

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

2. Type of Consent being applied for

(more than one circle can be ticked):

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

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

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

Yes No

4. Consultation

Have you consulted with Iwi/Hapū? Yes No

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant Details

Name/s:

Sarah & Andrew Sclater

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:

Sarah & Andrew Sclater

**Property Address/
Location:**

17 Lane Road, Russell

Postcode

0272

8. Application Site Details

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

Name/s:

**Site Address/
Location:**

Postcode

Legal Description:

Val Number:

Certificate of title:

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

Site visit requirements:

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

Is there a dog on the property? Yes No

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

9. Description of the Proposal:

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

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

10. Would you like to request Public Notification?

Yes No

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

(more than one circle can be ticked):

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

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

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

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

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

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

13. Assessment of Environmental Effects:

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

Your AEE is attached to this application Yes

13. Draft Conditions:

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

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

14. Billing Details:

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

Name/s: (please write in full)

Sarah and Andrew Sclater

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)

Andrew Sclater

Signature:

(signature of bill payer)



Date 6th March 2025

MANDATORY

15. Important Information:

Note to applicant

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

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

Fast-track application

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

Privacy Information:

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

15. Important information continued...

Declaration

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

Name: (please write in full)

Andrew Sclater

Signature:



Date 6th March 2025

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

Sarah & Andrew Sclater

17 Lane Road

Russell

Far North District

Lot 1 DP 66759

Written by: Nicola O'Brien

Reviewed by: Martin O'Brien

Rev: A

Date: 11th March 2025

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Form 9

Application for Resource Consent under Sections 127 Resource Management Act 1991

To Far North District Council

1. *Sarah and Andrew Sclater, from 17 Lane Road, Russell, Lot 1 DP 66759, 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;

A 147.4m² relocated dwelling, 51.2m² future dwelling and 96m² future shed are proposed on the 55.0878 ha property. Colours will be 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 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 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 Discretionary.

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 147.4m² dwelling and future 51.2m² dwelling being greater than 25m². The 96m² future shed is greater than 50m². A designated building envelope was not assigned during subdivision. 431m² of driveway is proposed to access the buildings. 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 1 DP 66759 is located at 17 Lane Road, Russell. Lane Road runs along the western property boundary. Russell Whakapara Road runs along the northern boundary. Lot 1 is zoned General Coastal in the operative Far North District Plan. The property will be zoned Rural Production in the proposed District Plan. The buildings are to be located to the west of the property. Refer to the Site Location Plan, Appendix II, Sheet A01a, showing the location of Lot 1 DP 66759 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 Sarah Sclater 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"*

A 147.4m² relocated dwelling, 51.2m² future dwelling and 96m² future shed are proposed on the 55.0878 ha property. The exterior of the buildings will be within the BS5252 standard colour palette range with a reflectance value of 30% or less.

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"*.

Lot 1 DP 66759 will be zoned Rural Production in the proposed Far North District Plan (to be implemented next year, 2026). A Visual Amenity Resource Consent would not be required under the new plan in a Rural Production zone.

Residential use and development of the property is appropriate for current and proposed zoning. The buildings are to be located to the west of the property well away from the coast. The relocated dwelling has a floor area of 147.4m², considered a 'medium' sized dwelling with a height of ~6,775m to mean ground level, under the 8m maximum permitted in a General Coastal zone, well under the 12m permitted in a Rural Production zone. The dwelling will be relocated onto the property first. A future 51.2m² dwelling and 96m² shed are proposed. The buildings will be visually appealing. Dark exterior colours will assist in blending the buildings with the landscape.

Established vegetation on the property and neighbouring properties along with proposed plantings will reduce the visibility of the development from neighbouring properties, headlands, boats on Waikare Inlet, Lane Road and Russell Whakapara Road.

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

2.0 Proposal

The Certificate of Title for the property is attached as Appendix I. There are no Consent Notices listed on the title.

