

Application for resource consent or fast-track resource consent

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of [Form 9](#)). Prior to, and during, completion of this application form, please refer to [Resource Consent Guidance Notes](#) and [Schedule of Fees and Charges](#) — both available on the Council's web page.

1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement?

☐ Yes ☐ No

If yes, who have you spoken with?

2. Type of consent being applied for

(more than one circle can be ticked):

☐ Land Use

☐ Discharge

☐ Fast Track Land Use*

☐ Change of Consent Notice (s.221(3))

☐ Subdivision

☐ Extension of time (s.125)

☐ Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil)

☐ 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:

David and Josephine Smith

Email:

Phone number:

Postal address:

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

Have you been the subject of abatement notices, enforcement orders, infringement notices and/or convictions under the Resource Management Act 1991? ☐ Yes ☒ No

If yes, please provide details.

6. Address for correspondence

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

Name/s:

Reuben Smith (Leaf Architecture NZ)

Email:

Phone number:

Postal address:

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

Postcode 0110

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

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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:

David and Josephine Smith

Property address/
location:

68 Stratford Drive

Cable Bay

Postcode 0420

8. Application site details

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

Name/s:

Site address/
location:

 Postcode

Legal description:

Val Number:

Certificate of title:

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

Site visit requirements:

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

Is there a dog on the property? ☐ Yes ☐ No

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

9. Description of the proposal

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

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

10. Would you like to request public notification?

☐ Yes ☐ No

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

(more than one circle can be ticked):

☐ Building Consent

☐ Regional Council Consent (ref # if known)

☐ National Environmental Standard Consent

☐ Other (please specify)

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

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

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

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

☐ Subdividing land

☐ Disturbing, removing or sampling soil

☐ Changing the use of a piece of land

☐ 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

14. Draft conditions:

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

If yes, please be advised that the timeframe will be suspended for 5 working days as per s107G of the RMA to enable consideration for the draft conditions.

15. 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)

David Smith

Email:

Phone number:

Postal address:

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

Postcode 420

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.

15. Billing details continued...

Declaration concerning Payment of Fees

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

Name: (please write in full)

David Smith

Signature:

(signature of bill payer)

Date 20-Jan-2026

MANDATORY

16. 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.

17. Declaration

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

Name (please write in full)

Reuben Smith

Signature

Date 20-Jan-2026

A signature is not required if the application is made by electronic means

See overleaf for a checklist of your information...

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.



Dear Team Leaders,

Re: Proposed Dwelling – 316 Cable Bay Block Road, Cable Bay

Our client, David Smith, is seeking resource consent to construct a dwelling on a lot with an existing shed at 316 Cable Bay Block Road, Cable Bay.

The site is zoned **Rural Living** under the Operative Far North District Plan and **Rural Residential** in the Proposed Far North District Plan. Resource consent is required to accommodate the dwelling and associated access arrangements.

The application is a **Non-complying activity** under the Operative District Plan as it requires consent for **Stormwater Management, Building Coverage** on the site and there is a technical breach for **Residential Intensity**. The following supporting information is included in this application:

- **Appendix 1** – Record of Title & Applicable Instruments
- **Appendix 2** – Application Plans & Elevations (Leaf Architecture)
- **Appendix 3** – Stormwater Management Report (T & A Structures Ltd)
- **Appendix 4** – TP58 report for existing septic system

Please contact me if any further information or clarification is required.

Yours sincerely,

Reuben Smith

Leaf Architecture NZ

02041894041 | reuben@leafarch.nz | www.leafarch.nz



Introduction

The applicant seeks land use consent to construct a new dwelling on the property at 316 Cable Bay Block Road, Cable Bay. The site is legally described as Lot 3 DP 211224 and has an area of 3984m². The Record of Title is provided at **Appendix 1**.

Site Description



Figure 1 - Site Aerial (Google Earth)

The property is located on the western side of Cable Bay Block Road, with an existing access off this road. The site has an existing shed and wastewater system which has the capacity to accommodate the additional dwelling. The site slopes towards the north, is generally grass-covered with some vegetation. Surrounding properties are of similar scale and many of them have been previously developed.

The site is not identified as HAIL and is classified as High Producing Exotic Grassland in the Council's GIS database.

The site is not affected by any mapped natural hazards or other resource features. Soils are not classified as high versatile value (LUC 4e 3). Notwithstanding, the site forms part of a subdivision intended for residential use rather than rural production, and the NPS - HPL does not apply.



Records of Title, Consent Notices & Covenants

The Record of Title is provided at Appendix 1. The following conditions from the former subdivision consent are noted and addressed as part of this application:

- **Condition i.** Required a formed double-width sealed entrance to Right of Way Easement 'A' in compliance with FNDC/S/6C, with a formed and metalled access extending 30 metres from the road boundary. This requirement has now been satisfied through the creation of The Lakes Drive.
- **Condition ii.** Required a TP58 report for wastewater submitted with the Building Consent. This will be provided at the time of Building Consent. Additionally, a water collection system suitable for firefighting purposes must be installed. The subject site will have a dedicated 25,000 L tank for this purpose, meeting SNZ PAS 4509 standards.
- **Condition iii.** Can be addressed through the Building Consent application.
- **Condition iv.** Requires a stormwater management report prepared by a qualified practitioner. While it can be addressed at Building Consent, a **Stormwater Mitigation Report** has been prepared and is attached at Appendix C. The author has provided an alternative design method considered acceptable (see correspondence in Appendix E).
- **Condition v.** Can be addressed through the Building Consent application.
- **Condition vi.** Can be addressed at the time of development.

Description of the Proposal

The applicant proposes a single-storey, four-bedroom dwelling on the lot. The proposed layout, floor plan, and elevations are attached at **Appendix 2**.

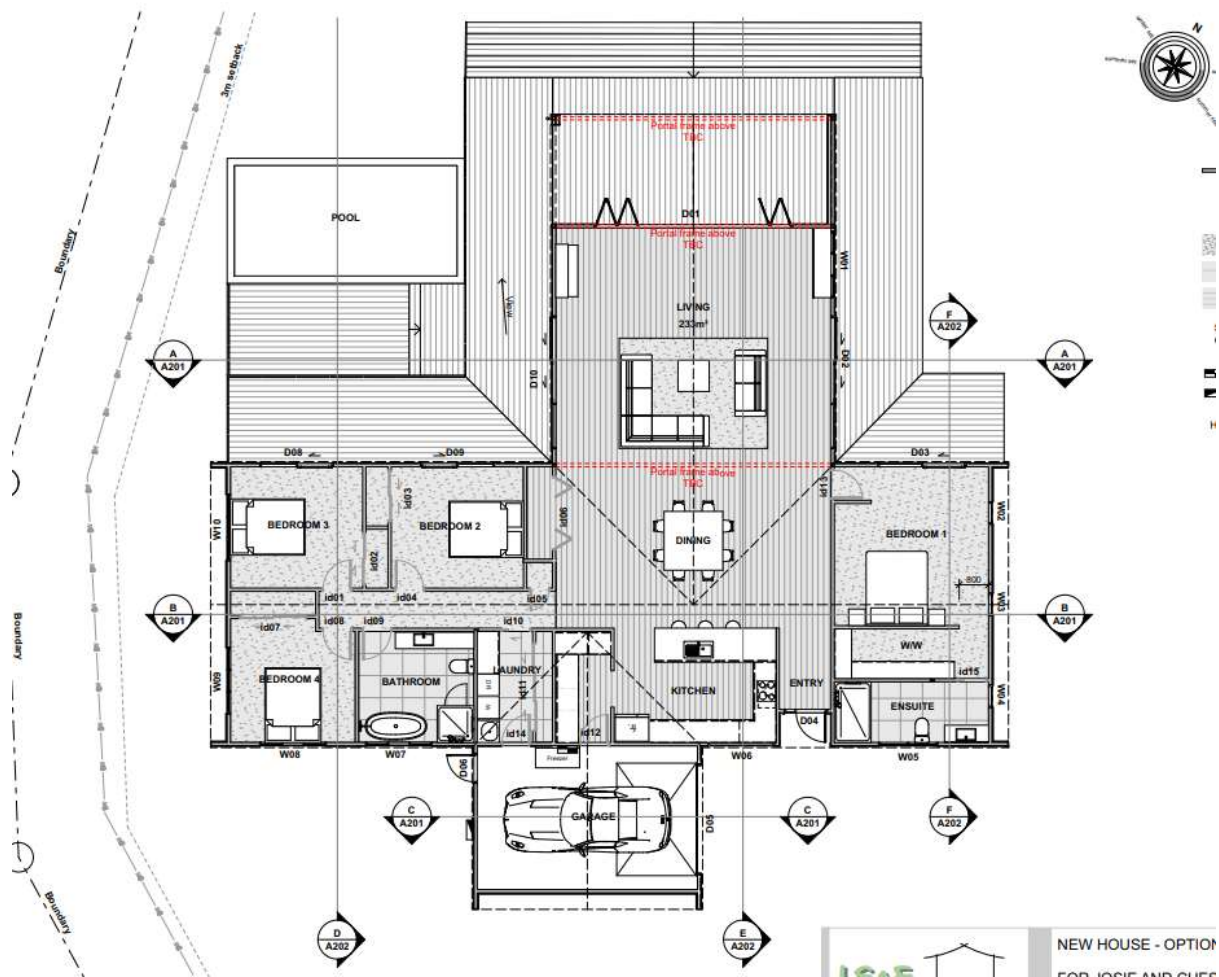


Figure 2 Proposed floor plan (Leaf Architecture NZ)

Key aspects of the proposal include:

- Total impermeable area: 927m² (23.26% of site area)
- Total building coverage: 453.6 m² (11.4% of site area)
- Access provided via a 300m² gravel driveway.
- New power supply extending from existing shed as required.
- Stormwater from the roof of the proposed dwelling and existing shed will drain to two 30,000L these two will be used for potable water and firefighting purposes. The third 30,000L tank will be used for stormwater attenuation purposes.
- Wastewater from the proposed dwelling will be connected to an existing wastewater system, with the disposal field along the northern boundary and an effluent reserve area also located here. The TP58 report for the existing wastewater system is provided as part of this application.
- Earthworks: cut/fill volume of 136.4 m³, within permitted limits for the Rural Living zone



Reasons for Consent

The site is zoned **Rural Living Zone** under the Operative District Plan and **Rural Residential** under the Proposed District Plan. No other significant resource features exist.

