

Not applicable.

10.6.4.6 The design, form, location, and siting of earthworks shall have regard to the natural character of the landscape including terrain, landforms and indigenous vegetation and shall avoid, remedy, or mitigate adverse effects on those features.

The design, form, location, and siting of earthworks have regard to the natural landscape character. Earthworks proposed meet permitted activity standards. Soil and cut batters are to be revegetated as soon as possible. Earthworks will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EWS-5 Erosion and Sediment Control – Auckland Council Guideline Document GD005 GD05 Erosion and Sediment Control pdf (aucklanddesignmanual.co.nz). A silt fence is specified as part of the Building Consent as outlined in the Erosion and Sediment Control on Construction Sites information sheet written by Northland Regional Council to ensure silt runoff does not occur.

POLICIES SUMMARY

The district plan seeks to preserve the natural character of the General Coastal Zone while providing appropriate use and development of sites within this zone. Initial subdivision created a 114.0077 ha property in keeping with the character of the General Coastal Zone and surrounding area. The large size of the property assists in preserving the natural character of the area. Controls are imposed to ensure that potential, adverse, visual effects of the new dwelling are avoided, remedied, or mitigated as far as practical.

Regarding Visual Amenity whether there are any potential effects on aesthetic values depends on the visibility of the development and how it is seen in the surrounding environment. There will be limited visibility from landforms due to distance. The proposed dwelling will be visible to occasional people coming to shore via boat and boats near the shore (primarily recreational boats and cruise ships). Numerous mitigation measures are discussed in Section 4.2. Potential negative effects are expected to be less than minor with mitigation measures in place.

4.4 Proposed Far North District Plan Objectives & Policies

Under the proposed Far North District Plan Lot 2 DP 528355 will be zoned Rural Production with a Coastal Environment Overlay. Parts of the property are zoned High Natural Character. The existing and proposed dwelling are not located within the High Natural Character Overlay.

Objectives CE-01 - CE-03 for the proposed Coastal Environment Overlay were reviewed. Objectives relevant or somewhat relevant to the proposal are listed.

Objective CE-01 The natural character of the coastal environment is identified and managed to ensure its long-term preservation and protection for current and future generations.

It is important that the natural character of the coastal environment is managed to ensure long-term preservation and protection for current and future generations. The proposed small dwelling, located next to the existing with natural colours is expected to have a less than minor effect on visual amenity.

Objective CE-02 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.

The 1-bedroom dwelling is the only building proposed on the 114.0077 ha lot. The dwelling is located next to the existing outside of the High Natural Character Overlay. The proposal is consistent with surrounding land use.

Policies CE-P1 - CE-P7 were reviewed. Policies relevant or somewhat relevant to the proposal are listed.

Policy CE-P3 Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of land use and subdivision on the characteristics and qualities of the coastal environment not identified as (a) Outstanding Natural Character; (b) Outstanding Natural Landscape; (c) Outstanding Natural Features.

The proposed dwelling is to be located within the Coastal Environment Overlay, not within an area considered Outstanding Natural Character; Outstanding Natural Landscape; Outstanding Natural Features. Significant adverse effects are not expected. Mitigation measures are outlined in Section 4.6 to lessen potential adverse visual effects of the new building. Mitigation includes the size, height, location, exterior of the building, existing and proposed landscaping. The new dwelling will be complementary to the existing. Negative visual impact is expected to be less than minor. The property is immaculately maintained and the buildings are unobtrusive.

Policy CE-P10 *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; (h) any viable alternative locations for the activity or development; (j) the likelihood of the activity exacerbating natural hazards.*

The new dwelling is setback 7.8m from the existing. Locating the new dwelling next to the existing allows the remainder of the coastline to remain untouched. Mitigation measures aim to blend the buildings with each other and the surrounding environment so that visually the new dwelling appears natural and not out of place. Earthworks are permitted and visual effects temporary. A silt fence will be in place. The proposed dwelling is setback 56.8m from the high tide mark, well over the 30m required. The construction of the dwelling is not expected to exacerbate natural hazards.

SUMMARY

Under the Far North Proposed District Plan the same rules of size and colour plus reflectivity would be breached. It is common that a residential dwelling, greater than 25m² is constructed in a General Coastal Zone/Rural Production with Coastal Environment Overlay. The proposed exterior is to be a natural, grey wood. This colour is very close to the BS5252 colour range and reflectance value. It could be argued that the natural, grey wood proposed blends better with the surrounding environment than darker grey unnatural materials within the range. The dark grey roof is within the permitted colour and reflectance range. Further mitigation is outlined in Section 4.6.

4.5 Proposed Far North District Plan Rules with Immediate Legal Effect

The proposal is subject to the Proposed District Plan. Assessment of the matters relating to the Proposed District Plan that have immediate legal effect, has been undertaken below:

Chapter	Rule Reference	Compliance of Proposal
<i>Hazardous Substances</i>	<i>The following rules have immediate legal effect: Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility. HS -R5 relates to a hazardous facility within a scheduled site and area of significance to Maori. HS-R6 relates to a hazardous facility within an SNA. HS-R9 relates to a hazardous facility within a scheduled heritage resource.</i>	Not applicable. The site does not contain any hazardous substances to which these rules would apply.
<i>Heritage Area Overlays</i>	<i>All rules have immediate legal effect (HAR1 to HA-R14) All standards have immediate legal effect (HA-S1 to HA-S3)</i>	Not applicable. The site is not located within a Heritage Area Overlay.
<i>Historic Heritage</i>	<i>All rules have immediate legal effect (HHR1 to HH-R10) Schedule 2 has immediate legal effect</i>	The site is not located within a Heritage Area Overlay. An Archaeological Report will be submitted with the Building Consent as per Consent Notice 12514956.4 (i).
<i>Notable Trees</i>	<i>All rules have immediate legal effect (NTR1 to NT-R9) All standards have legal effect (NT-S1 to NT-S2) Schedule 1 has immediate legal effect</i>	Not applicable. The site does not contain any notable trees.
<i>Sites and Areas of Significance to Maori</i>	<i>All rules have immediate legal effect (SASM-R1 to SASM-R7) Schedule 3 has immediate legal effect</i>	Not applicable. Not within a Site and Areas of Significance to Māori Overlay.
<i>Ecosystems and Indigenous Biodiversity</i>	<i>All rules have immediate legal effect (IB-R1 to IB-R5)</i>	The property is not identified as a Significant Natural Area. The proposal is not in breach of rules IB-R1 to IB-R5.
<i>Subdivision</i>	<i>The following rules have immediate legal effect: SUB-R6, SUB-R13, SUB-R14, SUB-R15, SUB-R17</i>	Not applicable. The proposal is not a subdivision
<i>Activities on the Surface of Water</i>	<i>All rules have immediate legal effect (ASWR1 to ASW-R4)</i>	Not applicable. The proposal does not involve activities on the surface of water.
<i>Earthworks</i>	<i>The following rules have immediate legal effect: EW-R12, EW-R13 The following standards have immediate legal effect: EW-S3, EW-S5</i>	Proposed earthworks meet permitted activity status and will follow guidelines listed.
<i>Signs</i>	<i>The following rules have immediate legal effect: SIGN-R9, SIGN-R10 All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area</i>	Not applicable. No signs are proposed as part of this application.
<i>Orongo Bay Zone</i>	<i>Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water</i>	Not applicable. The site is not located in the Orongo Bay Zone.

The assessment above indicates that the proposal is determined to be a Permitted Activity in regard to the Proposed District Plan. Therefore, no further assessment of these rules will be undertaken.

4.6 Far North District Plan Section Assessment Criteria

Visual Amenity Assessment Criteria within General Coastal Zone Section 10.6.5.3.1

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

- (a) any new building(s); or**
- (b) any alteration/addition to an existing building that do not meet the permitted activity standards in Rule 10.7.5.1.1 where the new building or building alteration/addition is located partially or entirely outside a building envelope that has been approved under a resource consent.**

When considering an application under this provision the Council will restrict the exercise of its discretion to matters relating to:

- (i) the location of the building;***

The proposed dwelling will be located to the east of the property, setback 7.8m from an existing dwelling. The proposed dwelling is approximately 56.8m from the hightide mark of Onewhero Bay. Refer to the Site Location Plan, A01a and Site Plan, A01b, Appendix II showing the location of the proposed dwelling. Locating the new dwelling close to the existing means that the remainder of the coastline remains untouched. Complementary exteriors of both dwellings, located next to each other, will reduce potential visual effects.