It is proposed that a 147.4m², 1 storey relocated villa with a height of 6.775m to mean ground level be relocated to the west of Lot 1 DP 66759. A future 51.2m², 2-bedroom dwelling (office included as a potential bedroom) with a height of 7.6m to mean ground level is proposed as is a 96m² shed. The design for the 51.2m² dwelling will imitate the relocated villa, in keeping with the historic character of Russell. The 8 x12m, 3 bay shed with steel cladding and a mono pitch roof will be 3.741m high. The exterior of the buildings will be within the BS5252 standard colour palette range with a reflectance value of 30% or less. Refer to Appendix II, III and IIII showing plans for the relocated villa, future dwelling and shed. The height of all buildings is under the 8m maximum permitted in a General Coastal zone or 12m permitted in a Rural Production zone, under the proposed plan. The buildings are located well away from the coast and are sited so that the narrow ends of the buildings face towards the coast.

Lot 1 is a 55.0878 ha property with an existing metal driveway leading to 4 existing sheds. A new 431m² area of driveway and parking will provide access and parking for the proposed buildings. The buildings will be serviced by water tanks with a stormwater spreader and onsite wastewater consisting of an aeration treatment system with surface laid dripper lines. Refer to the Architectural Plans, Appendix II, Sheet A01a showing existing and proposed development.

Numerous plantings are proposed running parallel to Lane and Russell Whakapara Road as shown on the Landscape Plan, Sheet A01e. Existing and proposed plantings on the property and neighbouring properties obscures or partially obscures the development from the north, south and west. The siting of the buildings, dark exterior along with existing and proposed plantings will assist in blending the buildings with the landscape reducing visibility from the east. Visibility from the coastal marine area and land bordering the coast is further reduced due to distance from the site to the coast.

3.0 Site Description

Lot 1 DP 66759 is a 55.0878 ha, property located at 17 Lane Road, Russell. An existing metal driveway currently provides access to 4 existing sheds. The remainder of the property is grassed pasture used for grazing. Lane Road, a metal road, runs along part of the western property boundary whilst Russell Whakapara Road, sealed, runs along the northern boundary. The property slopes in a general easterly direction towards Waikare Inlet. A Conservation, esplanade strip is located between the property and coastline.

The property is currently zoned General Coastal in the Far North District Plan. NRC Biodiversity Wetlands Map describes the coastal area to the south, southeast and east of the property as 'Mangrove and Saltmarsh Area' followed by Waikare Inlet. Properties in the surrounding area are zoned General Coastal and Coastal Living. A quarry is located to the north of Russell Whakapara Road. Lot 1 will be zoned Rural Production in the proposed plan. An area to the southwest of the property, well away from the proposed development, will be within the Coastal Environment overlay. The Site Location Plan, Sheet A01a, Appendix II shows Lot 1 and the surrounding area, as well as existing and proposed development.

Existing trees run along the northern boundary, parallel to Russell Whakapara Road as shown in Photograph 1 and 2. The existing trees obscure or partially obscure the development from view from Russell Whakapara Road. Additional planting of native species such as Mānuka (*Leptospermum scoparium*), Cabbage tree also known as Tī kōuka (*Cordyline australis*) and Nikau palm

(*Rhopalostylis baueri*) are proposed along part of the northern and western boundary as shown on the Site Plan and Landscape Plan, Sheet A01c and e, Appendix II. This area is for wastewater disposal and will be extensively planted. Visibility of the buildings along the roadside, parallel to the plantings, will be completely obscured.

Photographs 1 and 2 show that neighbouring land to the north and northeast is vegetated hillside with no existing visible dwellings.

Photographs 3, 4, 5 and 6 show the view from the proposed house site to the west along Lane Road. No existing dwellings are visible to the west (roof line of dwellings is visible in the far distance as shown in Photograph 4, however, due to vegetation surrounding them and distance the proposed buildings will not be seen). Existing flax (*Phormium tenax*) runs along the boundary of the neighbour, on the other side of Lane Road (Lot 1 DP 542129). Lot 1 DP 542129 slopes steeply towards the west. The flax and topography reduce the visibility of the development from Lane Road and Lot 1 DP 542129. The flax, topography and distance reduce visibility from boats on Orongo Bay and coastal properties. Proposed plantings along the western boundary, parallel to Lane Road, including native Kāpuka (*Griselinia littoralis*) hedge to an approximate height of 2m, wastewater field extensively planted with natives, and palms including Queen Palms (*Syagrus romanzoffiana*) will further assist in reducing visibility and blending the development with the landscape. Refer to the Landscape Plan, Sheet A01e, Appendix II showing proposed plantings along the western boundary.