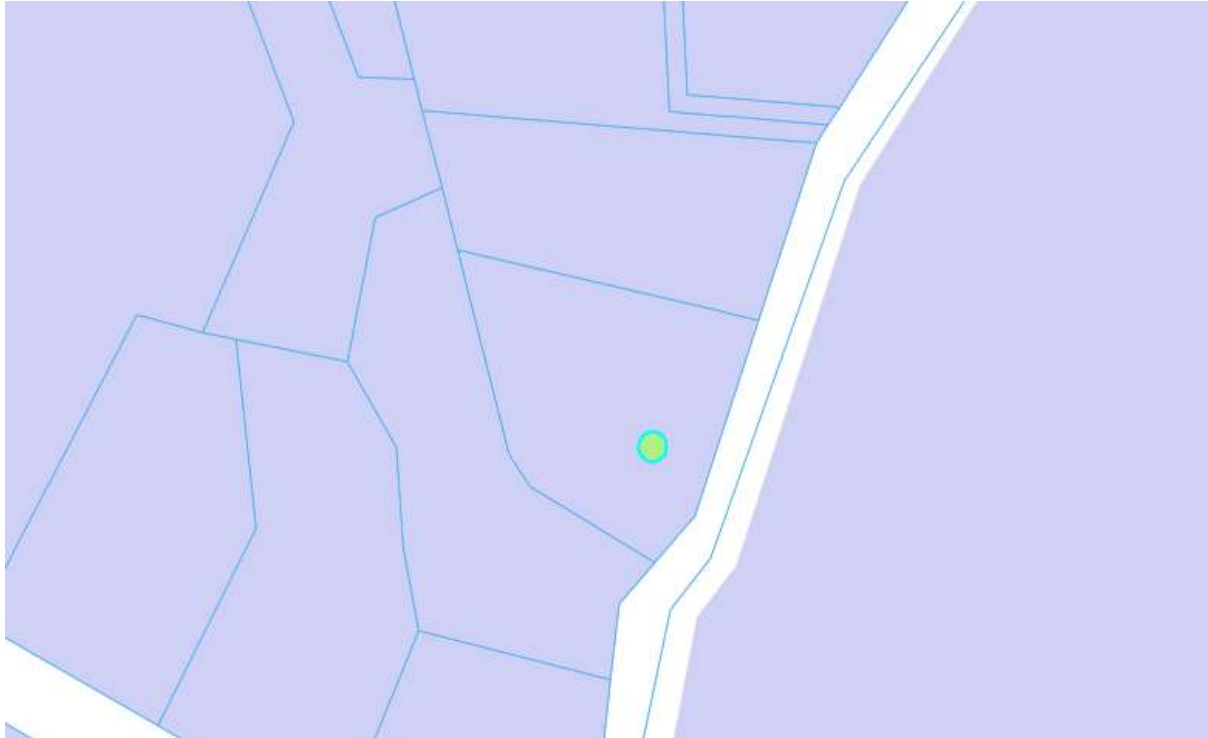


Figure 3 Operative District Plan Map - Rural Living zone (Far North Maps)

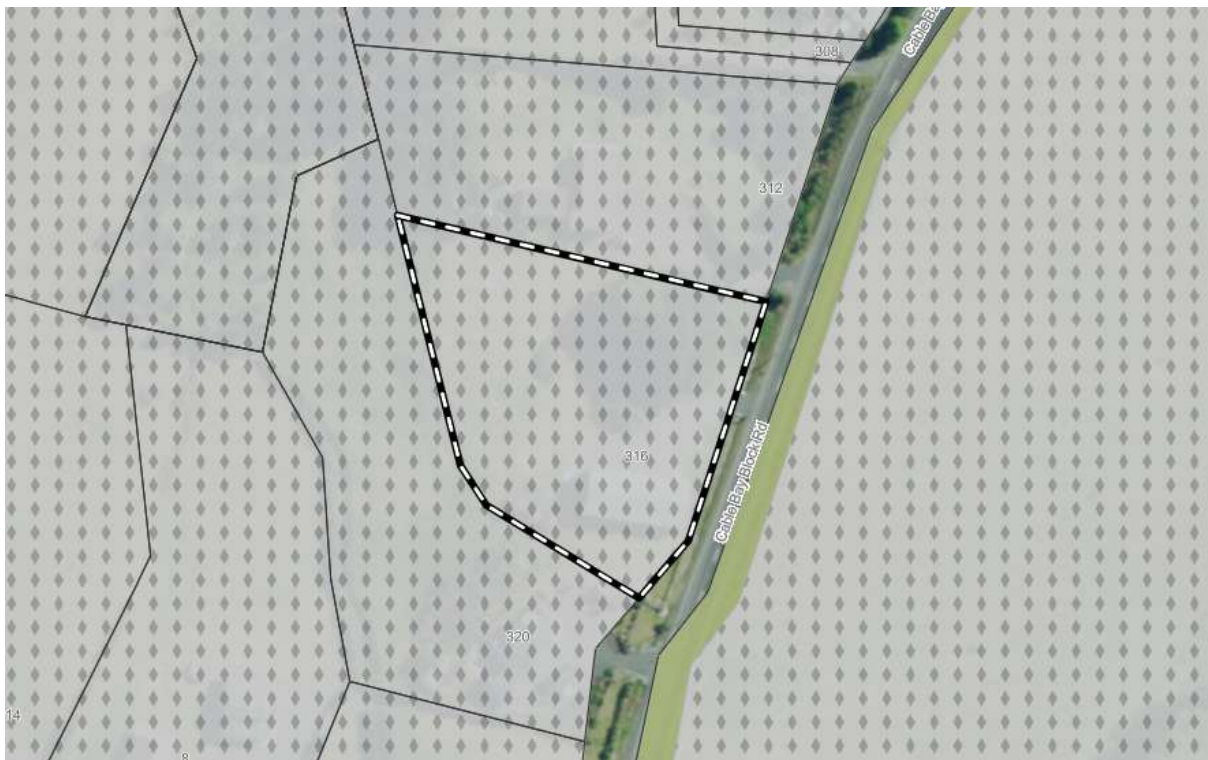


Figure 4 Proposed District Plan Map - Rural Residential (PDP Maps)



Assessment Against District Plan Performance Standards

Tables 1 and 2 below summarise the relevant **Rural Living Zone** and **District-wide** performance standards under the Operative District Plan and provide commentary on compliance. Table 3 provides an assessment against the PDP rules with immediate legal effect.

Table 1 – Rural Living Zone – Performance Standards

Rule #	Permitted Standard	Performance / Comments
8.7.5.1.1 Residential Intensity	One residential unit per site or 4,000 m ² . Rule does not apply to sites created by subdivision where other permitted standards are complied with.	Proposal is for one dwelling on a subdivided site but exceeds the stormwater management and building coverage permitted standards. Non-complying
8.7.5.1.2 Scale of Activities	Maximum 1 person per 1,000 m ² excluding residents.	Proposed dwelling and existing shed only; residents excluded. Complies
8.7.5.1.3 Building Height	Maximum 9 m	Proposed single storey dwelling max height 6.118m. Will not exceed height limit. Complies
8.7.5.1.4 Sunlight	Buildings must not breach 45° recession plane from any boundary 2 m above ground.	Proposed dwelling sits clear of recession planes. Complies
8.7.5.1.5 Stormwater Management	Permitted: max 12.5% site area; Controlled: max 20%	Total impermeable area 927m ² (23.26%). Discretionary
8.7.5.1.6 Setback from Boundaries	No building within 3 m (various exceptions).	Proposed dwelling Complies
8.7.5.1.7 Screening for Neighbours – Non-Residential Activities	Required for outdoor areas associated with non-residential activities.	Not applicable.
8.7.5.1.9 Hours of Operation – Non-Residential Activities	Limits on opening hours and visitor access.	Not applicable.
8.7.5.1.10 Keeping of Animals	N/A	N/A
8.7.5.1.11 Noise	Noise at boundary must not exceed limits.	Residential activity. Complies
8.7.5.1.12 Helicopter Landings Area	N/A	N/A



8.7.5.1.13 Building Coverage	Permitted - Max 10% of gross site area or 2,400 m ²	Proposed coverage 453.6 m ² (11.4%)
	Restricted Discretionary – Max 15% or 4000m ²	Restricted Discretionary

Table 2 – District-Wide Performance Standards

Chapter / Rule #	Standard	Performance / Comments
12.1.6.1 – Landscape & Natural Features	Protection, vegetation clearance, building works, utilities in outstanding landscapes	N/A
12.2.6.1 – Indigenous Flora and Fauna	Indigenous vegetation clearance rules	N/A
12.3.6.1.2 – Earthworks	Max 300 m ³ per 12 months, max 1.5 m cut/fill	Proposed cut/fill 136.4 m ³ ; cut/fill faces below permitted maximum. Complies.
12.4 – Natural Hazards	Coastal hazard / fire risk	Dwelling is more than 20m from vegetation. Not applicable.
12.5 / 12.5A – Heritage	Notable trees, historic sites, heritage precincts	N/A
12.6 – Air Quality	N/A	N/A
12.7 – Lakes, Rivers, Wetlands, Coastline	Setbacks and protection	N/A
12.8 – Hazardous Substances	N/A	N/A
12.9 – Renewable Energy / Efficiency	N/A	N/A
15.1.6A.2.1 – Traffic Intensity	Max 20 daily movements	First residential unit exempt. Complies.
15.1.6B.1.1 – Parking	2 spaces per unit	Single garage + driveway exceeds requirement. Complies.
15.1.6C.1.1 – Vehicle Access	Min 3 m carriageway	Existing access. Complies.
15.1.6C.1.5 – Vehicle Crossing	Constructed to standard	Existing crossing. Complies.
15.1.6C.1.7 – General Access Standards	Safe and formed access	Existing access meets standard.



		Complies.
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In terms of the Operative District Plan, the application is a **Non-complying Activity** under Section 104A of the Resource Management Act 1991.

Table 3 – Proposed District Plan Performance Standards with Immediate Legal Effect

Matter	Rule / Std Ref	Relevance	Compliance	Evidence
Hazardous Substances	HS-R2, HS-R5, HS-R6, HS-R9	Development in areas with heritage, SNA or hazardous facilities	N/A	No such substances proposed.
Heritage Area Overlays	HA-R1 to HA-R14, HA-S1 to HA-S3	Properties within heritage overlays	N/A	No heritage area overlays on this site.
Historic Heritage	HH-R1 to HH-R10 and Schedule 2	Earthworks within 20 m of heritage items	N/A	No heritage items on or adjoining site.
Notable Trees	NT-R1 to NT-R9, NT-S1 to NT-S2 and Schedule 1	Scheduled notable trees	N/A	None present.
Sites & Areas of Significance to Māori	SASM-R1 to SASM-R7 and Schedule 3	Properties within identified sites/areas	N/A	None mapped on site.
Ecosystems / Indigenous Biodiversity	IB-R1 to IB-R5	Development affecting SNA	N/A	No vegetation clearance proposed.
Activities on Surface of Water	ASW-R1 to ASW-R4	Rules for water-based activities	N/A	Not applicable.
Earthworks	EW-R12, EW-R13, EW-S3, EW-S5	Must comply with earthworks standards	Yes	Proposed earthworks will be undertaken in accordance with the relevant standards, including GD-05, and an ADP will be implemented.
Signs	SIGN-R9, SIGN-R10	Signs on heritage resources	N/A	Not applicable.
Orongo Bay Zone	OBZ-R14	Zone-specific water-related rules	N/A	Not applicable.

Overall, the application is considered a **Non-complying Activity**.



Statutory Considerations

Section 104B of the RMA governs the determination of applications for non-complying activities:

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

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

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

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

Non-complying activities also need to satisfy the gateway tests set out in 104D:

104D Particular restrictions for non-complying activities

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

Section 104 of the RMA sets out matters to be considered when assessing an application for resource consent.

104 Consideration of applications

- (1) When considering an application for a resource consent and any submissions received, the consent authority must, subject to [Part 2](#) and [section 77M](#), have regard to—
 - (a) any actual and potential effects on the environment of allowing the activity; and
 - (ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and
 - (b) any relevant provisions of—
 - (i) a national environmental standard:
 - (ia) a wastewater environmental performance standard:
 - (ib) a stormwater environmental performance standard:
 - (ic) an infrastructure design solution:
 - (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.

In determining this application, the consent authority must have regard to the actual and potential effects of the activity on the environment, the relevant provisions of the Northland Regional Policy Statement, the Far North District Plan, and any other relevant statutory matters. This Assessment of Environmental



Effects addresses the relevant matters for consideration under section 104 of the Resource Management Act 1991.

Assessment of Effects

Section 3 of the Resource Management Act 1991 defines the meaning of “effect” and includes a range of matters. Section 104(2) of the Act provides that, when forming an opinion for the purposes of section 104(1)(a), a consent authority may disregard an adverse effect of an activity on the environment if a national environmental standard or a plan permits an activity with that effect.