- (ii) the size, bulk, and height of the building in relation to ridgelines and natural features;***

The proposed, 1-bedroom, 130.5m², single storey dwelling with a height of 4.8m is considered a small dwelling, not bulky in relation to ridgelines and natural features. The height of the proposed building is well under the 8m maximum permitted in a General Coastal Zone or 5m in the proposed District Plan (Coastal Environment Overlay). Buildings are not located on a ridge line.

- (iii) the colour and reflectivity of the building;***

The exterior of the dwelling is to be clad with timber Weathertex with a similar silver colour to the existing dwelling. The colour will be slightly darker than the existing as shown in Image 1 below. Although this colour is not within the BS5252 standard colour palette range with a reflectance value (LRV) of 30% or less the natural wood blends well with the surrounding environment as shown in Photographs 1-4. The natural wood look perhaps blends better than some unnatural cladding with a darker colour within the range. The corrugate roof with a 10-degree pitch will be a dark grey colour within the BS5252 standard colour palette range with a reflectance value (LRV) of 30% or less. The roof colour proposed will be similar to “Resene Boulder”, N61-006-148, with a reflectance value of 29%. Note that the proposed exterior colour of the dwelling may be slightly lighter than Resene Boulder but is very close in colour to it. Because the proposed colour is extremely close to the range and reflectance value and blends very well with the natural landscape it is considered to have nil to less than minor effect.

White joinery proposed is outside of the range and reflectance value. Joinery makes up a very small area of the exterior and is unlikely to be visible from a distance. Elevation C, Elevations, Sheet A013, Appendix II shows the small area of joinery proposed around the windows and ranch sliders.



Image 1: Showing an example of proposed exterior timber look and cladding colour (darker boards) for the new dwelling.



Image 2: Showing the proposed roof colour Resene Boulder", N61-006-148, within the colour range and reflectance value. Note that the grey exterior timber cladding proposed for the new house is not far off Resene Boulder.

(iv) the extent to which planting can mitigate visual effects;

Existing trees such as Gum and Pohutukawa and a vegetated peninsula assist in mitigating visual effects (refer to Photograph 1 showing Gums, Pohutukawa's and the vegetated peninsula). Sporadic Pohutukawa's, not yet fully grown, are located parallel to the beachfront as show in Photograph 2. Existing gardens also assist in blending the buildings with the landscape (Photographs 1-5 show some but not all the existing gardens).

A garden is proposed in front of the proposed dwelling as shown on the Site Plan, Sheet A01b. Tahitian Pohutukawa's which look like traditional Pohutukawa's but grow to a height of approximately 1.5m are proposed. Choosing plants that look similar to naturally established existing natives assist in blending the dwelling with the existing, natural, coastal environment. Refer to Photograph 6 showing juvenile Tahitian Pohutukawa currently growing in Marion and John Hicks Garden.

Existing and proposed vegetation will assist in blending the buildings with the surrounding landscape mitigating potential visual effects to boaties and the neighbour to the south, Part OLC 27 (Marion Hick's sister).

The property is immaculately maintained. Any weed species will be removed.



Photograph 6: Showing a juvenile Tahitian Pohutukawa. This plant looks similar to traditional native Pohutukawa's but remains a shrub. This species is proposed for the garden in front of the proposed dwelling. This assists in blending the dwelling with the existing environment.

(v) any earthworks and/or vegetation clearance associated with the buildings;

The proposed earthworks meet permitted activity status in the Operative Far North District Plan. Earthworks will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EWS-5 Erosion and Sediment Control – Auckland Council Guideline Document GD005 GD05 Erosion and Sediment Control pdf (aucklanddesignmanual.co.nz). A silt fence is specified as part of the Building Consent as outlined in the Erosion and Sediment Control on Construction Sites information sheet written by Northland Regional Council to ensure silt runoff does not occur.

A cut creating a batter will occur behind the dwelling. The batter is to be grassed or planted as soon as possible. The adverse effects on visual amenity because of earthworks is expected to be temporary and less than minor.

Vegetation clearance not proposed as earthworks are to occur on grassed lawn.

(vi) the location and design of associated vehicle access, manoeuvring and parking areas;

An existing metal driveway and parking area provide access to the existing dwelling. A small area of metal driveway is proposed to the new dwelling as shown on Sheet A01b, Appendix II. The owner's car will not be visible as it will be parked in the new garage of the proposed dwelling.

(vii) the extent to which the building and any associated overhead utility lines will be visually obtrusive;

The proposed 1-bedroom dwelling has a floor area of 130.5m² with a height of 4.8m, well under the 8m maximum permitted in a General Coastal zone (5m permitted in the proposed plan in Coastal Environment Overlay). The small dwelling will be clad with timber with a silver-grey colour, white joinery and a grey roof. The proposed dwelling will be very similar in look to the existing ~68m² dwelling. The small buildings sited next to each other with a natural, complementary look along with existing and proposed plantings will ensure the development is visually appealing rather than obtrusive. The size, height, and location of the buildings avoids visual dominance on the landscape, adjacent sites and the surrounding environment. The Architectural Plans, Appendix II shows the size and location of the buildings on the 114.0077 ha property along with floor plans and elevations of the proposed dwelling.

Overhead utility lines will not be affected by the construction of the new dwelling.

(viii) the cumulative visual effects of all the buildings on the site;

1 single storey, 130.5m², 1-bedroom dwelling with a height of 4.8m is proposed. The use and scale of development is appropriate for the 114.0077 ha property, current and proposed zoning. The location of the buildings, size, height, exterior colours, existing and proposed plantings reduce potential visual effects. The existing shed located to the north of the dwelling is to be removed.

(ix) the degree to which the landscape will retain the qualities that give it its naturalness, visual and amenity values;

The subdivision creating the 114.0077 ha property assists in ensuring the zone retains qualities that give it its naturalness, visual and amenity values. The small dwelling located next to the existing with similar, natural, complementary external colours and materials will ensure the landscape retains the qualities that give it its naturalness, visual and amenity values. Locating the dwellings next to each other ensures the remainder of the coastline remains untouched. External colours and existing plantings further blend the dwellings with each other and the landscape. The property is immaculately maintained and visually appealing.

(x) the extent to which private open space can be provided for future uses ;

There is ample available area providing private open space on the 114.0077 ha property.

(xi) the extent to which the siting, setback and design of building(s) avoid visual dominance on landscapes, adjacent sites and the surrounding environment;

The small, visually appealing, dwellings will have natural looking exteriors, complementary to each other. The colour scheme chosen for the new dwelling assists in blending it with the existing, surrounding environment. The proposed dwelling is setback 7.8m from the existing, 56.8m from Onewhero Bay. Siting the dwellings next to each other allows the remainder of the coastline to remain untouched. The siting, setback and design avoids visual dominance on the landscape, adjacent sites and the surrounding environment.

(xii) the extent to which non-compliance affects the privacy, outlook, and enjoyment of private open spaces on adjacent sites.

It is highly unlikely the buildings will be visible to people on any landform in the coastal marine area due to distance (refer to Photograph 4 showing the visibility of islands on an overcast day). The closest island is Moturoa Island, approximately 2.5km to the northeast. The northern part of Russell is approximately 6km from the dwelling.

The exception to this is the neighbouring dwelling, 1.2km to the southeast, Part OLC 27. The owner of this piece of land is Marion Hick's sister. The distance of 1.2km reduces visibility of the new dwelling from Marions sisters' property. With mitigation measures in place such as a natural exterior, complementary to the existing, visual effects of the new dwelling are considered nil to less than minor.

The public can only access the beachfront via boat. There is no public access via land. The proposed dwelling will be visible to recreational boats or cruise ships close to shore. Potential visual effect to boats is reduced due to the small size of the dwellings, sited next to each other, along with the grey natural wood look exterior which blends with the surrounding environment. The grey roof of proposed dwelling is within the BS5252 colour range and LRV value. The 2 buildings will be the only buildings on the 114.0077 ha, rural, coastal property. Existing and proposed plantings will further blend the buildings with the environment reducing potential visual effects to boats close to shore. During the site visit it was noted that the existing dwelling and associated amenities, lawns, and gardens were visually appealing, immaculately maintained and cared for, blending beautifully with the natural environment.