Established trees run along both sides of the existing driveway. Exotic trees (species unknown) with the occasional Cabbage tree and Queen palm run along one side whilst juvenile Conifer species run along the other. Established vegetation on neighbouring properties, including Pine, reduces visibility of the development from an existing dwelling (located on Lot 3 DP 367993) and boats on Waikare Inlet. Refer to Photograph 7 showing established vegetation reducing visibility from an existing dwelling and boats on Waikare Inlet.

Photograph 8 shows the view to the southeast towards neighbouring properties and vegetated hillside including peninsulas and possible headlands surrounding Waikare Inlet. No existing dwellings are visible in this direction. The proposed colour scheme for the buildings (mid to dark grey) and existing and proposed plantings will assist in blending the development with the landscape, reducing visibility from the inlet, nearby and distant properties. The distance from the site to the coast further reduces visibility.

The site is not visible or accessible from the Mangroves over 850m away. An Oyster farm is located in the bay close to the Mangroves. A recreational boat would need to be outside of the Oyster farm at least 1.8km from the proposed house site. Visibility would be significantly reduced due to distance and likely obscured or partially obscured by the surrounding hillside from most coastal locations.

According to NRC Hazard Maps land to the east of the property is subject to flooding (Coastal Flood Hazard Zone 0, 50 and 100 years + Rapid Sea Level Rise Scenario years as well as River Flood Hazard Zone, 10-, 50- and 100-year events) and identified as erosion prone land (Gley Podzols 5). The proposed buildings are to be located to the west of the property upslope of and well away from erosion prone land and potential flooding within the 'safe zone' for Tsunami Evacuation.



Photograph 1: Taken from the proposed house site overlooking grassed pasture on Lot 1. Existing trees run along Russell Whakapara Road which obscure or partially obscure the development from view. Neighbouring properties are vegetated hillside with no visible existing dwellings.



Photograph 2: Taken from the proposed house site with a view to the north towards Russell Whakapara Road. Lane Road runs along the western boundary. Surface laid dripperlines with native plantings are to run parallel to Russell Whakapara Road and Lane Road. This will completely obscure the development from the roadside where native plantings occur.



Photograph 3: View along part of the western boundary parallel to Lane Road showing native flax along the neighbours boundary. The topography and flax reduce visibility of the development from Lane Road and neighbouring Lot 1 DP 542129.



Photograph 4: View along part of the western boundary, parallel to Lane Road, showing native flax along the neighbours property boundary. The topography and flax reduces visibility of the development from Lane Road and neighbouring Lot 1 DP 542129. The topography, flax and distance from the coast reduces visibility from boats on Orongo Bay and coastal properties.



Photograph 5: View along part of Lane Road. The road has been cut through hillside obscuring the development from the road at certain locations.



Photograph 6: View along part of the western boundary towards neighbouring properties. No existing dwellings visible. Parked ute shows current access. Proposed palms will reduce visibility and assist in blending the buildings with the landscape.



Photograph 7: Showing established mature trees along the existing driveway and property boundary (Photograph foreground). Existing vegetation on neighbouring properties reduces visibility of the development from an existing dwelling, nearby properties and the coastal marine area.



Photograph 8: View to the southeast and east towards neighbouring properties and vegetated hillside including peninsulas surrounding Waikare Inlet. Existing dwellings not visible.

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.*

A 147.4m² relocated dwelling, 51.2m² future dwelling and 96m² future shed are proposed on the 55.0878 ha property. The exterior of the buildings will be within the BS5252 standard colour palette range with a reflectance value of 30% or less.