This is commonly referred to as the “permitted baseline” and is derived from the permitted activity standards and development controls within a district plan. For effects-based plans such as the Far North District Plan, where certain activities are not expressly regulated, the permitted baseline provides a useful benchmark for identifying the level of effects anticipated by the zoning framework.

In this instance, the placement of a dwelling on a site created in accordance with the subdivision controls of the Operative District Plan is ordinarily a permitted activity under the residential intensity provisions, regardless of site size. However, due to the size of the site approved through the subdivision consent, the existing shed, proposed dwelling, and associated access cannot comply with the permitted stormwater management and building coverage standards. As a result, the proposal also triggers a breach of the residential intensity rule and is assessed as a non-complying activity.

Accordingly, this assessment focuses on the matters arising from the relevant Operative District Plan rules relating to the single-level dwelling on a legally established site within the Rural Living Zone, with particular regard to building coverage and stormwater management. An assessment of consistency with the objectives and policies of the Northland Regional Policy Statement, the Operative District Plan, and the Proposed District Plan is also provided.

Positive effects

The applicant will benefit from the positive effects of being able to build a dwelling on their property which can be used for personal purposes or accommodation.

Residential Intensity effects

As identified earlier in this report, the breach of the residential intensity rule arises from non-compliance with the stormwater management and building coverage standards on the site. Ordinarily, the construction of a dwelling on a site created through subdivision is a permitted activity within the Rural Living Zone. However, due to the size of the site and the presence of an existing shed and other impermeable surfaces, the proposal exceeds the permitted and controlled activity thresholds under the Operative District Plan.

Notwithstanding this, the proposed single-storey dwelling is anticipated to be consistent with the scale and form of surrounding development and is not considered to give rise to any adverse effects in terms of residential intensity.

Given this is a technical breach, it is not considered necessary to address the relevant assessment criteria in Chapter 11 of the Operative District Plan.

Stormwater Management effects



A Stormwater Management Report has been prepared by T & A structures and supplied in Appendix 3. The mitigation report has been prepared in accordance with:

- The Far North District Council Engineering Standards 2023
- The operative Far North District Council District Plan
- Clause E1 of the New Zealand Building Code

The report concludes that, provided the recommendations contained within it are implemented, the post-development peak flows do not exceed pre-development peak flows. The recommended stormwater management approach provides for runoff from the proposed dwelling and existing shed to be conveyed to a stormwater attenuation tank, with runoff from unsealed surfaces allowed to sheet flow.

This approach ensures that stormwater effects on the receiving environment are less than minor and are equivalent to those anticipated from development that complies with the Permitted Activity coverage thresholds. An assessment of effects against the relevant assessment criteria in section 11.3 of the Operative District Plan is provided below.

(a) The extent to which building site coverage and impermeable surfaces result in increased stormwater runoff and contribute to total catchment impermeability and the provisions of any catchment or drainage plan for that catchment.

The extent to which building coverage and impermeable surfaces increase stormwater runoff is mitigated through the provision of on-site stormwater attenuation. Post-development peak flows are designed to not exceed pre-development peak flows, ensuring no material contribution to total catchment impermeability (for further details see **Appendix 3**).

(b) The extent to which Low Impact Design principles have been used to reduce site impermeability

Low Impact Design principles are incorporated through the limitation of impermeable surfaces, the use of stormwater attenuation, and the use of unsealed areas that allow sheet flow.

(c) Any cumulative effects on total catchment impermeability.

Given the limited scale of development and the mitigation measures proposed, the activity is not expected to result in any discernible cumulative effects on total catchment impermeability.

(d) The extent to which building site coverage and impermeable surfaces will alter the natural contour or drainage patterns of the site or disturb the ground and alter its ability to absorb water.

The proposal does not materially alter the natural landform or established drainage patterns. Earthworks are limited, and the ability of the site to absorb water is largely retained through the use of permeable surfaces outside of developed areas.

(e) The physical qualities of the soil type.

Not applicable.

(f) Any adverse effects on the life supporting capacity of soils.

The proposal is not anticipated to adversely affect the life-supporting capacity of soils, as ground disturbance is limited and infiltration capacity is largely retained.



(g) The availability of land for the disposal of effluent and stormwater on the site without adverse effects on the water quantity and water quality of water bodies (including groundwater and aquifers) or on adjacent sites.

Sufficient land is available on the site to accommodate stormwater attenuation and disposal without adverse effects on water quantity or quality, including groundwater, or on adjacent properties.

As previously outlined, there is also an existing onsite wastewater system which can accommodate the proposed dwelling.

(h) The extent to which paved, impermeable surfaces are necessary for the proposed activity.

The extent of paved and impermeable surfaces is limited to that reasonably necessary to accommodate the proposed dwelling and access requirements.

(i) The extent to which landscaping may reduce adverse effects of run-off.

The retention of permeable surfaces and any future landscaping done by the applicant will assist in reducing runoff velocities and promoting infiltration, thereby mitigating potential stormwater effects.

(j) Any recognised standards promulgated by industry groups

Stormwater management has been designed in accordance with recognised industry standards and accepted engineering practice.

(k) The means and effectiveness of mitigating stormwater run-off to that expected by the permitted activity threshold.

The proposed stormwater mitigation measures are effective in managing runoff to levels equivalent to those anticipated under the permitted activity coverage thresholds.

(l) The extent to which the proposal has considered and provided for climate change.

The stormwater management approach has regard to climate change by ensuring sufficient attenuation capacity to manage rainfall intensity.

(m) The extent to which stormwater detention ponds and other engineering solutions are used to mitigate any adverse effects.

Stormwater attenuation is achieved through on-site engineering solutions, including an attenuation tank, rather than open detention ponds, which is appropriate given the scale and nature of the development.

Building coverage effects

The proposed development results in a minor exceedance of the permitted building coverage standard, with building coverage increasing from the permitted maximum of 10 percent of the gross site area to approximately 11.4 percent. The exceedance arises primarily from the presence of an existing shed in combination with the proposed single-storey dwelling. Notwithstanding this non-compliance, the overall scale and form of development remains consistent with the low-density character anticipated within the Rural Living Zone. Given the modest extent of the exceedance, the breach is considered to create less than minor adverse effects on the surrounding environment. An assessment of effects against the relevant assessment criteria in section 11.24 of the Operative District Plan is provided below.



(a) the ability to provide adequate landscaping for all activities associated with the site

The size of the site enables adequate landscaping to be provided for all activities associated with the development, notwithstanding the minor exceedance in building coverage.

(b) the extent to which building(s) are consistent with the character and scale of the existing buildings in the surrounding environment

The proposed single-storey dwelling is consistent with the character and scale of existing buildings within the surrounding Rural Living Zone.

(c) the scale and bulk of the building in relation to the site

The scale and bulk of the buildings are appropriate in relation to the size of the site and do not result in an overdevelopment of the land.

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

Sufficient private open space can be provided for future use, and the minor increase in building coverage does not materially reduce the availability of such space.

(e) the extent to which the cumulative visual effects of all the buildings impact on landscapes, adjacent sites and the surrounding environment

The cumulative visual effects of the buildings are limited and do not adversely affect the surrounding landscape or adjacent properties.

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

The siting, setbacks, and single-storey design of the dwelling ensure the development does not appear visually dominant when viewed from adjacent sites or the wider environment. There are no setback or sunlight breaches proposed as part of the development.

(g) the extent to which landscaping and other visual mitigation measures may reduce adverse effects

Future landscaping, as implemented by the applicant, together with existing landscaping, will provide effective visual mitigation and further reduce any potential adverse effects associated with the proposed building coverage.

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

The minor non-compliance with the building coverage standard does not adversely affect the privacy, outlook, or enjoyment of private open space on adjacent sites.

Effects conclusion

The site is legally established and has been designed to accommodate a dwelling within the Rural Living Zone. The proposal results in minor exceedances of the building coverage and residential intensity standards due to the presence of an existing shed and the size of the site. Notwithstanding these



technical breaches, the proposed single-storey dwelling is consistent with the scale, form, and character of surrounding development and is not anticipated to give rise to any discernible adverse effects.

A Stormwater Management Report has been prepared by T & A Structures (Appendix 3) and demonstrates that, provided the recommended mitigation measures are implemented, post-development peak flows will not exceed pre-development peak flows. Stormwater runoff from the dwelling and shed will be directed to an attenuation tank, with runoff from unsealed areas allowed to sheet flow. This approach ensures that stormwater effects on the receiving environment are less than minor and equivalent to those anticipated under the permitted activity thresholds.

Overall, the minor breaches of building coverage, residential intensity, and stormwater management standards are considered technical in nature. The development is expected to result in less than minor adverse effects on the surrounding environment.

Statutory Plan Considerations

A National Policy Statement

There are no national policy statements that are directly relevant to this application.

National Environmental Standards

The site is not considered a HAIL site as it has not been used for activities associated with contamination or is it identified as HAIL in any mapping database.

The National Environmental Standard for Freshwater does not apply to this proposal as there are no natural wetlands or other related features on or near this site.

New Zealand Coastal Policy Statement

The New Zealand Coastal Policy Statement is not relevant to this application.

A Regional Policy Statement

The subject site is located within the Northland region and is subject to the objectives and policies of the operative Northland Regional Policy Statement, operative May 2016. While jurisdiction over land use and subdivision activities rests with the Far North District Council, the policy framework for land use activities and the management of potential adverse effects is set out in the Operative District Plan.

The Operative District Plan operates within the overarching regional policy framework established by the Regional Policy Statement. The site is not located within any area identified as a 'High' or 'Outstanding' Natural Area, nor within the Coastal Environment boundary. Having regard to these matters, the following table assesses the relevant objectives and policies.

Regional Policy Statement Assessment

Objectives and Policies		Performance/comments
3.1, 4.1-4.8	Integrated Catchment Management	The proposal has regard to the wider stormwater catchment and incorporates appropriate mitigation measures to manage



		any increase in stormwater runoff from the site.
3.2, 5.1-5.4	Region Wide Water Quality	Similar to the above, the proposal incorporates stormwater management measures as detailed in the Stormwater Management Report (see Appendix 3).
3.3	Ecological Flows	The application does not propose any water take.
3.4	Indigenous Ecosystems and Biodiversity	The site is not located within an area where kiwi are present.
3.5	Enabling Economic Wellbeing	The proposal provides for a dwelling on a site that has been created for residential lifestyle purposes.
3.6	Economic Activities – Reverse Sensitivity and Sterilisation	The proposal provides for the construction of a dwelling on a site established for residential lifestyle purposes.
3.7	Regionally Significant Infrastructure	The proposal does not affect any existing regionally significant infrastructure.
3.8, 6.1	Efficient and Effective Infrastructure	The proposal is self-sufficient in this regard.
3.9	Security of Energy Supply	The site has existing electricity supply from Top Energy.
3.10	Use and Allocation of Common Resources	No water takes or other resource takes are required.
3.11	Regional Form	The proposal provides for a dwelling on a site established for residential lifestyle purposes.
3.12, 8.1-8.3	Tangata Whenua Role in Decision Making	No issues have arisen from the underlying subdivision.
3.13, 7.1- 7.2	Natural Hazard Risk	The proposed dwelling is not located within any identified hazard areas. No other risks are relevant.
3.14	Natural Character, ONF, ONL and Historic Heritage	No such features exist on the site.
3.15	Active Management	The proposal provides for a dwelling on a site established for residential lifestyle purposes.

Overall, the proposed development is not considered to be contrary to any objectives or policies of the Regional Policy Statement and can be appropriately managed under the provisions of the Operative District Plan.