5.0 New Zealand Coastal Policy Statement (2010) Objectives & Policies

A key issue under the NZCPS in relation to this application is the potential loss of natural character, landscape values and wild or scenic areas along the coast whilst meeting the high demand for coastal sites by people for residential use.

The objectives of the NZCPS were reviewed, p. 9-10. The following objectives listed are most relevant to the activity proposed.

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

Mitigation measures are proposed to ensure the natural character of the coastal environment is preserved.

Objective 4

To maintain and enhance the public open space qualities and recreation opportunities of the coastal environment by: Recognizing that the coastal marine area is an extensive area of public space for the public to use and enjoy

The proposed dwelling will be visible to recreational boats and cruise ships close to shore. Occasionally people use the beachfront which is accessed via boat only. Mitigation measures are proposed to ensure the new dwelling blends with existing dwelling and the surrounding, natural environment.

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, recognizing 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 and

The potential to protect, use and develop natural and physical resources in the coastal marine area should not be compromised by activities on land.

The proposed residential use and scale of development is appropriate for the 114.0077 ha property.

Geotechnical investigations have occurred. Wastewater, stormwater and earthworks are managed onsite, so the coast is protected.

Potential visual amenity effects are mitigated as far as practical so that when viewed by the public (likely from a boat) the development blends with the existing dwelling and the surrounding, natural coastal environment.

The following policies taken from p. 11-25 are relevant or somewhat relevant to the activity.

Policy 1

Extent and characteristics of the coastal environment

(1) Recognise that the extent and characteristics of the coastal environment vary from region to region and locality to locality; and the issues that arise may have different effects in different localities.

(2) Recognise that the coastal environment includes: (a) the coastal marine area;

Boats at sea such as recreational boats and cruise ships may be able to see the proposed dwelling when close to shore. Mitigation measures are proposed so that the new dwelling blends with the existing dwelling and surrounding landscape.

Policy 6

Activities in the coastal environment

1 (b) Consider the rate at which built development, and the associated public infrastructure should be enabled to provide for the reasonably foreseeable needs of population growth without compromising the other values of the coastal environment;

(h) consider how adverse visual impacts of development can be avoided in areas sensitive to such effects, such as headlands and prominent ridgelines, and as far as practicable and reasonable apply controls or conditions to avoid those effects

2 (c) recognise that there are activities that have a functional need to be located in the coastal marine area, and provide for those activities in appropriate places;

There is a functional need and demand for residential development in coastal areas. The proposed development is to occur on a property suitable for residential development. As far as practical adverse visual impacts have been avoided or mitigated. The proposed dwelling has a natural Kiwi Bach look which blends with the landscape and is not considered visually obtrusive. The development is not located on a headland or prominent ridgeline.

Policy 13

Preservation of natural character

(1) To preserve the natural character of the coastal environment and to protect it from inappropriate subdivision, use, and development: (b) 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; including by: (c) assessing the natural character of the coastal environment of the region or district, by mapping or otherwise identifying at least areas of high natural character.

The property is currently zoned General Coastal in the operative Far North District Plan and will be zoned Rural Production with a Coastal Environment Overlay. Parts of the property will be within the High Natural Character Overlay. The proposed and existing dwelling are located outside of the High Natural Character Overlay. The visual effect from areas of High Natural Character such as the peninsula, islands in the Bay and the northern part of Russell were considered (Refer to Section 4.6, xii, and 7.2).

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: (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 by (c) identifying and assessing the natural features and natural landscapes of the coastal environment of the region or district, at minimum by land typing, soil

characterisation and landscape characterisation and having regard to (iv) aesthetic values including memorability and naturalness.

The use and development are appropriate for current and proposed zoning. Adverse visual effects have been avoided, remedied or mitigated as far as practical so that the new dwelling blends in with the existing dwelling and surrounding coastal environment.

Refer to Section 4.2.

6.0 Regional Policy Statement for Northland (May 2016) Objectives and Policies

The Regional Policy Statement for Northland (May 2016) was assessed in relation to the proposed activity.

Objectives from p.33-49 were reviewed. The objectives below are relevant or somewhat relevant to the activity.

3.14 Natural character, outstanding natural features, outstanding natural landscapes and historic heritage

Identify and protect from inappropriate subdivision, use and development:

- (a) The qualities and characteristics that make up the natural character of the coastal environment, and the natural character of freshwater bodies and their margins.***

The construction of a small 1-bedroom dwelling for residential use is considered appropriate use and development for existing and proposed zoning. Mitigation measures outlined in Section 4.6 seek to blend the new dwelling with the existing and the surrounding landscape to reduce potential visual amenity effects.

3.15 Active management

Maintain and/or improve: (a) The natural character of the coastal environment and freshwater bodies and their margins.

The activity maintains the natural character of the coastal environment.

Policies from p.52-139 were reviewed. The policies below are relevant or somewhat relevant to the activity.

4.6.1 Managing effects on the characteristics and qualities natural character, natural features and landscapes

(1) (b) Where (a) does not apply, avoid significant adverse effect and avoid remedy or mitigate other adverse effects of subdivision, use and development on natural character, natural features and natural landscapes. Methods which may achieve this include (i) Ensuring the location, intensity, scale and form of subdivision, and built development is appropriate having regard to natural elements, landforms and processes, including vegetation patterns, ridgelines, headlands, peninsulas, dune systems, reefs and freshwater bodies and their margins.

The location, intensity and scale of development is appropriate use and is in keeping with surrounding properties. The proposed dwelling has reduced visibility from occasional boats at sea and neighbouring Part OLC 27. The location, intensity and scale of development has regard to natural elements and landforms. The dwelling is not located on a ridgeline, headland, or peninsula,

does not have any effect on dune systems, reefs or waterbodies. Mitigation measures are proposed to ensure the dwelling blends with the existing dwelling and surrounding environment.

5.1.2 Policy – Development in the coastal environment

Enable people and communities to provide for their well-being through appropriate subdivision, use and development that: (c) takes into account the values of adjoining or adjacent land and established activities both within the coastal marine area and on land).

The location, design and exterior colours of the new dwelling consider the visibility to adjoining or adjacent land and established activities both within the coastal marine area and on land (refer to Section 4.6, xii, and 7.2.

SUMMARY

Section 4.6 and 7.2 discuss and assess the activity as well as provide strategies to avoid, remedy or mitigate potential visual amenity effects of the activity on the receiving environment.

7.0 Notification Assessment, Section 95, RMA 1991

7.1 Section 95A-G, RMA 1991

Section 95A-G, Public Notification and Limited Notification of Applications, of the Resource Management Act (1991) were reviewed against the breach discussed.

95A Public Notification of Consent Applications

- (1) *A consent authority must follow the steps set out in this section, in the order given, to determine whether to publicly notify an application for a resource consent.*

Step 1: Mandatory public notification in certain circumstances

- (2) *Determine whether the application meets any of the criteria set out in subsection (3) and,—*
(a) *if the answer is yes, publicly notify the application; and*
(b) *if the answer is no, go to step 2.*
- (3) *The criteria for step 1 are as follows:*
(a) *the applicant has requested that the application be publicly notified;*
(b) *public notification is required under section 95C;*
(c) *the application is made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.*

The applicant has not requested public notification nor is it required under section 95C. The application is not made jointly with an application to exchange recreation reserve land. Step 1 does not apply.

Step 2: If not required by step 1, public notification precluded in certain circumstances

- (4) *Determine whether the application meets either of the criteria set out in subsection (5) and,—*
(a) *if the answer is yes, go to step 4 (step 3 does not apply); and*
(b) *if the answer is no, go to step 3.*
- (5) *The criteria for step 2 are as follows:*
(a) *the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes public notification;*
(b) *the application is for a resource consent for 1 or more of the following, but no other, activities:*
(i) *a controlled activity;*
(ii) *[Repealed]*
(iii) *a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity.*
(iv) *[Repealed]*
- (6) *[Repealed]*

Step 2 does not apply to the activity.