Lot 1 DP 66759 will be zoned Rural Production with an area, to the southeast, zoned Coastal Environment with High Natural Character in the proposed Far North District Plan. The proposed buildings are located to the west of the property within the Rural Production zone well away from the High Natural Character overlay. A Visual Amenity Resource Consent would not be required under the new plan in a Rural Production zone.

4.2 Operative Far North District Plan Other Rule Assessment:

The following District Plan rules comply:

10.6.5.1.2 Residential Intensity: Complies.

Lot area 55.0878 ha

1 residential unit per 20 ha of land is permitted

1 residential unit proposed, and 1 future residential unit proposed

10.6.5.1.3 Scale of Activities: Complies

10.6.5.1.4 Building Height: Complies. Relocated dwelling height is 6.775m to mean ground level, 8m permitted maximum. The future dwelling height will be 7.6m to ground level whilst shed height will be under 8m to mean ground level (height proposed is 3.741m).

10.6.5.1.5 Sunlight Rule: Complies

10.6.5.1.6 Stormwater Management

Impermeable Surfaces

Existing metal driveway:	1725.0m ²
Existing shed 1:	150.0m ²
Existing shed 2:	65.0m ²
Existing shed 3:	120.0m ²
Existing shed 4:	130.0m ²
Proposed driveway:	431.0m ²
Proposed dwelling:	181.1m ²
Future dwelling:	71.9m ²
Future shed:	96.0m ²
Total proposed:	2970.0m ²

Total permitted = 10% of gross site area = 55,087.8m²

Total proposed = 2970m² = <1% Complies

10.6.5.1.7 Setback from Boundaries: 10m 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: 43.0m

Fill: 43.0m

Cut/fill 86.0m

Total permitted =300m²

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

The proposed use and development are appropriate in this zone. A need to preserve the natural character of the environment is assessed.

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. The development of the property for residential purposes is compatible with the zone. The scale of development is appropriate. Dark exterior colours along with existing and proposed plantings will assist in blending the development with the environment reducing visibility from the roadside and neighbouring properties. Distance of the site from the coastal marine area further reduces visibility.

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

Applicable. Proposed use and development are appropriate for the zone. The colour scheme along with proposed and existing plantings will assist in mitigating potential visual amenity effects.

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 55.0878 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 3 proposed buildings are to be located to the west of the property well away from the coast. The scale of development is suitable for the 55.0878 ha property. The 51.2m² future dwelling is 5.3m from the primary dwelling. The narrow ends of the buildings face the coast. The colour scheme along with existing and proposed plantings will assist in blending the buildings with the landscape reducing visibility from the coastal marine area. Existing and proposed plantings will obscure or partially obscure the development from view from certain locations such as Lane and Russell Whakapara Road.

Vegetation clearance is not proposed. Proposed plantings include 540m² of native plantings for wastewater disposal along with a 2m high Kāpuka hedge and Queen palms. The 540m², planted, wastewater field will obscure the development from view along part of Lane and Russell Whakapara Road.

Proposed earthworks are minimal, required for the construction of the driveway and parking area only. Earthworks are to occur in Autumn with reduced rainfall.

Proposed earthworks meet permitted activity status in both the current and proposed 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).

Adverse visual amenity effects due to earthworks is expected to be temporary and less than minor.

(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;*

Not applicable. There is a conservation esplanade area located between the property and Mangroves which could be accessed via Russell Whakapara Road. The public do not use the esplanade strip.

(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 proposed buildings are located to the west of the property close to the existing driveway providing access from Lane Road. The dwellings will be located on natural ground rather than being cut into the hillside. Cutting the dwellings into the hillside would require extensive earthworks and the creation of a ~2-3m high retaining wall. Minimal earthworks are required for the construction of the new driveway and parking areas. Potential visual effects of earthworks will be minimal and temporary.

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 section in keeping with the character of the General Coastal Zone and surrounding area, with the purpose of residential development. Controls are imposed to ensure that potential adverse visual effects of the development 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. The buildings are to be located to the west of the property well away from the coast. Existing vegetation on Lot 1 and neighbouring properties as well as proposed plantings, exterior colours and the siting of buildings will assist in blending the development with the landscape, reducing visibility.