A plan or proposed plan

Operative District Plan - Objectives and policies for the rural environment



Objectives or Policies		Performance/comments
Objectives		
8.3.1	To promote the sustainable management of natural and physical resources of the rural environment while enabling activities to establish in the rural environment.	The site currently contains an existing shed. The proposal provides for the construction of a residential dwelling, which is anticipated on the site. There are no productive rural activities within the immediate vicinity, with the exception of land located on the opposite side of Cable Bay Block Road; however, the proposal is not expected to adversely affect these activities. The development will contribute to social and economic wellbeing associated with residential use of the site, and any potential adverse effects can be adequately managed. Accordingly, it is considered that the proposal achieves sustainable management.
8.3.2	To ensure that the life supporting capacity of soils is not compromised by inappropriate subdivision, use or development.	The site is the result of a subdivision. Therefore, the proposal is considered appropriate for this location. The life supporting capacity of the land for productive uses has already been marginalised by the existing lot sizes, approved subdivision, and the presence of surrounding residential lifestyle activities.
8.3.3	To avoid, remedy or mitigate adverse effects of activities on the rural environment.	There are no rural productive activities in the vicinity except on the opposite (eastern side) of Cable Bay Block Road. The proposed dwelling will not adversely affect the existing environment given the locational characteristics of the site and the adjoining development.
8.3.4	To protect areas of significant indigenous vegetation and significant habitats of indigenous fauna.	The site does not possess a significant vegetation/habitat area.
8.3.5	To protect outstanding natural features and landscapes.	The area has not been classified as outstanding and does not possess any outstanding features.
8.3.6	To avoid actual and potential conflicts between land use activities in the rural environment.	The site is in an area where a mixture of land uses is occurring. Site sizes within the subdivision are smaller rural residential sized lots, the residential intensity of the proposed development is anticipated and considered to be appropriate within this location.
8.3.7	To promote the amenity values of the rural environment.	The application site is located within the Rural Living Zone, which anticipates and provides for residential lifestyle development of the nature proposed.
8.3.8	To facilitate the sustainable management of natural and physical resources in an integrated way to achieve superior outcomes to more traditional forms of subdivision, use and development through management plans and integrated development.	This proposal is not of a scale which would warrant use of such techniques.
Policies		



8.4.1	That activities which will contribute to the sustainable management of the natural and physical resources of the rural environment are enabled to locate in that environment.	Sustainable management of the resources of the site will be achieved as discussed under Objective 8.3.1.
8.4.2	That activities be allowed to establish within the rural environment to the extent that any adverse effects of these activities are able to be avoided, remedied or mitigated and as a result the life supporting capacity of soils and ecosystems is safeguarded.	The only potential adverse effects anticipated by the proposal are in relation to stormwater and building coverage. These effects can be appropriately mitigated to a point where effects will be less than minor (see Appendix 3 and commentary on effects above).
8.4.3	That any new infrastructure for development in rural areas be designed and operated in a way that safeguards the life supporting capacity of air, water, soil and ecosystems while protecting areas of significant indigenous vegetation and significant habitats of indigenous fauna, outstanding natural features and landscapes.	The proposed new infrastructure associated with the application has been designed to ensure safeguards for the life supporting capacity of air, water, soil, and ecosystems can be achieved.
8.4.4	That development which will maintain or enhance the amenity value of the rural environment and outstanding natural features and outstanding landscapes be enabled to locate in the rural environment.	There are no outstanding features or landscapes located on the site or within the immediate vicinity. The proposal is not expected to diminish the amenity values of the local environment. As previously noted, the surrounding area does not exhibit amenity values associated with a traditional rural environment, having been subject to a range of development, and the proposal is not considered to be out of character with the existing environment.
8.4.5	That plan provisions encourage the avoidance of adverse effects from incompatible land uses, particularly new developments adversely affecting existing land-uses (including by constraining the existing land-uses on account of sensitivity by the new use to adverse effects from the existing use – i.e. reverse sensitivity).	The proposed dwelling is compatible with existing land uses.
8.4.6	That areas of significant indigenous vegetation and significant habitats of indigenous fauna habitat be protected as an integral part of managing the use, development and protection of the natural and physical resources of the rural environment.	These features are not identified on the property.



8.4.7	That Plan provisions encourage the efficient use and development of natural and physical resources.	The proposal does constitute efficient use of the property in its location and zone. The proposed site is physically created and sits within a residential lifestyle zone.
8.4.8	That, when considering subdivision, use and development in the rural environment, the Council will have particular regard to ensuring that its intensity, scale and type is controlled to ensure that adverse effects on habitats (including freshwater habitats), outstanding natural features and landscapes, on the amenity value of the rural environment, and where appropriate on natural character of the coastal environment, are avoided, remedied or mitigated.	This policy is met by the proposal. The AEE has addressed these matters and has shown that the proposed scale and intensity of built development can be accommodated with less than minor adverse effects.

Objectives and policies for the Rural Living zone

Objectives or Policies		Performance/comments
Objectives		
8.7.3.1	To achieve a style of development on the urban periphery where the effects of the different types of development are compatible.	Residential lifestyle development is anticipated in the Rural Living zone. The proposal is for a single-story dwelling on a site with an existing shed.
8.7.3.2	To provide for low density residential development on the urban periphery, where more intense development would result in adverse effects on the rural and natural environment.	Low density residential development is being proposed by this application through the provision of a single-story dwelling on a site with an existing shed.
8.7.3.3	To protect the special amenity values of the frontage to Kerikeri Road between SH10 and the urban edge of Kerikeri.	Not applicable.
Policies		
8.7.4.1	That a transition between residential and rural zones is achieved where the effects of activities in the different areas are managed to ensure compatibility.	The proposal is compatible as outlined above under objective 8.7.3.2.
8.7.4.2	That the Rural Living Zone be applied to areas where existing subdivision patterns have led to a semi-urban character but where more intensive subdivision would result in adverse effects on the rural and natural environment.	The site is consistent with surrounding properties and with sites generally within the Rural Living Zone.
8.7.4.3	That residential activities have sufficient land associated with each household unit to provide for	The site has sufficient land to provide for outdoor space.



	outdoor space, and where a reticulated sewerage system is not provided, sufficient land for onsite effluent disposal.	
8.7.4.4	That no limits be placed on the types of housing and forms of accommodation in the Rural Living Zone, in recognition of the diverse needs of the community.	The type of housing proposed fits the needs of the landowner.
8.7.4.5	That non-residential activities can be established within the Rural Living Zone subject to compatibility with the existing character of the environment.	Not applicable.
8.7.4.6	That home-based employment opportunities be allowed in the Rural Living Zone.	Not applicable.
8.7.4.7	That provision be made for ensuring that sites, and the buildings and activities which may locate on those sites, have adequate access to sunlight and daylight.	The proposal will not adversely affect access to sunlight and daylight on this property or those immediately adjoining.
8.7.4.8	That the scale and intensity of activities other than a single residential unit be commensurate with that which could be expected of a single residential unit.	A single residential unit is being proposed.
8.7.4.9	That activities with effects on amenity values greater than a single residential unit could be expected to have, be controlled so as to avoid, remedy or mitigate those adverse effects on adjacent activities.	A single residential unit is being proposed.
8.7.4.10	That provision be made to ensure a reasonable level of privacy for inhabitants of buildings on adjoining sites.	The proposed dwelling complies with the siting and design controls within the Operative District Plan.
8.7.4.11	That the built form of development allowed on sites with frontage to Kerikeri Road between its intersection with SH10 and Cannon Drive be maintained as small in scale, set back from the road, relatively inconspicuous and in harmony with landscape plantings and shelter belts.	Not applicable.
8.7.4.12	That the Council maintains discretion over new connections to a sewerage system to ensure treatment plant discharge quality standards are not compromised (refer to Rule 13.7.3.5).	The proposal dwelling will be connected to an existing on-site wastewater system which can accommodate it.

Conclusion - Assessment of Operative District Plan objectives and policies



In my opinion the proposal is consistent with the relevant objectives and policies outlined above.

Proposed District Plan - Objectives and policies for the Rural Residential zone

Objectives or Policies		Performance/comments
Objectives		
RRZ-O1	The Rural Residential zone is used predominantly for rural residential activities and small scale farming activities that are compatible with the rural character and amenity of the zone.	The proposal is for a single dwelling on a site with an existing shed to be used as a rural residential activity.
RRZ-O2	<p>The predominant character and amenity of the Rural Residential zone is maintained and enhanced, which includes:</p> <ul style="list-style-type: none"> a. peri-urban scale residential activities; b. small-scale farming activities with limited buildings and structures; c. smaller lot sizes than anticipated in the Rural Production or Rural Lifestyle zones; and d. a diverse range of rural residential environments reflecting the character and amenity of the adjacent urban area. 	The proposal is for a single dwelling on a site with an existing shed to be used as a rural residential activity.
RRZ-O3	The Rural Residential zone helps meet the demand for growth around urban centres while ensuring the ability of the land to be rezoned for urban development in the future is not compromised.	The proposal is for a single dwelling on a site with an existing shed to be used as a rural residential activity.
RRZ-O4	<p>Land use and subdivision in the Rural Residential zone:</p> <ul style="list-style-type: none"> a. maintains rural residential character and amenity values; b. supports a range of rural residential and small-scale farming activities; and c. is managed to control any reverse sensitivity issues that may occur within the zone or at the zone interface. 	<p>The proposal is for a single dwelling on a site with an existing shed to be used as a rural residential activity, which is anticipated and enabled by the zone.</p> <p>The site is mostly surrounded by similar rural residential development, as such there are not considered to be any reverse sensitivity effects.</p>
Policies		



RRZ-P1	<p>Enable activities that will not compromise the role, function and predominant character and amenity of the Rural Residential zone, while ensuring their design, scale and intensity is appropriate, including:</p> <ul style="list-style-type: none"> a. rural residential activities; b. small-scale farming activities; c. home business activities; d. visitor accommodation; and e. small-scale education facilities. 	<p>The proposal is for a single dwelling on a site with an existing shed to be used as a rural residential activity.</p>
RRZ-P2	<p>Avoid activities that are incompatible with the role, function and predominant character and amenity of the Rural Residential zone including:</p> <ul style="list-style-type: none"> a. activities that are contrary to the density anticipated for the Rural Residential zone; b. primary production activities, such as intensive indoor primary production or rural industry, that generate adverse amenity effects that are incompatible with rural residential activities; and c. commercial or industrial activities that are more appropriately located in an urban zone or a Settlement zone. 	<p>The proposal is for a single dwelling on a site with an existing shed to be used as a rural residential activity which is anticipated and enabled within the zone.</p>
RRZ-P3	<p>Avoid where possible, or otherwise mitigate, reverse sensitivity effects from sensitive and other non-productive activities on primary production activities in adjacent Rural Production zones and Horticulture zones.</p>	<p>The site is part of an area of established rural residential sites and therefore is not considered to incur reverse sensitivity effects on rural production or horticulture activities.</p>
RRZ-P4	<p>Require all subdivision in the Rural Residential zone to provide the following reticulated services to the boundary:</p> <ul style="list-style-type: none"> a. telecommunications: <ul style="list-style-type: none"> i. fibre where it is available; 	<p>There is electricity connection on the site which will be utilised.</p>



	<p>ii. copper where fibre is not available;</p> <p>iii. copper where the area is identified for future fibre deployment.</p> <p>b. local electricity distribution network.</p>	
RRZ-P5	<p>Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:</p> <p>a. consistency with the scale and character of the rural residential environment;</p> <p>b. location, scale and design of buildings or structures;</p> <p>c. at zone interfaces:</p> <p>i. any setbacks, fencing, screening or landscaping required to address potential conflicts;</p> <p>ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;</p> <p>d. the capacity of the site to cater for on-site infrastructure associated with the proposed activity;</p> <p>e. the adequacy of roading infrastructure to service the proposed activity;</p> <p>f. managing natural hazards;</p> <p>g. any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; and</p> <p>h. any historical, spiritual, or cultural association held by tangata whenua,</p>	<p>The proposal is consistent with the scale and character anticipated within the Rural Living zone.</p> <p>The scale and design of the building is consistent with many four-bedroom homes.</p> <p>The site is mostly surrounded by Rural Residential zoned sites and complies with the zones siting and design controls.</p> <p>Stormwater management affects have been appropriately mitigated to ensure that any potential effects will be less than minor (see Appendix 3).</p> <p>The proposal can be adequately serviced by onsite infrastructure.</p> <p>A single access is required and provided off Cable Bay Block Road.</p> <p>There are no identified natural hazards on the site.</p>



	with regard to the matters set out in Policy TW-P6.	
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Proposed Far North District Plan objectives and policies and weighting

Section 88A(2) of the Resource Management Act 1991 requires that any operative or proposed plan in place at the time an application is considered must be taken into account in accordance with section 104(1)(b). Accordingly, this application has been assessed against both the operative and proposed objectives and policies that apply at the time of consideration.