Step 3: If not precluded by Step 2, public notification required in certain circumstances

- (7) *Determine whether the application meets either of the criteria set out in subsection (8) and,—*
(a) *if the answer is yes, publicly notify the application; and*
(b) *if the answer is no, go to step 4.*
- (8) *The criteria for step 3 are as follows:*
(a) *the application is for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification;*
(b) *the consent authority decides, in accordance with section 95D, that the activity will have or is likely to have adverse effects on the environment that are more than minor.*

The application does not require public notification. The activity will have a less than minor visual effect on the receiving environment.

Step 4; Public notification in special circumstances

- (9) Determine whether special circumstances exist in relation to the application that warrant the application being publicly notified and,-
- (a) if the answer is yes, publicly notify the application; and
 - (b) if the answer is no, do not publicly notify the application, but determine whether to give limited notification of the application under section 95B.

No special circumstances exist in this application which justify public notification.
From the assessment above it is considered that the application does not require public notification.

95B Limited notification of consent applications

- (1) A consent authority must follow the steps set out in this section, in the order given, to determine whether to give limited notification of an application for a resource consent, if the application is not publicly notified under section 95A.

Step 1: certain affected groups and affected persons must be notified

- (2) Determine whether there are any—
- (a) affected protected customary rights groups; or
 - (b) affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity).

There are no protected customary rights groups or affected customary marine title groups.

- (3) Determine—
- (a) whether the proposed activity is on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11; and
 - (b) whether the person to whom the statutory acknowledgement is made is an affected person under section 95E.

Not applicable to this application.

- (4) Notify the application to each affected group identified under subsection (2) and each affected person identified under subsection (3).

Step 2: if not required by step 1, limited notification precluded in certain circumstances

- (5) Determine whether the application meets either of the criteria set out in subsection (6) and,—
- (a) if the answer is yes, go to step 4 (step 3 does not apply); and
 - (b) if the answer is no, go to step 3.

No, go to step 3.

- (6) The criteria for step 2 are as follows:

- (a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification;
- (b) the application is for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land).

Step 3: if not precluded by step 2, certain other affected persons must be notified

- (7) In the case of a boundary activity, determine in accordance with section 95E whether an owner of an allotment with an infringed boundary is an affected person.
- (8) In the case of any other activity, determine whether a person is an affected person in accordance with section 95E.
- (9) Notify each affected person identified under subsections (7) and (8) of the application.

The activity is not a boundary activity. Section 7.2 provides information determining that neighbours are unlikely to be affected by the activity. Occasional boats close to shore and neighbouring Part OLC 27 will have reduced visibility. The design, location, existing and proposed plantings will mitigate potential visual effects.

Step 4: further notification in special circumstances

- (10) Determine whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined to be eligible for limited notification under this section (excluding persons assessed under section 95E as not being affected persons), and,-*
(a) if the answer is yes, notify those persons; and
(b) if the answer is no, do not notify anyone else.

No special circumstances exist in relation to the application that warrant notification of other persons.

95C-E – Are not applicable as the activity has been assessed as being less than minor effect to neighbouring properties.

95F and G are not applicable as there are no affected customary rights groups involved or is it a customary marine title group.

It is considered that the application does not require public notification.

7.2 Neighboring Properties

It is highly likely that the only neighbouring property with visibility of the new dwelling is Part OLC 27 to the southeast. The owner of this piece of land is Marion Hick's sister. The new dwelling is located approximately 1.2km from the dwelling on Marions sister's land. The distance along with mitigation measures discussed mean visibility will be significantly reduced. The potential visual impact is considered nil to less than minor.

The next closest neighbouring dwelling is 1.7km away on the northwestern peninsula, Lot 1 DP 60099. The proposed dwelling is not visible from the peninsula due to existing landforms between the 2 properties.

Photograph 4 shows the visibility of islands on an overcast day. The closest island is Moturoa Island, approximately 2.5km to the northeast. The northern part of Russell is approximately 6km from the dwelling. It is highly unlikely the proposed dwelling will be visible from the islands or the northern part of Russell due to distance.

8.0 Resource Management Act Section 104 Assessment

8.1 Section 104 Assessment

(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

Section 104(1)(a) requires assessment of any actual and potential effects on the environment as a result of the proposed activity. Section 4, 5 and 7.2 discuss actual and potential effects. The conclusion reached is that the adverse effects of granting consent to the proposal are less than minor, and therefore acceptable in the receiving environment.

(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;

Section 104(1)(ab) requires that the consent authority consider 'any measure proposed or agreed to by the applicant for the purposes 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'. It is considered the proposal is not of a scale or nature that would require specific offsetting or environmental compensation measures to ensure positive effects on the environment. Mitigation measures are proposed and have been discussed.

(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.

The Regional Plan has been reviewed, there are no documents relevant to the proposal.

8.2 Part 2 of the Resource Management Act

(1) The purpose of this Act is to promote the sustainable management of natural and physical resources.

(2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while:

(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

(b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and

(c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

The application will have less than minor effect on the items in Part 2 of the Resource Management Act.

9.0 Schedule 4

Information required in assessment of environmental effects.

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

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

Refer to Section 4, 5, 6 and 7 which discuss the activity, potential effects, and mitigation methods. The activity will not result in any significant adverse effects on the environment.

(b) an assessment of the actual or potential effect on the environment of the activity:

Section 4, 5, 6 and 7 discuss potential effects. The potential effects with mitigation are expected to be less than minor.

(c) if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use:

There are no hazardous installations proposed.

(d) if the activity includes the discharge of any contaminant, a description of—

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

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

No contaminants are proposed.

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

Mitigation measures are discussed in this report. Refer to Section 4.6 for mitigation measures and recommendations.

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

Refer to Section 7.0, Notification Assessment, Section 95, RMA 1991 and Section 7.2 Neighbouring Properties. Consultation and response not applicable.

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

No monitoring is required for this activity.

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

Protected customary rights not anticipated.

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

Refer to Section 4 for the assessment against the operative and proposed Far North District Plan and the Far North District Plan Assessment Criterion along with Section 5, New Zealand Coastal Policy Statement (2010) and Section 6, Regional Policy Statement for Northland (2016).

(3) To avoid doubt, subclause (1)(f) obliges an applicant to report as to the persons identified as being affected by the proposal, but does not—

(a) oblige the applicant to consult any person; or

(b) create any ground for expecting that the applicant will consult any person.

Refer to Section 7.0 Notification Assessment, Section 95, RMA 1991.

Matters that must be addressed by assessment of environmental effects.

- (1) An assessment of the activity's effects on the environment must address the following matters:*
- (a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:*
 - (b) any physical effect on the locality, including any landscape and visual effects:*
 - (c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:*
 - (d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:*
 - (e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:*
 - (f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations.*
- (2) The requirement to address a matter in the assessment of environmental effects is subject to the provisions of any policy statement or plan.*

Refer to Section 4.0 - 7.0 which address the items required as per Schedule 4, Section 7.

10.0 Conclusion

Due to distance, it is highly unlikely the proposed dwelling will be visible from any landform in the coastal marine area. The exception to this is the neighbour to the south, Part OLC 27. The owner of this piece of land is Marion Hick's sister.

The public can only access the beachfront via boat. There is no public access via land. The dwelling will only be visible to recreational boats or cruise ships close to the shore (or occasional boatie's who come to shore). Potential visual effects are reduced due to the small size of the dwellings, sited next to each other, along with the grey natural wood look exterior which blends with the surrounding environment. The buildings are complimentary in appearance and are the only buildings on the 114.0077 ha, rural, coastal property.

Because the proposed colour is extremely close to the range and reflectance value and blends very well with the natural landscape it is considered to have nil to less than minor effect. The roof of the proposed dwelling will be a dark grey within the range with an LRV less than 30%.

The property owners keep the property in immaculate condition. Existing and proposed landscaped gardens along with established vegetation such as Pohutukawa and Gum trees further assist in blending the buildings with the landscape.

The proposal is compatible with current and proposed zoning and is expected to have less than minor visual affect with mitigation measures implemented.