4.4 Proposed Far North District Plan Objectives & Policies

Under the proposed Far North District Plan Lot 1 DP 66759 will be zoned Rural Production with an area to the southeast zoned Coastal Environment with High Natural Character. The proposed buildings are located to the west of the property within the Rural Production zone well away from the High Natural Character overlay. A Visual Amenity Resource Consent would not be required under the new plan in a Rural Production zone.

Objectives RPROZ-01 - RPROZ-04 for the proposed Rural Production zone were reviewed. Objectives relevant or somewhat relevant to the proposal are listed.

Objective RPROZ-04 The rural character and amenity associated with a rural working environment is maintained.

The proposed development will not affect the rural character and amenity associated with a rural working environment. Land to the east is to remain farmland for grazing. Reverse sensitivity effects are not anticipated from the quarry on Lot 1 DP 342962 or nearby pockets of productive farmland. Properties surrounding 17 Lane Road are primarily covered with scrub or pockets of scrub rather than large areas of productive farmland. Properties to the west are to be rezoned Rural Living.

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

Policy RPROZ-P4 Land use and subdivision activities are undertaken in a manner that maintains or enhances the rural character and amenity of the Rural Production zone, which includes; (d) a diverse range of rural environments, rural character and amenity values throughout the district.

Relevant or somewhat relevant. The proposed residential land use maintains the character of the zone and amenity values throughout the district. Landcover in the surrounding area is primarily shrubland rather than highly productive grassland. The proposed design of the buildings and landscaping aims to be aesthetically pleasing. Land to the east is to remain farmland.

SUMMARY

The proposed use and scale of development are in keeping with neighbouring properties. Land to the east will remain productive farmland for grazing. The property owner aims to create a visually appealing property. A Visual Amenity Resource Consent would not be required under the new plan in a Rural Production zone. Colours within the BS5252 colour range and reflectance value are not required.

4.5 Proposed Far North District Plan Rules with Immediate Legal Effect

The proposal is also subject to the Proposed District Plan process. Within the Proposed District Plan, the site is zoned Rural Production. 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 HAR14) 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 HHR10) Schedule 2 has immediate legal effect</i>	Not applicable. The site is not located within a Heritage Area Overlay.
<i>Notable Trees</i>	<i>All rules have immediate legal effect (NTR1 to NTR9) 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. The site does not contain any sites or areas of significance to Maori.
<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. Vegetation clearance is not proposed. The proposal is not in breach of rules IB-R1 to IBR5.
<i>Subdivision</i>	<i>The following rules have immediate legal effect: SUB-R6, SUB-R13, SUB-R14, SUB-R15, SUBR17</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 relocated dwelling, future dwelling and shed are to be located to the west of the property well away from the coast (~850m to Mangroves). The 55.0878 ha property creates a large area of separation from Waikare Inlet and visible coastal properties. The distance reduces visibility. The relocated dwelling and future dwelling will be located next to each other (5.3m apart) attached via timber decking. Siting to the west allows easy and cost-effective access from the existing entrance off Lane Road. Refer to the Site Location Plan, A01a, Appendix II showing the location of the buildings.

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

The 147.4m² relocated dwelling with a height of 6.775m to mean ground level is considered a medium sized dwelling. The 51.2m² future dwelling with a height of 7.6m to mean ground level is to be located next to the primary dwelling attached via timber decking. Appendix II, Sheet A02 and Appendix III, Elevations p.4 show floor plans and elevations for the future dwelling and relocated dwelling. The 8 x 12m, 96m² proposed shed with mono pitch roof and steel cladding will be under the permitted height. Refer to Appendix III for shed plans.

The buildings are located close to existing access of Lane Road. Extensive earthworks and retaining walls would be required to cut the buildings into the hillside.

The exterior colours of all buildings will be within the BS5252 standard colour palette range with a reflectance value (LRV) of 30%. The narrow ends of the buildings face the east as shown on the Site Plan, Sheet A01b and c. This means a smaller area of building faces towards the coastal marine area.

The use and scale of development is considered appropriate on the 55.0878 ha property.