Where there are differences between the operative and proposed policy frameworks, established case law confirms that the weight to be afforded to provisions of a proposed plan is dependent on the stage reached in the plan-making process, with increasing weight generally given as provisions progress through notification, submissions, hearings, and decision-making. In *Keystone Ridge Ltd v Auckland City Council*, the High Court confirmed that the relevance of proposed plan provisions is to be assessed on a case-by-case basis, having regard to matters including:

- the extent to which the provisions have been subject to scrutiny and independent decision-making;
- whether there is potential for injustice; and
- the extent to which the provisions contribute to a coherent and integrated policy framework.

In this instance, the Proposed District Plan has not progressed to a stage that enables significant weight to be placed on the objectives and policies relating to the Rural Residential Zone overlay. Nevertheless, these provisions have been considered as part of the overall assessment.

Overall, the proposal is considered to be consistent with the objectives and policies of both the Operative District Plan and the Proposed District Plan.

Notification assessment (s.95)

The consent authority is required to determine the appropriate notification pathway for the application in accordance with sections 95A to 95F of the Resource Management Act 1991. The potential notification outcomes include public notification, limited notification, or non-notification.

Public Notification (Section 95A)

Section 95A sets out a sequential process for determining whether an application is required to be publicly notified.

Step 1 – Mandatory public notification

None of the circumstances requiring mandatory public notification apply to this application.

Step 2 – Circumstances where public notification is precluded

The proposal does not involve a boundary activity and is not subject to any rule or standard that precludes public notification. Accordingly, public notification is not precluded under this step.

Step 3 – Other circumstances requiring public notification



This step requires consideration of whether the application should be publicly notified having regard to sections 95C and 95D. For the proposal, it is assessed that any actual or potential adverse effects on the environment are no more than minor.

Step 4 – Special circumstances

It is not considered that any special circumstances exist that would warrant public notification of the application.

Limited Notification (Section 95B)

Section 95B outlines the matters to be considered when determining whether an application should be subject to limited notification.

Step 1 – Affected protected customary rights and customary marine title groups

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

Step 2 – Activities precluded from limited notification

The application is not precluded from limited notification by any rule or standard and does not involve an activity for which limited notification is expressly precluded.

Step 3 – Affected persons

For the purposes of limited notification, a person is considered affected if the consent authority determines that the adverse effects of the activity on that person are minor or more than minor, but not less than minor. It is assessed that the proposal does not give rise to adverse effects on any person that would meet this threshold.

Step 4 – Special circumstances

It is considered that no special circumstances exist that would warrant limited notification of the application.

Conclusion on Notification

Having regard to sections 95A and 95B of the Resource Management Act 1991, it is concluded that the application does not require public or limited notification and may therefore be processed on a non-notified basis.

Non-Complying Activity Assessment (Section 104D)

As the proposal is a non-complying activity, consent may only be granted if the consent authority is satisfied that one of the gateway tests in section 104D of the Resource Management Act 1991 is met. In this instance, the actual and potential adverse effects of the proposal on the environment have been assessed as less than minor, having regard to the limited scale of the development, the technical nature of the identified rule breaches, and the mitigation measures proposed, including stormwater attenuation. In addition, the proposal is consistent with the objectives and policies of the Operative District Plan and the Proposed District Plan relevant to residential lifestyle development within the Rural Living Zone. Accordingly, it is considered that the proposal satisfies both limbs of the section 104D gateway test.



Part 2 – RMA

The proposal is considered to promote the sustainable management of natural and physical resources by enabling the use and development of land in a manner that allows current and future occupants to provide for their social, cultural, and economic wellbeing, as well as their health and safety. The proposal provides for the construction of a single-storey dwelling on a site with an existing shed within the Rural Living Zone, an activity that is anticipated and provided for within the zoning framework.

The development is expected to contribute positively to local economic activity and community wellbeing and will utilise existing services and infrastructure at a scale anticipated by the Council for residential use within this zone. Any actual or potential adverse effects on the environment are assessed as being no more than minor.

Matters of National Importance

The site is not located within an area where kiwi are known to be present. The activity is not expected to adversely affect Māori interests, and no sites of historic heritage have been identified on the site that would be impacted by the proposal.

Other Matters

The proposal represents an efficient use of land and resources, with development occurring within the periphery of the Cable Bay/Coopers Beach townships in an area zoned for residential lifestyle development and capable of being serviced on-site. Amenity values are anticipated to be maintained, as the proposal is consistent with existing development patterns in the surrounding area. No adverse effects on local ecosystems are anticipated.

Treaty of Waitangi

In processing this application, the Far North District Council is required to take into account the principles of the Treaty of Waitangi. The application may be provided to relevant iwi and hapū who may have an interest in the proposal, in accordance with Council practice.

Conclusion

This application seeks a non-complying activity resource consent to undertake the construction of a single-storey dwelling on a site with an existing shed within the Rural Living Zone. The assessment of actual and potential effects on the environment concludes that, for the reasons outlined in this report, any effects of the proposal on the surrounding environment are considered to be less than minor, and no persons are expected to be adversely affected.

No gazetted National Environmental Standards or National Policy Statements, including the New Zealand Coastal Policy Statement, are considered relevant to this proposal. The Northland Regional Policy Statement has been reviewed, and the proposal is consistent with its objectives and policies.

In relation to the Operative District Plan and Proposed District Plan, the proposal is considered to be consistent with the relevant objectives and policies for the Rural Environment, the Rural Living Zone, and the Rural Residential Zone overlay in the PDP. An assessment under Part II of the Resource Management Act 1991 has also been undertaken, and the proposal is considered to satisfy these higher-order provisions.



On the basis of the assessment provided, it is concluded that the proposal meets the gateway tests under section 104D and may be considered for consent. We look forward to receiving acknowledgment of this application and request that Council advise if any further information is required.

Yours sincerely,

Reuben Smith

Leaf Architecture NZ

02041894041 | reuben@leafarch.nz | www.leafarch.nz



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **NA138C/346**
Land Registration District **North Auckland**
Date Issued 26 February 2002

Prior References
NA79A/590

Estate Fee Simple
Area 4000 square metres more or less
Legal Description Lot 3 Deposited Plan 211224
Registered Owners
David Chester Rex Smith and Josephine Maree Smith

Interests

Subject to Section 8 Mining Act 1971
Subject to Section 168A Coal Mines Act 1925
Appurtenant hereto is a water supply right created by Certificate 846090.1
D684131.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 26.2.2002 at 1.41 pm
Land Covenant in Easement Instrument 6293453.1 - 28.1.2005 at 9:00 am
12956178.2 Mortgage to ASB Bank Limited - 14.3.2024 at 2:35 pm

<p>LAND DISTRICT NORTH RUCKENBURY Street Box 2, Dist. N. RUCKENBURY ZONAS 261 Street Record Map No.</p>	<p>LOT 5 1-3 BEING SUBDIVISION OF LOT 1 DP 133388</p>	<p>TERMINAL AUTHORITY/FAR NORTH DISTRICT Surveyed by D. S. W. STEVENSON & ASSOC Scale 1:1000 Date 2002</p>	
<p>NOTES: 1. THESE CERTIFY THAT THIS PLAN WAS APPROVED BY THE DISTRICT COUNCIL AND THE DISTRICT COUNCIL RESOLVED TO SET OUT THE RESERVE AND ADJACENT LOT 1, 2, 3 ON THE 10/10/02 RECORD 2002.</p> <p>NEW SET ACCEPTED: LOT 1 : 138C/344 LOT 2 : 138C/345 LOT 3 : 138C/346</p> <p>APPROVED OFFICER RC 2002/275</p>			<p>CLASS OF SURVEY: ZE Total Area: 2.0832 ha Contained in: ST 729/590 (1964)</p> <p>1. GROUND SETT TANG being a corner section to parcel in adjoining survey map 138C/344 2. The survey is within the district which is accurate, and was undertaken by the Survey Registrar 1988 3. The survey is accurate and was undertaken in accordance with the Act and the regulations. Signed: [Signature] Date: 15.11.02</p> <p>Fac. Dist. 0 Trench Dist. 0 Distance from 0 to 0 Surveyed by: [Signature] Registered as to Survey: [Signature] 5.2.2002 Deposited by: [Signature] Date: 15 February 2002 Registered Officer of Land: [Signature] DP 211224</p>



NEW HOUSE FOR JOSIE AND CHESTER SMITH

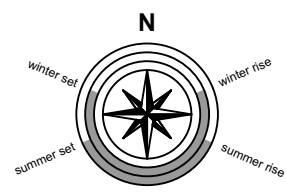
316 CABLE BAY BLOCK ROAD



LEAF ARCHITECTURE NZ

24-02

RESOURCE CONSENT



- GENERAL NOTES**
- Contractor to confirm all dimensions and conditions on site before commencing work.
 - Work only from figured dimensions. In the event of a discrepancy consult the Designer.
 - The drawings are to be read in conjunction with the Specification.
 - If in doubt, consult the Architectural designer.

SITE DESIGN INFORMATION:

Wind Zone: **VERY HIGH**
Climate Zone: **Zone 1**
Earthquake Zone: **Zone 1**
Exposure Zone : **Zone C**
Rainfall Intensity: **90 -100mm/hr**

LEGAL DESCRIPTION:

Address: 316 Cable Bay Block Road,
Cable Bay, Northland
Lot: 3
DP: 211224
Site Area: 3,984m²

DEVELOPMENT CONTROLS:

Environment:
- Rural Living

Hazards:
- None

Impermeable surfaces:

Proposed dwelling (including soffits): 270.2m²
Existing shed: 220m²
Proposed driveway: 300m²
Proposed deck: 112m²
Proposed pool: 40m²
Proposed water tanks: 35m²

Total Impermeable surface: **977.2m²**
% Impermeable surface: **24.50%**

- SITE NOTES:**
- 1.0 ASSOCIATED DOCUMENTS**
- Refer to the Floor Plans for setout of internal and external walls.
 - Refer to Far North District Council Environmental Engineering Standards, comply in all respects.

- 2.0 SITE SERVICES**
- Connect wastewater from new fittings and fixtures to existing waste water system.
 - New power supply extended from existing shed as required.
 - New power points, light switches etc. to be connected to new switchboard.
 - Confirm location of all underground pipes and services before commencing any work / construction on site.
 - New DPs connected to existing stormwater system

- 3.0 LANDSCAPING**
- All excavated fill surplus to requirements after removal of vegetation and shaping shall be removed from site.
 - Contractor to top soil (100mm deep min) and sow with certified grass seed all modified areas of lawn / grassed area



SITE LOCALITY PLAN NTS



NEW HOUSE

FOR JOSIE AND CHESTER SMITH

316 CABLE BAY BLOCK ROAD

PH: 02041894041 Email: info@leafarch.nz

SHEET TITLE: SITE PLAN	
ISSUED: 17/01/2026	SHEET A101
PROJECT #: 24-02	ISSUE: RC01



N

winter set

summer set

winter rise

summer rise

Proposed new dwellings

Proposed new gravel driveway

Site boundary

EARTHWORKS:

0-500 mm deep cut

Area of hard fill

Earthworks cut volume: 68.18m³

Earthworks fill volume: 68.18m³

Total Earthworks volume: 136.36m³

1.0

EARTHWORKS

1.1

Filling to be kept to a maximum depth of 1.0m with battered slopes no steeper than 1V:3H.