Appendix I

Certificate of Title & Consent Notices



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




R.W. Muir
Registrar-General
of Land

Identifier **896450**
Land Registration District **North Auckland**
Date Issued 20 June 2024

Prior References
142598 NA5D/1436

Estate Fee Simple
Area 114.0077 hectares more or less
Legal Description Lot 2 Deposited Plan 528355
Registered Owners
John Hicks and Marion Hicks

Interests

Subject to a right of way over part marked B, I and J on DP 528355 created by Transfer D228646.2 - 18.12.1997 at 10:58 am

12514956.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - Produced 7.3.2024 at 9:54 am and Entered 20.6.2024 at 7:01 am

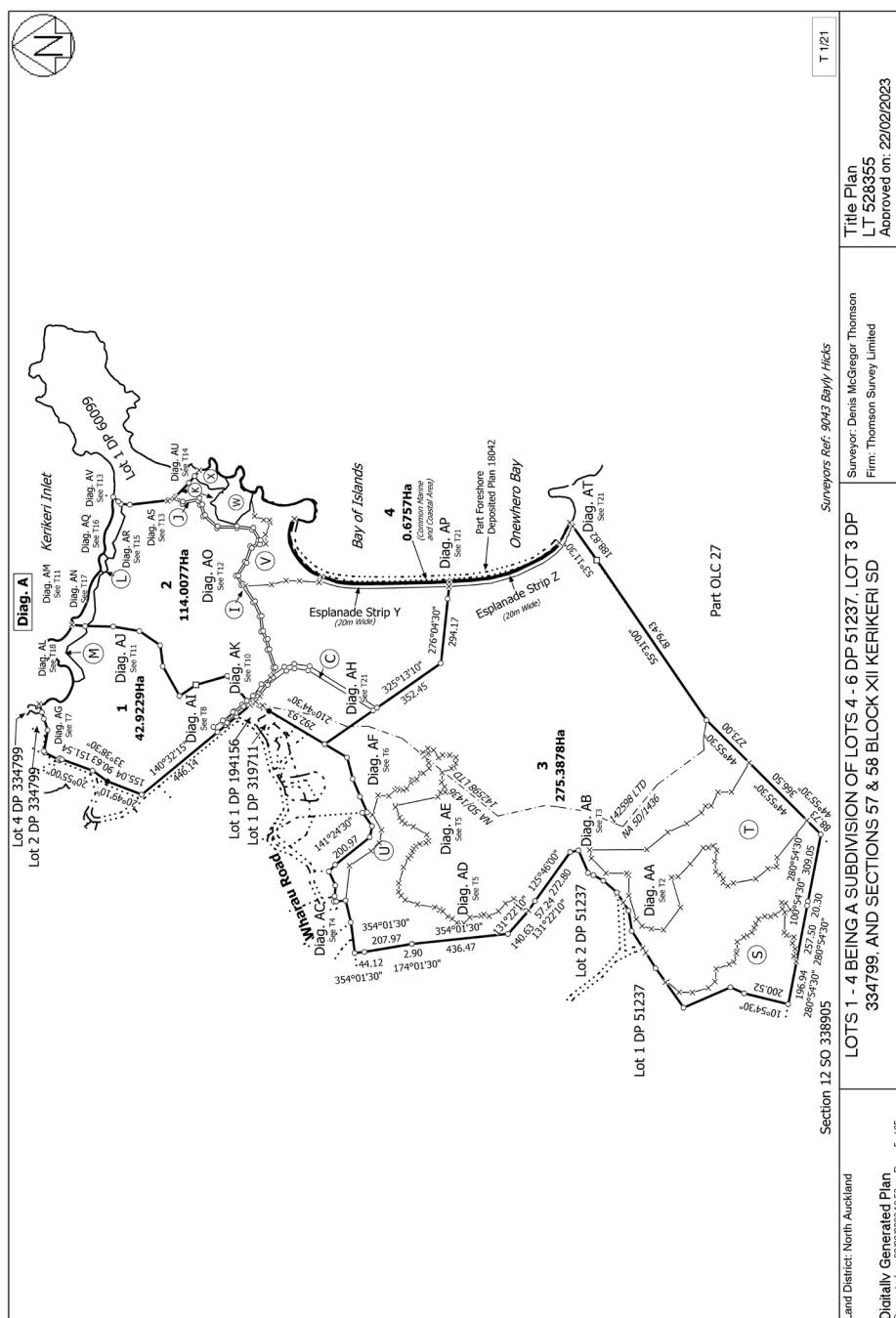
12514956.5 Esplanade Strip Instrument pursuant to Section 232 Resource Management Act 1991 - Produced 7.3.2024 at 9:54 am and Entered 20.6.2024 at 7:01 am

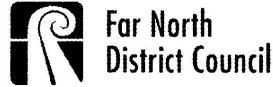
Subject to a right (in gross) to convey telecommunications over part marked C, B, E and H on DP 528355 in favour of Chorus New Zealand Limited created by Easement Instrument 12514956.6 - Produced 7.3.2024 at 9:54 am and Entered 20.6.2024 at 7:01 am

Subject to a right of way and right to convey water, electricity and telecommunications over part marked E, B, H and C and right to convey electricity over part marked D all on DP 528355 created by Easement Instrument 12514956.7 - Produced 7.3.2024 at 9:54 am and Entered 20.6.2024 at 7:01 am

Appurtenant hereto is a right of way, right to convey water, electricity and telecommunications created by Easement Instrument 12514956.7 - Produced 7.3.2024 at 9:54 am and Entered 20.6.2024 at 7:01 am

The easements created by Easement Instrument 12514956.7 are subject to Section 243 (a) Resource Management Act 1991
12514956.11 STATUTORY LAND CHARGE PURSUANT TO SECTION 162 RATING POWERS ACT 1988 -
Produced 7.3.2024 at 9:54 am and Entered 20.6.2024 at 7:01 am





Phone: 09 431 1200
Fax: 09 431 2133
Email: info@fn.govt.nz
Website: www.fn.govt.nz

Te Kaitiaki o Tei Tokerau Ki Te Raki

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC 2170485-VAR/A

Being the Subdivision of LOTS 4-6 DP 51237 LOT 3 DP 334799 SECS 57 & 58 BLKS XII
KERIKERI SD
North Auckland Registry

PURSUANT to Section 221 and for the purpose of Section 224 (c) (ii) of the Resource Management Act 1991, this Consent Notice is issued by the **FAR NORTH DISTRICT COUNCIL** to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and these are to be registered on the titles of the allotments specified below.

SCHEDULE

All Lots DP 528355

- i) Prior to undertaking any development on the site (for building or resource consent), the landowner shall provide to Council's resource consents manager or other duly delegated officer, an archaeological assessment of the site, prepared by a suitably qualified and experienced archaeologist, in order to determine whether there is any archaeological material that may be damaged, removed or otherwise affected by the proposed development. Any recommendations made in the report are to be adhered to by the landowner, including obtaining an authority from Heritage New Zealand Pouhere Taonga to modify, damage or destroy the archaeological site, if required.
- ii) Reticulated power supply or telecommunication services are not a requirement of this subdivision consent. The responsibility for providing both power supply and telecommunication services will remain the responsibility of the property owner.
- iii) In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for firefighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509.



P.O. Box 100, Whangarei
Whangarei 9400, New Zealand
Telephone: 09 300 7700
Fax: 09 300 7700
Email: info@fncc.govt.nz
Website: www.fncc.govt.nz

Te Kaunihera o Tai Tokerau Ki Te Raki

Lots 1 & 3 DP 528355

- iv) No owners or occupiers of or visitors to Lots 1 and 3 shall keep or introduce onto the land any carnivorous animal (such as cats, dogs, or mustelids) which have the potential to be Kiwi predators. This prohibition includes the bringing of any animals onto the site by visitors and contractors.

Provided that, farm working dogs can be brought onto the site during daylight hours for the purpose of stock management.

Lot 2 DP 528355

- v) The owner shall preserve in perpetuity the indigenous habitat on Lot 2 as indicated on the survey plan, as area(s) 'V, W, X' 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. 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. The lot owners shall ensure the stock proof fence (3 wire electric or similar) around these areas is maintained.
- vi) That there be no mustelids allowed on site at any time and no more than two farm working dogs and two cats shall be kept or introduced on this lot at any time. This restriction includes the bringing of any such animals onto the site by visitors and contractors. Any farm working dogs must be micro-chipped and have a current kiwi aversion trained certification. At night any farm working dog or cat must be kept inside or tied up.