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

The relocated dwelling is a colonial style villa clad in native timber weatherboards with timber joinery, currently painted white. The roof is corrugated iron. Refer to Appendix III showing the exterior of the dwelling along with the floor plan. The 51.2m² dwelling will be located to the west of the relocated dwelling, therefore, the stairs shown to the west of the villa will not be constructed.

The proposed 51.2m² dwelling will be a colonial style villa building, clad with timber weatherboard and corrugate roof to match the relocated dwelling. Joinery will be aluminium. Refer to Sheet A02, Appendix II showing the exterior of the smaller dwelling

along with the floor plan. Sheet A01b shows the proximity of the relocated villa to the proposed future dwelling. The villa style suits the historic character of Russell.

The cladding, roof and joinery of both dwellings will be painted within the BS5252 standard colour palette range with a reflectance value (LRV) of 30%. Concord CC, N62-007-087, with a reflectance value of 30% (or similar) is currently proposed for the cladding. Rooves may be the same colour or darker. Refer to Image 2 below. Base boards are to be painted Concord (or similar, within the range and LRV value). Timber decking and stairs are to remain a natural wood colour.



Image 1: Showing the proposed exterior colour, Concord CC, N62-007-087.

The shed with steel cladding will be painted a similar colour to Concord CC, N62-007-087 with an LRV of 30% or less. The proposed colour for the shed is currently Thunder Grey with an LRV of 12%, refer to Image 2 below.



TSR: 29%

LRV: 12%

Image 2: Thunder Grey colour proposed for shed exterior

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

Existing trees run along the northern boundary, parallel to Russell Whakapara Road as shown in Photograph 1 and 2. The existing trees obscure or partially obscure the development from view from Russell Whakapara Road. Additional planting of native species such as Mānuka (*Leptospermum scoparium*), Cabbage tree also known as Tī kōuka (*Cordyline australis*) and Nikau palm (*Rhopalostylis baueri*) are proposed along part of the northern and western boundary as shown on the Site Plan and Landscape Plan, Sheet A01c and e, Appendix II. This area is for wastewater disposal and will be extensively planted. Visibility of the buildings along the roadside, parallel to the plantings, will be completely obscured.

Photographs 1 and 2 show that neighbouring land to the north and northeast is vegetated hillside with no existing visible dwellings.

Photographs 3, 4, 5 and 6 show the view from the proposed house site to the west along Lane Road. No existing dwellings are visible to the west (roof line of dwellings is visible in the far distance as shown in Photograph 4, however, due to vegetation

surrounding them and distance the proposed buildings will not be seen). Existing flax (*Phormium tenax*) runs along the boundary of the neighbour, on the other side of Lane Road (Lot 1 DP 542129). Lot 1 DP 542129 slopes steeply towards the west. The flax and topography reduce the visibility of the development from Lane Road and Lot 1 DP 542129. The flax, topography and distance reduce visibility from boats on Orongo Bay and coastal properties. Proposed plantings along the western boundary, parallel to Lane Road, including native Kāpuka (*Griselinia littoralis*) hedge to an approximate height of 2m, wastewater field extensively planted with natives, and palms including Queen Palms (*Syagrus romanzoffiana*) will further assist in reducing visibility and blending the development with the landscape. Refer to the Landscape Plan, Sheet A01e, Appendix II showing proposed plantings along the western boundary.

Established trees run along both sides of the existing driveway. Exotic trees (species unknown) with the occasional Cabbage tree and Queen palm run along one side whilst juvenile Conifer species run along the other. Established vegetation on neighbouring properties, including Pine, reduces visibility of the development from an existing dwelling (located on Lot 3 DP 367993) and boats on Waikare Inlet. Refer to Photograph 7 showing established vegetation reducing visibility from an existing dwelling and boats on Waikare Inlet.