1.2

All cuts should be battered no steeper than 1V:3H with a max. height of 1.2m.

1.3

The finished building platform is to be shaped to aid water run-off and avoid surface water infiltration.

2.0

SEDIMENT CONTROL

2.1

Ensure existing vegetation below proposed earthworks is maintained to provide sediment control.

2.2

Where required, sediment control to be carried out in accordance with Auckland Council GD05: Erosion and sediment control guide for land disturbing activities.

3.0

EROSION CONTROL

3.1

Conduct earthworks during dryer months of the year to avoid runoff during rainfall events.

3.2

Apply hay mulching to exposed slopes to stabilise the surface. Apply mulching in accordance with Auckland Council guideline GD05

SITE EARTHWORKS PLAN

1:300

LEAF

Architecture NZ

NEW HOUSE

FOR JOSIE AND CHESTER SMITH

316 CABLE BAY BLOCK ROAD

PH: 02041894041 Email: info@leafarch.nz

SHEET TITLE:

SITE EARTHWORKS PLAN

ISSUED:

17/01/2026

PROJECT #:

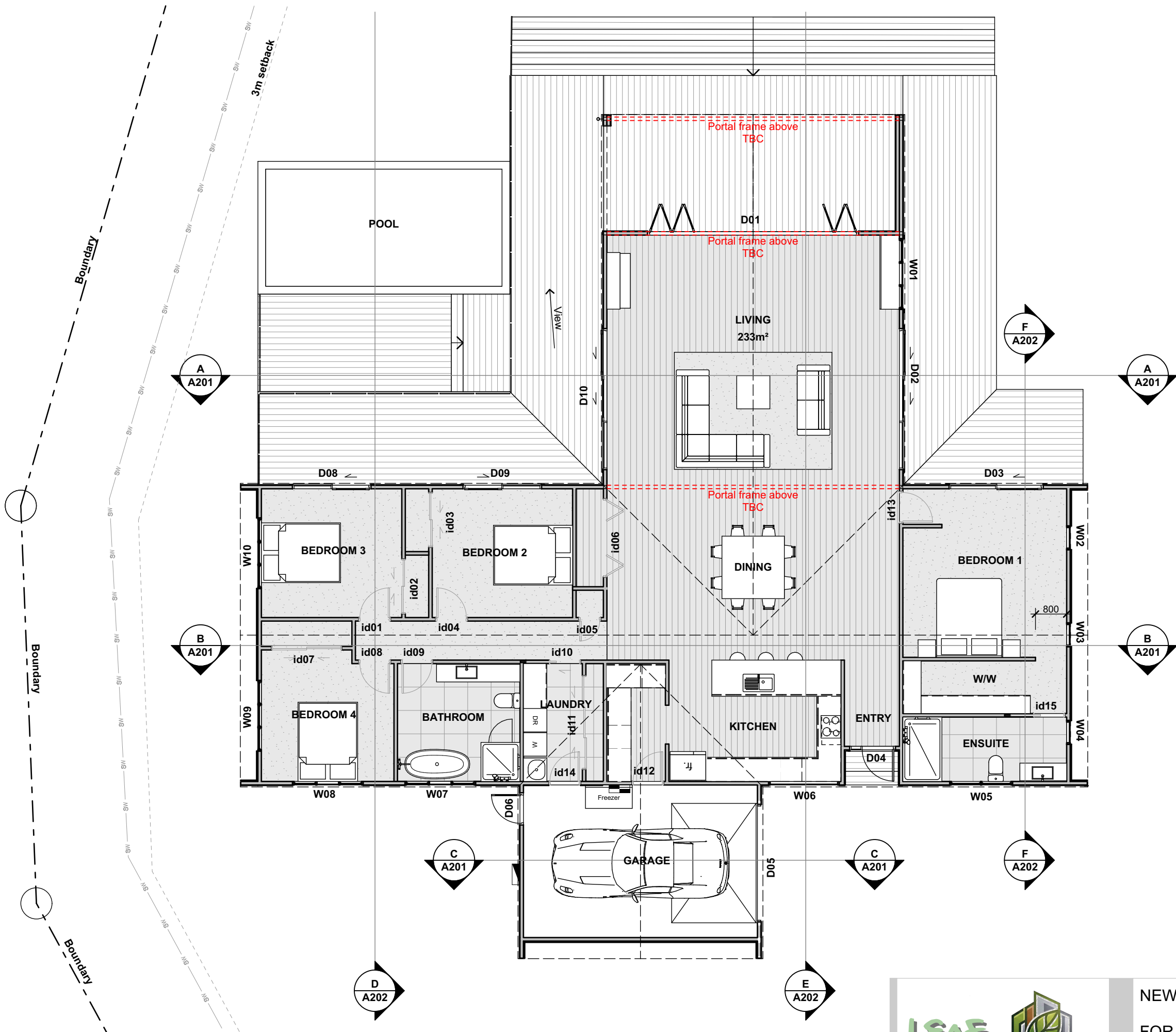
24-02

SHEET

A102

ISSUE:

RC01



FLOOR PLAN

1:100



NEW HOUSE
FOR JOSIE AND CHESTER SMITH
316 CABLE BAY BLOCK ROAD
PH: 02041894041 Email: info@leafarch.nz

SHEET TITLE: FLOOR PLAN	
ISSUED: 17/01/2026	SHEET A103
PROJECT #: 24-02	ISSUE: RC01

GENERAL NOTES

- 0.1 Contractor to confirm all dimensions and conditions on site before commencing work.
- 0.2 Work only from figured dimensions. In the event of a discrepancy consult the Designer.
- 0.3 The drawings are to be read in conjunction with the Specification.
- 0.4 If in doubt, consult the Architectural designer.

FLOOR PLAN LEGEND:

- 90x45 H1.2 radiata framed wall as dimensioned. Studs @ 400 crs to 2.55m stud height. nogs @ 800 crs. Exterior walls to be insulated with selected R2.5 wall insulation and clad with Corrugate profiled steel cladding over a 20mm cavity.
- Selected carpet floor covering.
- Selected tile flooring.
- Selected T&G timber floor covering.
- SD Indicative location of Type 1 interconnected battery powered ceiling mounted smoke alarms with hush button to comply with NZBC C/AS1
- Main switchboard
- Meter box
- HT Indicative locations of exterior hose taps (verify precise locations with Owner)

INTERNAL LININGS:

- 1. All walls to be interior lined with 10mm standard GIB board generally.
- 2. Wet areas to be lined with 10mm Gib Aqualine.
- 3. Ceiling linings to be 13mm Standard GIB board over Rondo ceiling battens at 600mm c/c.

ENERGY EFFICIENCY / INSULATION:

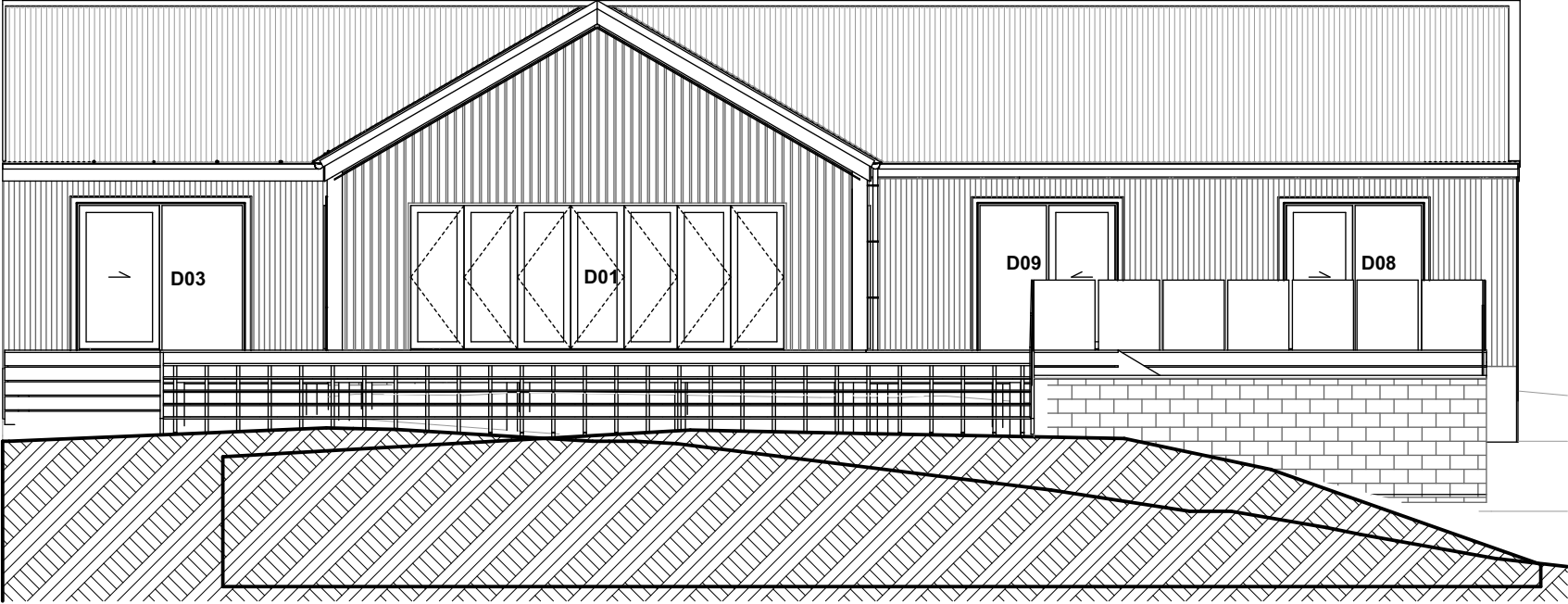
The Calculation method has been applied in accordance with NZBC H1 table: 2.1.3.4A
HL_{reference} = 233/6.6 +140.48/2.0 +207.7/2.5 +25.3/1.5 +60.2/0.46
HL_{reference} = 336.4
HL_{proposed} = 250.7/7.32 +138.04/2.11 +250.7/1.6 +50.86/0.37
HL_{proposed} = 393.81 **Complies**
Truss roof insulation: 2 layers of 150mm thick **R3.6** Knauf Earthwool ceiling insulation roll.
Skillion roof insulation:
Wall Insulation: 90mm thick **R2.8** Pink Batts ultra thermal wall pads
Floor R value: slab area to perimeter ratio: 250.7 / 73.6 = 3.41
Slab R value = R1.6
Glazing: **R 0.37** Low-E double glazing with 12mm argon.