Lot 3 DP 528355

- vii) The owner shall preserve in perpetuity the indigenous habitat and wetlands on Lot 3 as indicated on the survey plan, as area(s) 'U' and 'T, S' and shall not without the prior written consent of the Council and then only in strict compliance with any conditions imposed by the Council, undertake any activity that may result in an altered range of water levels and/or alter the natural ecosystem of plants and animals this habitat supports. The lot owners shall ensure the stock proof fence (3 wire electric or similar) around these areas is maintained.



P.O. Box 107, Whangārei
New Zealand
Phone: 09 438 5500
Fax: 09 438 5501
Email: info@fncc.govt.nz
Website: www.fncc.govt.nz

Te Kaitiaki o Te Kaitiaki o Te Kaitiaki

SIGNED:

A handwritten signature in black ink, appearing to read 'Simeon'.

Mr Simeon Alistair McLean - Authorised Officer

By the FAR NORTH DISTRICT COUNCIL

Under delegated authority:

Team Leader – Resource Consents

DATED at **KERIKERI** this 6TH day of July 2022



Proposed Dwelling

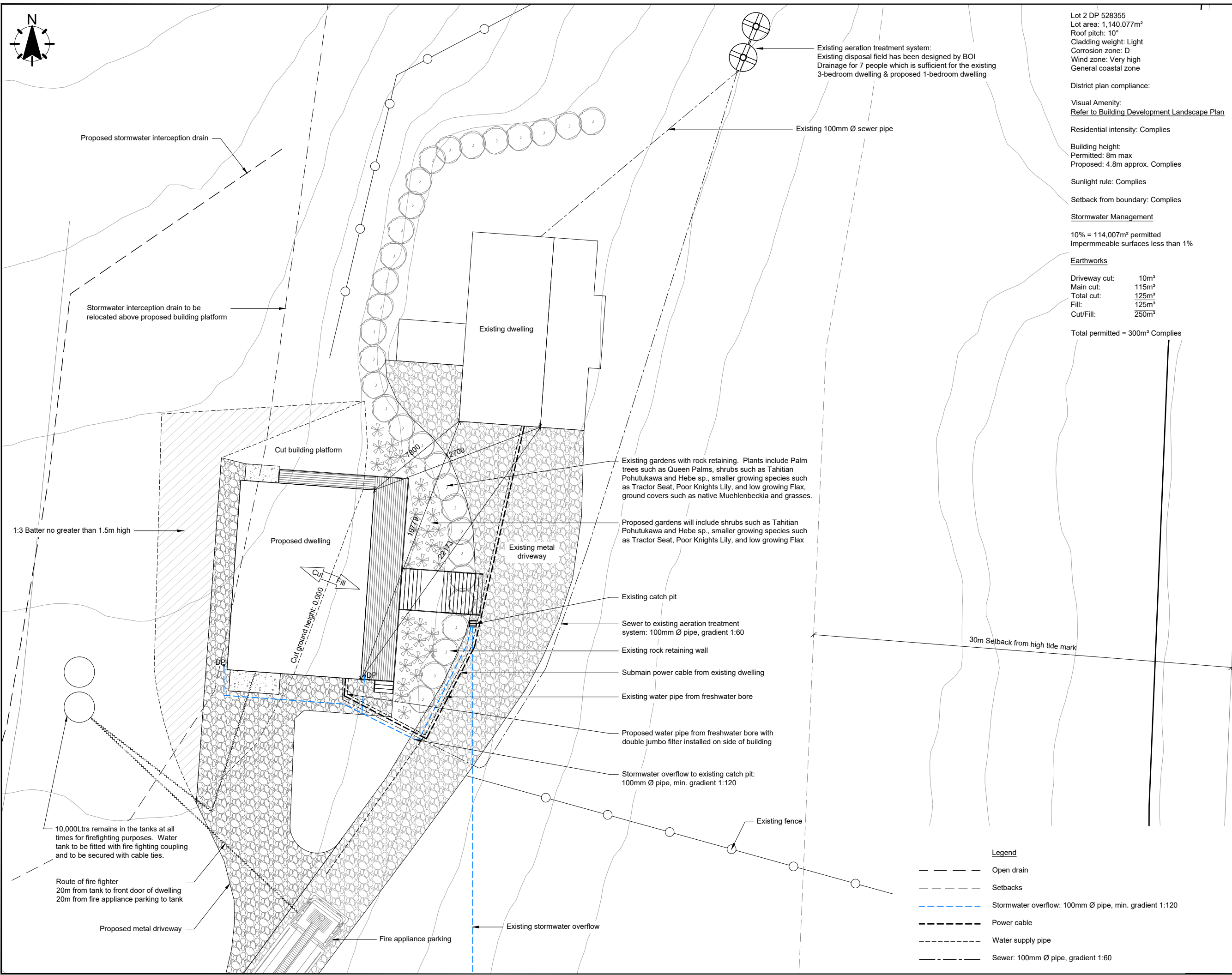
John & Marion Hicks
274 Wharau Road
Kerikeri
Lot 2 DP 528355

Construction Drawings
Date: 3 May 2025
Job Number: 4210
Drawn by:



Sheet Index		
Sheet No.	Sheet Title	Rev
A01a	Site Location Plan	G
A01b	Site Plan	G
A02	Floor Plan	G
A03	Elevations	G
A04	Drainage Plan	G
A05	Foundation Plan	G
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Engineering Sheet Index		
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S01	Foundation Plan	
S02	Typical Details	
S03	Typical Details	
S04	Technical Specifications	



Lot 2 DP 528355
Lot area: 1,140.077m²
Roof pitch: 10°
Cladding weight: Light
Corrosion zone: D
Wind zone: Very high
General coastal zone

District plan compliance:

Visual Amenity:
Refer to Building Development Landscape Plan

Residential intensity: Complies

Building height:
Permitted: 8m max
Proposed: 4.8m approx. Complies

Sunlight rule: Complies

Setback from boundary: Complies

Stormwater Management

10% = 114,007m² permitted
Impermeable surfaces less than 1%

Earthworks

Driveway cut:	10m ³
Main cut:	115m ³
Total cut:	125m ³
Fill:	125m ³
Cut/Fill:	250m ³

Total permitted = 300m³ Complies

NOTES

1. All heights shown are existing ground heights.
2. Contour lines at 1m increments, sourced from NRC .
3. All drainage to comply with AS/NZS3500 & NZBC G13/AS1. All drainage is diagrammatical, drainlayer to determine on site drainage layout and provide asbuilt plan when complete.
4. The works which are being proposed will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EW-S5 Erosion and Sediment Control - Auckland Council Guideline Document GD005 GD05 Erosion and Sediment Control.pdf (aucklanddesignmanual.co.nz)

Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.

All work to be done in accordance with NZS 3604: 2011 and the NZ Building Code unless specifically designed.

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T 09 407 5208 | martin@obrienconsulting.co.nz

Project Title

John & Marion Hicks
274 Wharau Road
Kerikeri
Lot 2 DP 528355

Sheet Title

Site Plan

Drawn 3 May 2025

Project No 4210

Rev	Sheet
G	A01b

Scale (A3 Original) 1: 250



Legend

- Open drain
- Setbacks
- Stormwater overflow: 100mm Ø pipe, min. gradient 1:120
- Power cable
- Water supply pipe
- Sewer: 100mm Ø pipe, gradient 1:60



SPECIFICATION:

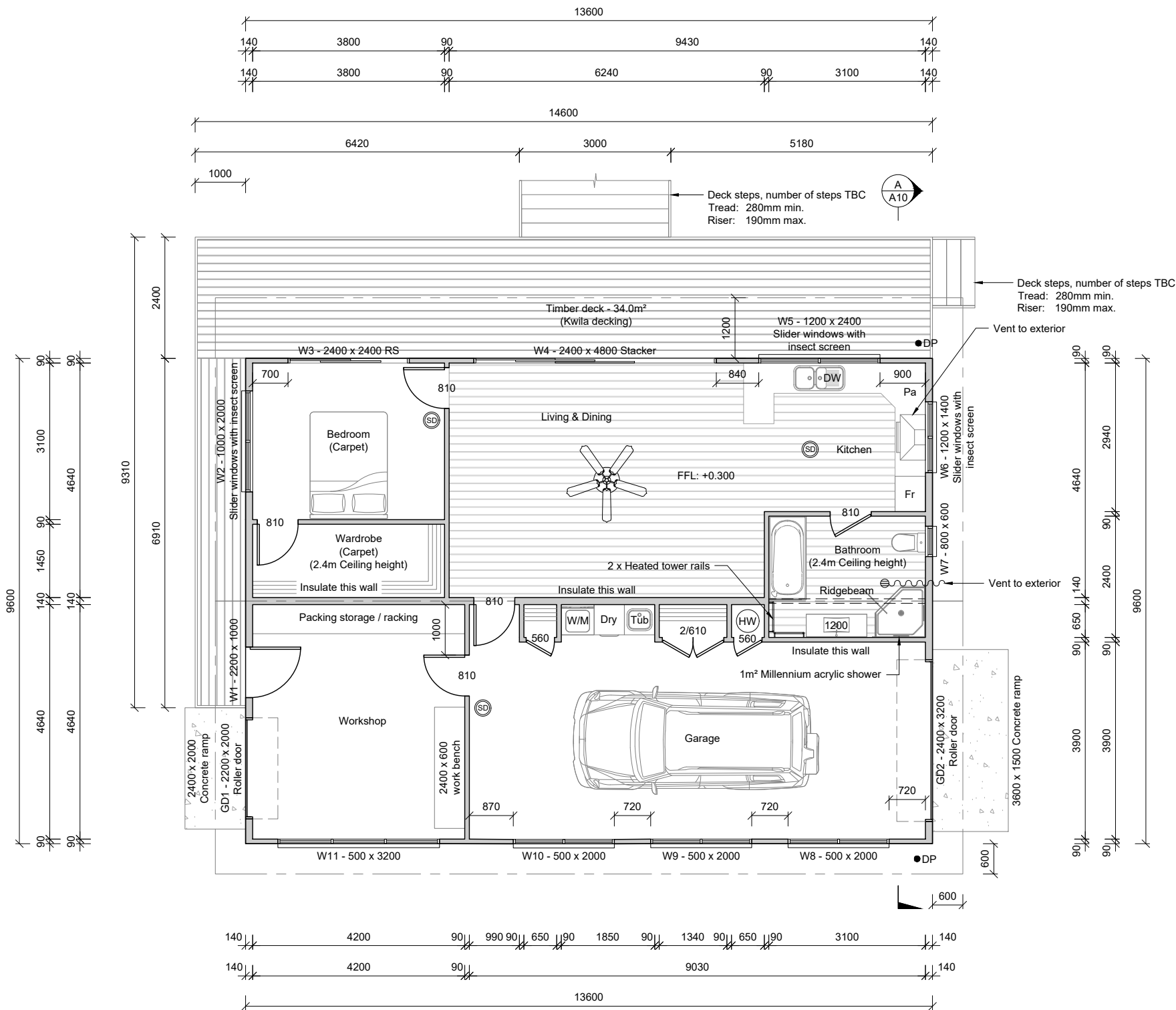
- High wind zone
- Exposure zone C
- Concrete block foundations
- 2.7m Stud height
- Weatherex panel with cosmetic battens cladding
- Corrugate roofing
- 10° Roof pitch
- 10mm GIB wall lining
- 13mm GIB ceiling lining
- Hardieflex soffit lining
- Continuous external rainwater system & fascia with 80Ø downpipe, unless noted.
- All windows and doors double glazed (low Xcel)
- Grade A safety glazing in bathroom window and all full height ranch sliders inline with NZS 4223.

H1 SPECIFICATION:

- Concrete block foundation *R1.3*
- Walls: Pink batts *R2.2*
- Double glazing low E Xcel *R0.37*
- Ceiling: Pink batts *R6.0*

H1 Note:

H1 calculations included in BC information.



LEGEND

- Smoke Detector
- Roof Line
- 90 x 45 J-Frame 8 H1.2 Timber framing walls
- Quick-Step laminate flooring
- 180L Mains pressure hot water cylinder

NOTE:

- All dimensions taken from the outside of pre-cut, please check all dimensions before construction commences.
- Refer to Section for lintel dimensions, stud spacing & external door offsets.
- Additional nogs to be installed at framing stage to allow for fixed shelves, wall mounted extractors, heat pump, A/C units & garage door components where required.
- Refer to attached sheet for cladding & roofing notes & details.
- All wall framing typically H1.2 treated unless specifically stated.
- All external linings to be installed to manufacturers instructions, refer to separate detail sheet for cladding details & notes.
- Waterproof membrane under the tiles (or similar) is to extend 1.5m from bathroom & kitchen sanitary fixtures to comply with E3/AS1 3.0
- Artificial lighting to be provided inline with NZS 6703:1984 & G8/AS1.

BUILDING AREA:

Floor Area: 130.5m²
Roof Area: 168.7m²

FIXINGS:

Exposure Zone: D
Durability of fixings to comply with NZS 3604:2011 Section 4 & NZBC B2/AS1

Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.