Photograph 8 shows the view to the southeast towards neighbouring properties and vegetated hillside including peninsulas and possible headlands surrounding Waikare Inlet. No existing dwelling are visible in this direction. The proposed colour scheme for the buildings (mid to dark grey) and existing and proposed plantings will assist in blending the development into the landscape, reducing visibility from the inlet, nearby and distant properties. The distance from the site to the coast further reduces visibility. The site is not visible or accessible from the Mangroves over 850m. An Oyster farm is located in the bay close to the Mangroves. A recreational boat would need to be outside of the Oyster farm at least 1.8km from the proposed house site. Visibility would be significantly reduced due to distance and likely obscured or partially obscured by the surrounding hillside from most coastal locations.

The property will be well maintained. Any weed species will be removed.

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

The proposed buildings are located to the west of the property close to the existing driveway providing access from Lane Road. The dwellings will be located on natural ground rather than being cut into the hillside. Cutting the dwellings into the hillside would require extensive earthworks and the creation of a ~2-3m high retaining wall. Minimal earthworks are required for the construction of the new driveway and parking areas. Potential visual effects of earthworks will be minimal and temporary.

The proposed earthworks meet permitted activity status in both the current and proposed 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). Earthworks are to occur in Autumn with reduced rainfall.

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

Sheet A01a, b, c and e, Appendix II show the location of the proposed driveway and parking areas.

Part of Lane Road is cut through the hillside as shown in Photograph 5. This reduces the visibility of the proposed buildings, driveway and parking areas from certain locations along Lane Road.

Neighbouring Lot 1 DP 542129 (on the other side of Lane Road) slopes steeply in the opposite direction to the proposed development. The topography along with existing flax reduces the visibility of the buildings, driveway and parking areas. Refer to Photographs 3, 4 and 5.

Additional planting parallel to Lane Road is proposed as per the Landscape Plan, Sheet A01e, Appendix II. The planting of the wastewater field will completely block the development from view from certain locations along Lane and Russell Whakapara Road. Proposed hedging and palms will further reduce visibility from the west. Established vegetation and proposed plantings along Russell Whakapara Road will obscure or partially obscure the buildings, driveway and parking area from view. Established vegetation along the southern boundary as well as vegetation on neighbouring properties reduces the visibility of the buildings, driveway and parking areas from the south.

The 55.0878 ha property creates a large area of separation distance from Waikare Inlet and visible properties to the east. The proposed development is well away from the coast. It is unlikely the driveway, parking area or vehicles will be visible to boats on the inlet or coastal properties due to distance.

(vii) the extent to which the buildings will be visually obtrusive;

The buildings are located to the west of the 55.0878 ha property well away from the coast. The size of each building is not considered excessive. The buildings are located in close proximity to each other (relocated villa and future dwelling are 5.3m apart) and sited so that the narrow end of each building faces towards the coast as shown on Sheet A01a, b and c. To avoid excessive earthworks and a ~2-3m high retaining wall the buildings will sit on the ground surface. The height of all buildings will be under the 8m maximum permitted in a General Coastal zone (12m permitted in a Rural Production zone in the proposed plan).

The exterior colours chosen, existing and proposed plantings will assist in blending the buildings with the landscape reducing visibility.

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

The buildings are located to the west of the property, in close proximity to each other, with the narrow end of the buildings towards the coast. Existing and proposed plantings along with dark exterior colours will assist in blending the buildings with the landscape reducing possible visual effects. The residential use and scale of development is suitable for the 55.0878 ha property.

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

The subdivision creating the 55.0878 ha property assists in ensuring the zone retains qualities that give it its naturalness, visual and amenity values. The residential use and development of the property is in keeping with land use characteristic of the area (for example, Lot 1 DP 181696, Lot 3 DP 367993 and Lot 4 DP 367993). The buildings will be located to the west of the lot. The remainder of the 55.0878 ha property will remain farmland used for grazing.

(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 55.0878 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 buildings are located to the west of the 55.0878 ha property well away from the coast. The buildings have a functional need to be sited in the proposed location due to existing access off Lane Road. The size of each building is not considered excessive. The buildings are located in close proximity to each other, the relocated dwelling is 5.3m from the proposed. The narrow end of the buildings face towards the coast reducing dominance on the landscape.

To avoid excessive earthworks and a ~2-3m high retaining wall the buildings will sit on the ground surface. The height of both buildings will be under the 8m maximum permitted in a General Coastal zone (12m permitted in a Rural Production zone in the proposed plan).