INSULATION NOTE:

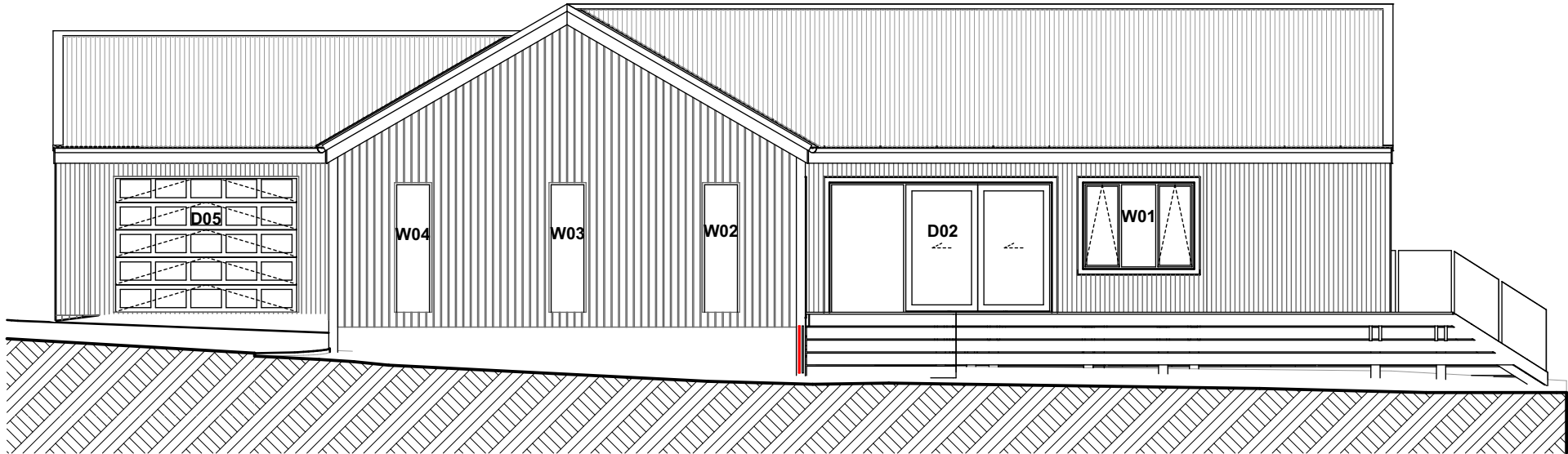
The proposed heat loss has been calculated using construction R values. Refer to the floor, wall and roof construction R values in the specification appendix.

generally GLAZING

Total wall area: 188.9m²
Total glazing: 50.86m²
generally glazing: 26.9%



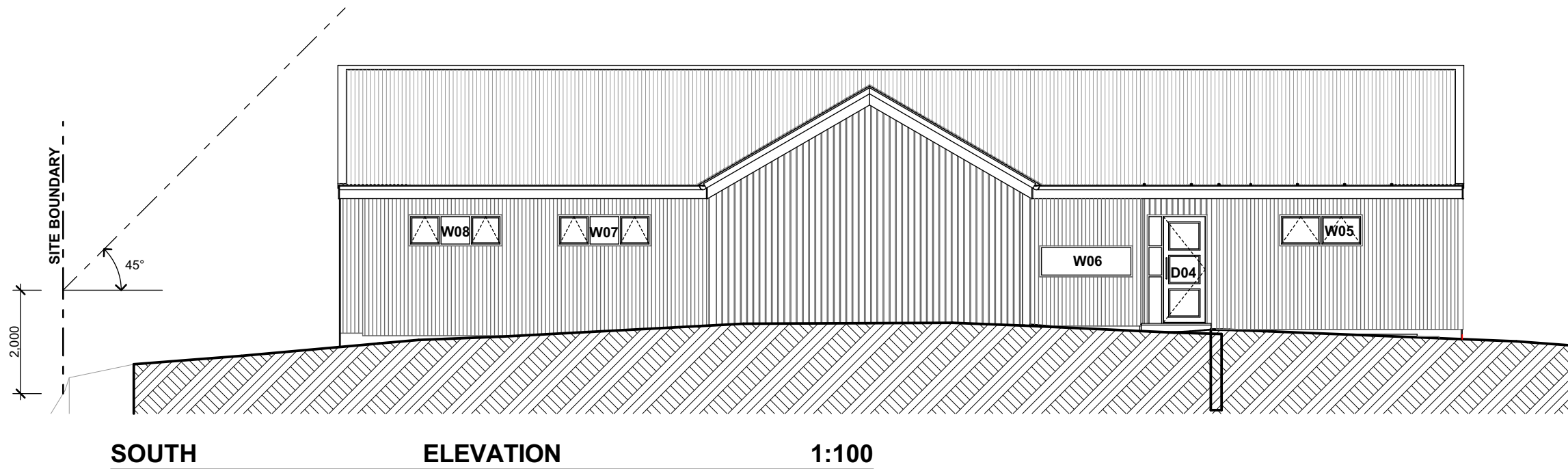
NORTH **ELEVATION** **1:100**



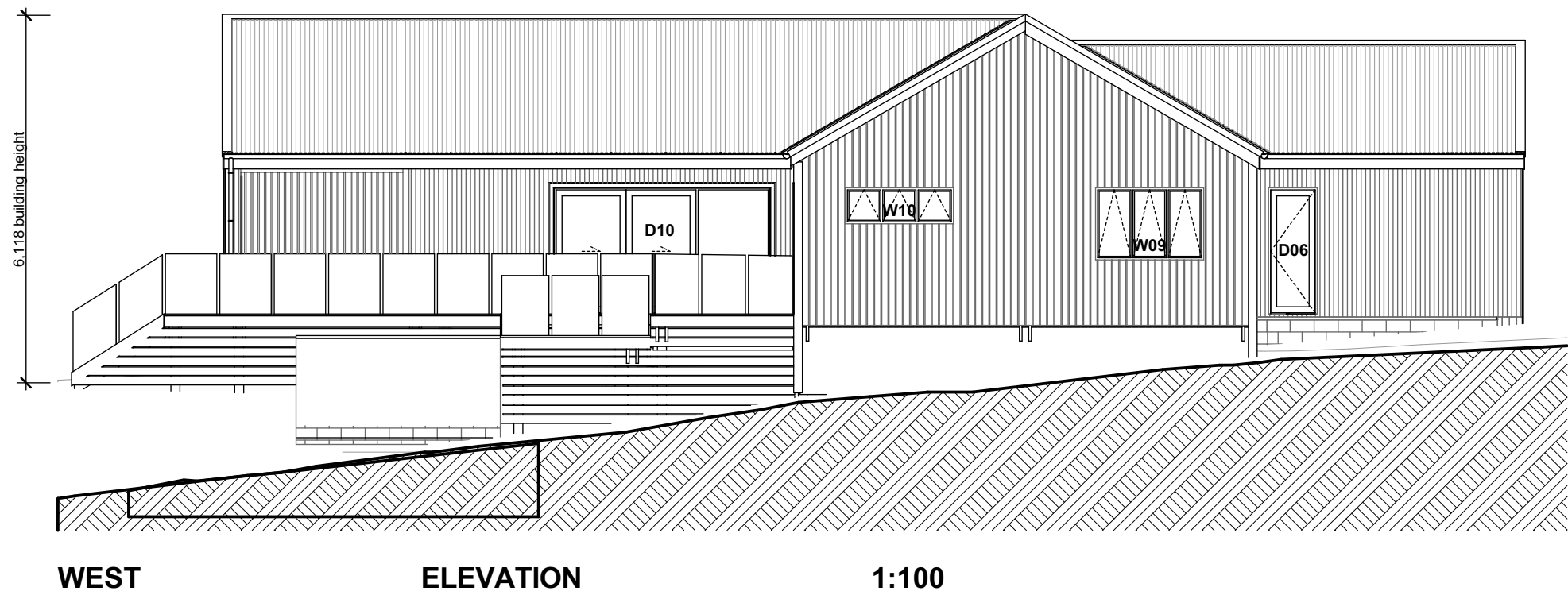
EAST **ELEVATION** **1:100**

BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		9

BUILDING ENVELOPE RISK MATRIX		
East Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		9



BUILDING ENVELOPE RISK MATRIX		
South Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		9



BUILDING ENVELOPE RISK MATRIX		
West Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		9

 T&A STRUCTURES LTD CHARTERED PROFESSIONAL ENGINEERS <small>www.tastructures.co.nz info.tastructures@gmail.com</small>	PROJECT:		Project No.	157-FND-25SD
	316 Cable Bay Block Rd New Dwelling		Page No.	
	DESIGN ELEMENT:		Prepared:	
	Stormwater management		Date	17/01/2026

Summary:

Stormwater management approach:

Provide 1 - 25,000L water tank

Size of orifice: 15.00 mm diameter

Location: 1.78 m height of overflow pipe above orifice

the flow from the proposed dwelling should be piped towards the tank.

Flow from the unsealed surfaces can be allowed to sheet flow towards the existing open drain along the road.

The stormwater management approach ensures that the post development peak flows are not greater than the pre-development peak flows.

Calculations:

Note:

Design life: = 50 years up to year 2075

Taking into account the effects of climate change, using RCP 8.5

1. Existing site (no development):

$$\begin{aligned}
 A_T &= 3984 \text{ m}^2 && \text{Total area of the site} && \text{grassed/bush land.} \\
 Q &= CiA/3600 \\
 i_1 &= 10.96 \text{ mm/hr} && \text{rainfall intensity, 1\% AEP} && \text{source: NIWA} \\
 i_{10} &= 7.00 \text{ mm/hr} && \text{rainfall intensity, 10\% AEP} && \text{source: NIWA} \\
 C &= 0.35 && \text{runoff coefficients} && \text{pasture and grass cover, medium soakage} \\
 Q &= 4.24 \text{ L/s} && \text{total peak flow, pre-development} \\
 &= 15.28 \text{ m}^3/\text{hr}
 \end{aligned}$$

2. Proposed impervious surfaces:

$$\begin{aligned}
 A_t &= 490.20 \text{ m}^2 && \text{roof of proposed dwelling and existing shed} \\
 Q &= CiA/3600 \\
 i_1 &= 10.96 \text{ mm/hr} && \text{rainfall intensity, 1\% AEP} && \text{source: NIWA} \\
 i_{10} &= 7.00 \text{ mm/hr} && \text{rainfall intensity, 10\% AEP} && \text{source: NIWA} \\
 C &= 0.9 && \text{runoff coefficients (roof surface)} \\
 Q &= 1.34 \text{ L/s} && \text{total flow} \\
 &= 4.83 \text{ m}^3/\text{hr}
 \end{aligned}$$

3. Proposed driveway:

$$\begin{aligned}
 A_r &= 300.0 \text{ m}^2 && \text{Total impervious area (driveway)} \\
 Q &= CiA/3600 \\
 i_1 &= 10.96 \text{ mm/hr} && \text{rainfall intensity, 1\% AEP} && \text{source: NIWA} \\
 i_{10} &= 7.00 \text{ mm/hr} && \text{rainfall intensity, 10\% AEP} && \text{source: NIWA} \\
 C &= 0.85 && \text{runoff coefficients (concrete)}
 \end{aligned}$$

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	316 Cable Bay Block Rd New Dwelling		Page No.	
	DESIGN ELEMENT:		Prepared:	
	Stormwater management		Date	17/01/2026

$$Q = 0.78 \text{ L/s} \quad \text{total flow}$$

$$= 2.79 \text{ m}^3/\text{hr}$$

4. New water tanks, deck and pool:

$$A_t = 187.00 \text{ m}^2$$

$$Q = CiA/3600$$

$$i_1 = 10.96 \text{ mm/hr} \quad \text{rainfall intensity, 1\% AEP} \quad \text{source: NIWA}$$

$$i_{10} = 7.00 \text{ mm/hr} \quad \text{rainfall intensity, 10\% AEP} \quad \text{source: NIWA}$$

$$C = 0.85 \quad \text{runoff coefficients}$$

$$Q = 0.48 \text{ L/s} \quad \text{total flow}$$

$$= 1.74 \text{ m}^3/\text{hr}$$

5. Remaining pervious surfaces:

$$A_t = 3007 \text{ m}^2 \quad \text{Net pervious area after development}$$

$$Q = CiA/3600$$

$$i_1 = 10.96 \text{ mm/hr} \quad \text{rainfall intensity, 1\% AEP} \quad \text{source: NIWA}$$

$$i_{10} = 7.00 \text{ mm/hr} \quad \text{rainfall intensity, 10\% AEP} \quad \text{source: NIWA}$$

$$C = 0.25 \quad \text{runoff coefficients garden/lawn}$$

$$Q = 2.29 \text{ L/s} \quad \text{total flow}$$

$$= 8.24 \text{ m}^3/\text{hr}$$

6. Summary of peak flows:

$$Q_{\text{predev}} = 15.28 \text{ m}^3/\text{hr} \quad \text{peak flow rate before any development}$$

$$Q_{\text{postdev}} = 17.61 \text{ m}^3/\text{hr} \quad \text{peak flow rate after development}$$

$$8.24 \text{ m}^3/\text{hr} \quad \text{peak flow rate coming from unsealed surfaces}$$

$$2.79 \text{ m}^3/\text{hr} \quad \text{peak flow rate coming from driveway (cannot be put in water tanks).}$$

$$4.83 \text{ m}^3/\text{hr} \quad \text{peak flow rate coming from the dwelling \& shed (can be put in water tank).}$$