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Project Title

John & Marion Hicks
274 Wharau Road
Kerikeri
Lot 2 DP 528355

Sheet Title

Floor Plan

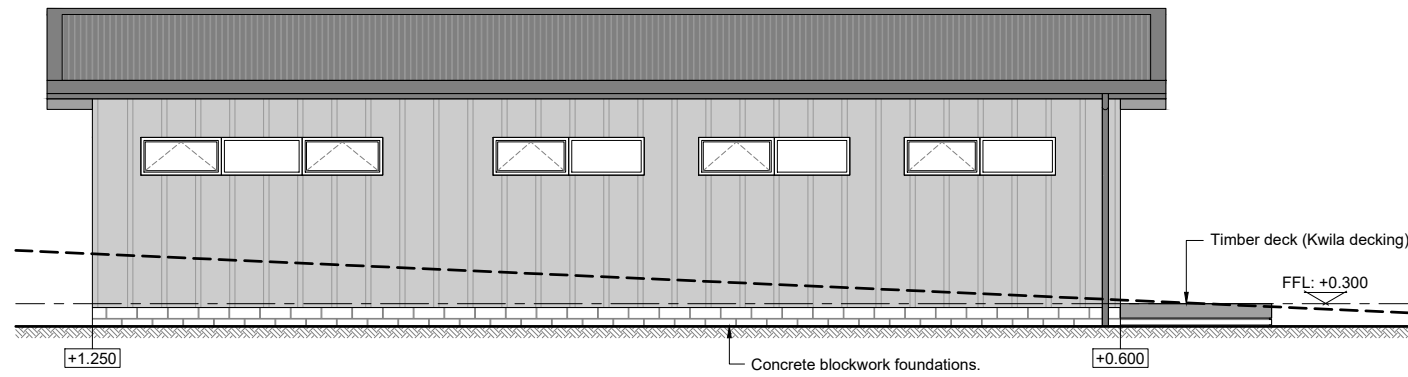
Drawn 3 May 2025

Project No 4210

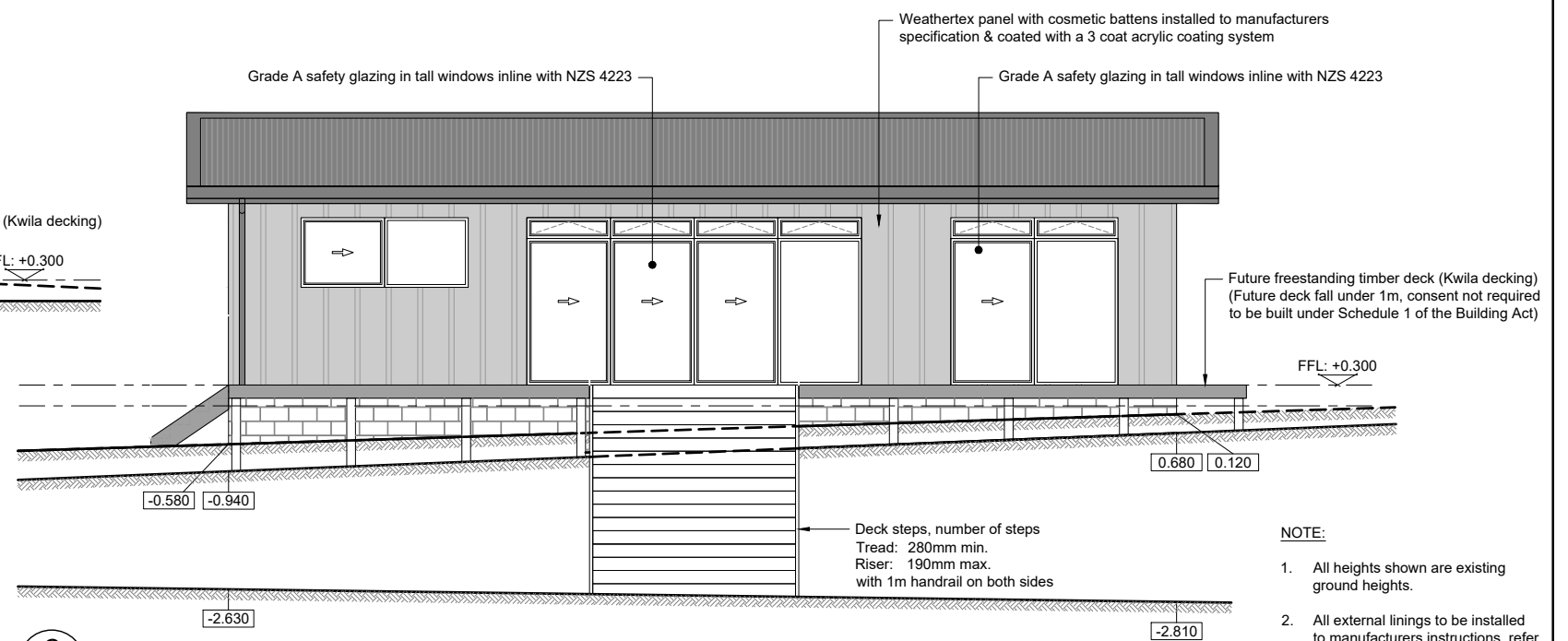
Rev G Sheet A02

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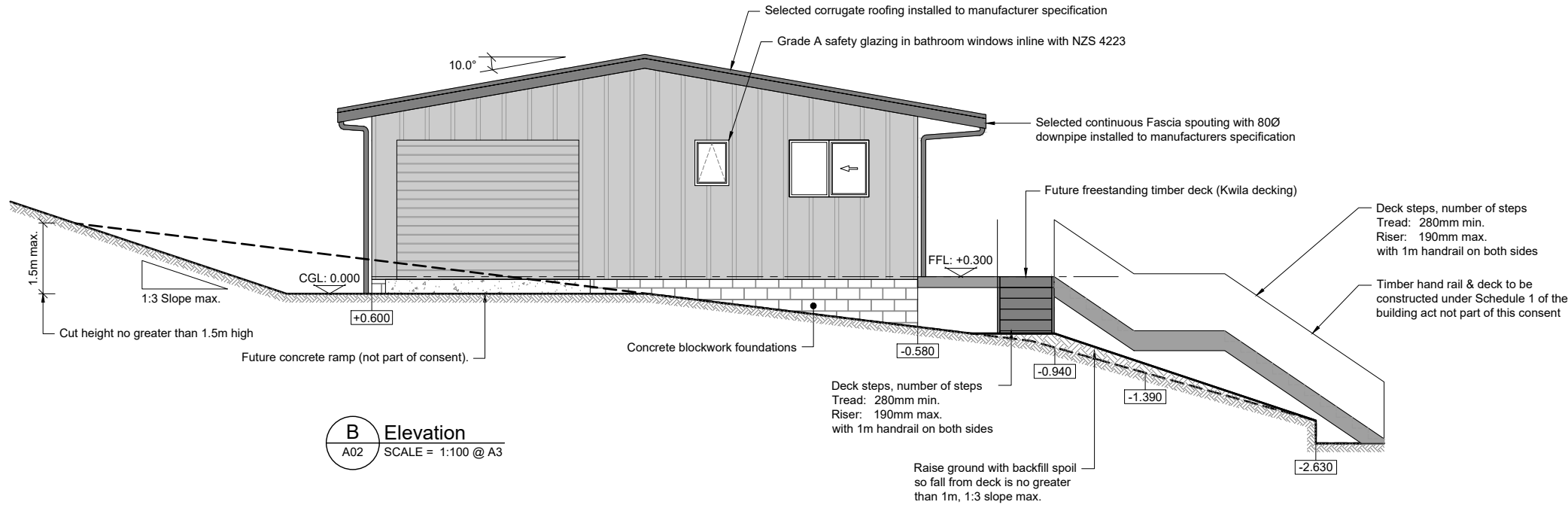
A Elevation
A02 SCALE = 1:100 @ A3



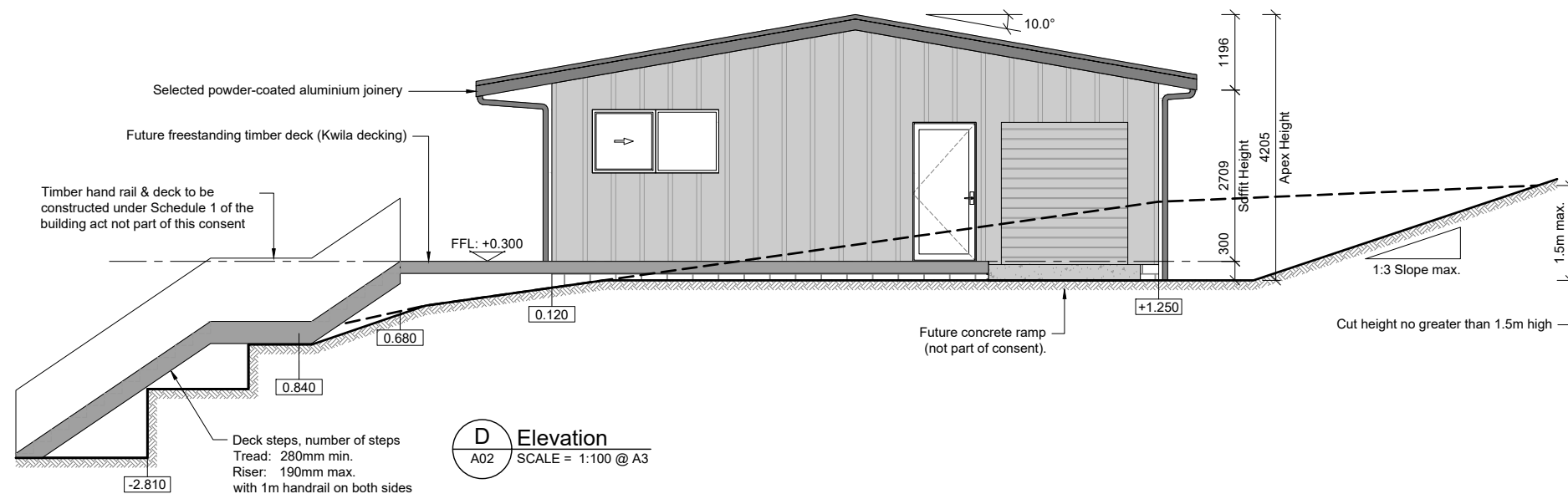
C Elevation
A02 SCALE = 1:100 @ A3

- NOTE:**
- All heights shown are existing ground heights.
 - All external linings to be installed to manufacturers instructions, refer to separate detail sheet for cladding details & notes.
 - All windows and doors double glazed other than the garage joinery.
 - Grade A safety glazing in bathrooms & tall windows and sliders inline with NZS 4223.

FIXINGS:
Exposure Zone: D
Durability of fixings to comply with NZS 3604:2011 Section 4 & NZBC B2/AS1



B Elevation
A02 SCALE = 1:100 @ A3



D Elevation
A02 SCALE = 1:100 @ A3

Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.

All work to be done in accordance with NZS 3604: 2011 and the NZ Building Code unless specifically designed.

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O'BRIEN DESIGN CONSULTING

T 09 407 5208 | martin@obrienconsulting.co.nz

Project Title
John & Marion Hicks
274 Wharau Road
Kerikeri
Lot 2 DP 528355

Sheet Title
Elevations

Drawn 3 May 2025

Project No 4210

Rev G **Sheet** A03

Scale (A3 Original) 1: 100

1 0.5 0 1 2 m