7. Size of orifice:

Size of orifice (according to predev flow)

$$Q = 0.62A (2hg)^{0.5}$$

$$Q = 15.28 \text{ m}^3/\text{hr}$$

$$= 0.0042 \text{ m}^3/\text{s}$$

$$h = 1.78 \text{ m} \quad \text{height of overflow pipe above orifice}$$

$$d = 15.00 \text{ mm} \quad \text{required diameter of orifice}$$

$$A = 0.00018 \text{ m}^2$$

$$Q = 0.0006 \text{ m}^3/\text{s} \quad \text{should be less than} \quad 0.0042 \text{ m}^3/\text{s}$$

OK

8. Proposed stormwater management:

Peak flow rate after development should be limited to peak flow rate before development.

To achieve this, the excess stormwater flow in 24-hour storm should be put in tanks and be release in a controlled manner after the storm in such a way that the pre-dev peak flow rate is not exceeded.

the flow from the proposed dwelling should be piped towards the tank.

$$Q_{\text{mitigation}} = 2.33 \text{ m}^3/\text{hr} \quad \text{Post-dev less pre-dev}$$

$$D = 3.50 \text{ m} \quad \text{diameter of tank}$$

$$Q = 0.62A (2hg)^{0.5}$$

$$d = 0.0150 \text{ m} \quad \text{diameter of orifice}$$

$$A = 0.0002 \text{ m}^2 \quad \text{Area of orifice}$$

$$h = 1.78 \text{ m}$$

$$V_{\text{storage}} = 17.08 \text{ m}^3$$

$$h_{ss} = \frac{1}{2g} \left(\frac{Q_{in}}{C_d A_o} \right)^2$$

Provide 1 - 25,000L water tank

Prepared by:


 Teo Pilapili

Structural Engineer, CMEngNZ, CPEng

T&A STRUCTURES LTD.

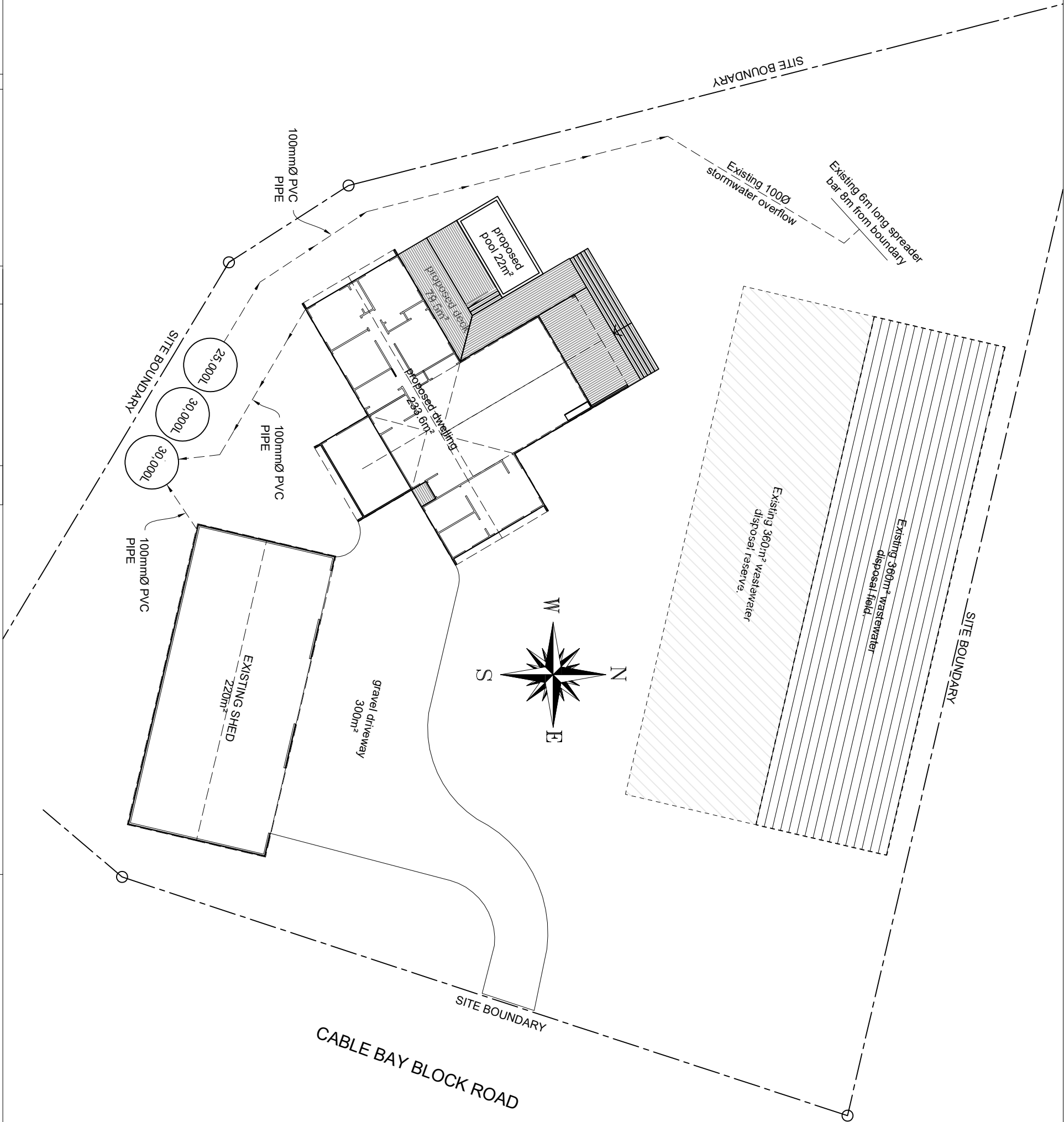


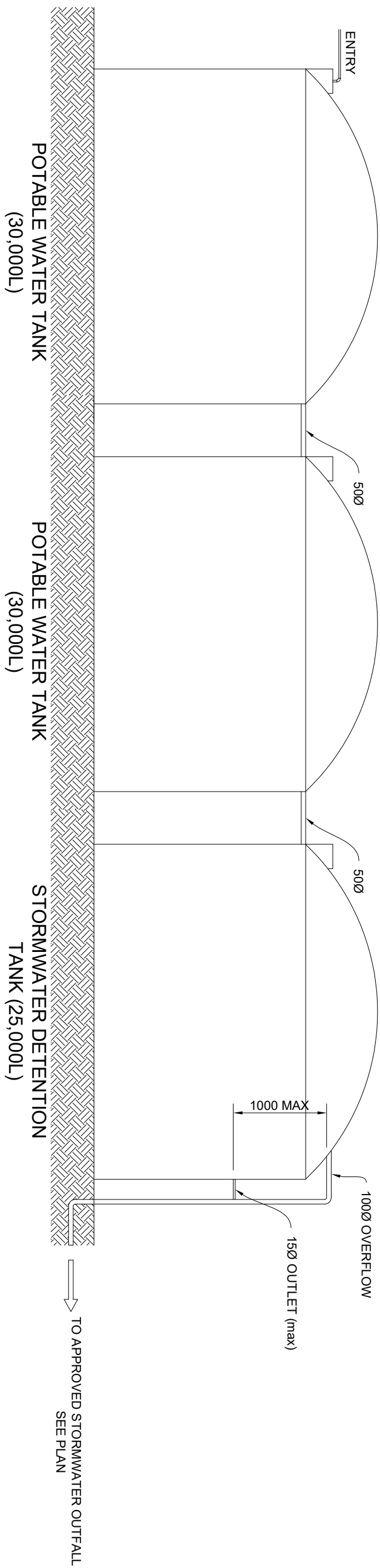
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 www.laststructures.co.nz info.laststructures@gmail.com

		Reviewed
		Designed
		Drawn
1	Final Issue	27 Oct 2025
No.	Revisions	Reviewed
2	<p>© COPYRIGHT This drawing must not be copied, stored, reproduced or disposed of by any means without the written permission of TKA Structures.</p>	
		Approved

316 CABLE BAY BLOCK ROAD, CABLE BAY
PROPOSED HOUSE

Drawing Status		<div> <div>CONSENT</div> </div>	
Project No.:	157-FND-25SD	Drawing	SW1
Scale	1:300 (A3)	Revision	1





NOTE:
THE STORMWATER TANKS SHOULD ALWAYS BE EMPTY WHEN THERE IS NO STORM.

	Surveyed		Project 316 CABLE BAY BLOCK ROAD, CABLE BAY PROPOSED HOUSE	Sheet Title STORMWATER MANAGEMENT	Drawing Status	
	Designed				CONSENT	
	Drawn				Project No.: 157-FND-2SD	Drawing SW2
	Reviewed					
	Date				Scale 1:50 (A3)	Revision 1
No. Revisions	1	First Issue				
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D 684131.2 CONO

FAR NORTH DISTRICT COUNCIL



THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC 2020275

The subdivision of

Lot 1 DP 133988

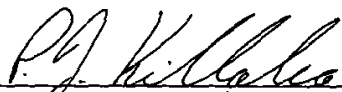
North Auckland Registry.

PURSUANT to Section 221 for the purposes of Section 224 of the Resource Management Act 1991, this Consent Notice is issued by the FAR NORTH DISTRICT COUNCIL to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and is to be registered on the titles of Lots 2 & 3 DP 211224.

SCHEDULE

1. No building which requires effluent disposal shall be erected on Lots 2 & 3 without the prior approval of the Council to a report, from a person with appropriate expertise, on such disposal in terms of the requirements of Auckland Regional Council Technical Publication 58, including an indication of compliance with the relevant Northland Regional Council rules.
2. Any access formed to serve Lots 2 or 3 is to be sited, formed, surfaced and drained so as to comply with the FNDC/S/06A Rural Crossing Standard as specified in Section 6.13 of the FNDC Engineering Standards and Guidelines, or any equivalent standard that applies at the time of the intended formation.

SIGNED:


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

DATED at KAIKOHE this 14th day of February 2002



1.4.1 26.FEB02 D 684131 2.

1.4.1 26.FEB02 D 684131 2.
PARTICULARS ENTERED IN REGISTERAL O.D.
LAND REGISTRY NORTH AUCKLAND



2 com 38



Owner / Agent Authorisation for a resource consent.

I David & Josephine Smith being the owner of
(name of owner)

316 Cable Bay Block Road
(address of project)

Cable Bay 0420

Hereby give authority for Reuben Smith (Leaf Architecture NZ) to act as the agent on my/our behalf in connection with all matters pertaining to the resource consent application for the above address.

Signed  Date 17-01-26
(signature)

Name David Smith
(printed name)

Signed  Date 17-01-26
(signature)

Name Josephine Smith