The proposed dwelling will have a villa style imitating the relocated villa. The design suits the historic character of Russell. The exterior colours chosen along with existing and proposed plantings will assist in blending the buildings with the landscape reducing visibility.

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

Most properties surrounding 17 Lane Road are covered by scrub (likely Mānuka). There is some visibility of the development from open farmland on Lot 1 and 2 DP 542129 as shown in Photograph 6 as well as Lot 4 DP 367993 as shown in Photograph 8. The visibility is currently farmland only. No dwellings are visible on these properties.

Buildings on Lot 3 DP 367993 have partial visibility of the proposed development. Photograph 7 shows visibility is reduced due to existing vegetation on their property and neighbouring Lot 1 DP 367993.

The visibility of the buildings will be reduced due to proposed plantings and exterior colours.

The buildings will be located within the Rural Production zone in the proposed District Plan. Visual Amenity criteria do not need to be addressed in the Rural Production zone. Colours outside of the BS5252 standard colour palette range with an LRV greater than 30% is permitted.

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

The visibility from headlands and peninsulas or boats on Orongo Bay or Waikare Inlet is limited due to distance. The buildings will be located in a Rural Production zone under the proposed District Plan.

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 development may be partially visible from occasional recreational boats out at sea and from the shoreline of Orongo Bay as shown in Photographs 4, 7 and 8. Visibility is significantly reduced due to distance along with existing vegetation and proposed plantings.

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 are appropriate.

Wastewater is to be treated to a secondary standard and distributed amongst native vegetation well away from the coast or any intermittent flow path. Overflow from water tanks will be directed to a stormwater spreader. Geotechnical investigations have occurred.

Potential visual amenity effects are mitigated as far as practical.

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;

The proposed development is to occur in a General Coastal zone which will become Rural Production in the new District Plan. There is reduced visibility of the development from the coastal marine area due to distance as well as established vegetation on Lot 1 and nearby properties.

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 buildings are to occur on a section suitable for residential development. The proposed location of the buildings gains easy and cost-effective access from an existing driveway off Lane Road. As far as practical adverse visual impacts have been avoided or mitigated.

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 in the proposed plan. The proposed use, development and mitigation for potential visual amenity effects are appropriate for the property.

The proposed plan shows certain properties bordering Waikare Inlet to be zoned Rural Production within a Coastal Environment with a High Natural Character. The visibility of the proposed development from these properties is reduced due to distance and existing scrub covering the land.

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 proposed development is to occur on the mainland in a General Coastal zone to become Rural Production. The proposed use and development are considered appropriate for the current and proposed zoning. Visibility from the coastal marine area and land bordering the coast is reduced due to distance. Existing vegetation cover, proposed plantings and dark exterior colours further reduces visibility from land bordering the coast.

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 property is currently zoned General Coastal in the operative Far North District Plan and will be zoned Rural Production in the proposed plan (buildings located outside of and well away from an area near the Mangroves zoned Coastal Environment). The development is in keeping with the intended use and is considered appropriate use and development for the 55.0878 ha section suitable for residential purposes. The proposal is not expected to negatively affect the qualities and characteristics of the coastal environment. Distance from the coastal marine area and existing vegetation 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 on the 55.0878 ha property. The buildings are located to the west, well away from the coast, close to existing access off Lane Road. Visibility from the coastal marine area and properties bordering the coast is reduced due to distance and existing vegetation. The proposal does not have any effect on dune systems, reefs or waterbodies and their margins.

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.

There is a high demand for construction on coastal properties with views. Lot 1 DP 66759 is suitable for residential development. The buildings are located to the west of the property, well away from the coast. The distance along with proposed external colours, existing vegetation and proposed plantings reduce the visibility of the buildings from the coastal marine area and land bordering the coast.

Potential environmental effects for example silt run off, onsite wastewater and stormwater are considered, avoided, remedied or mitigated.

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 regarding the proposal and potential effect on neighbouring properties. Visibility from the coastal marine area is reduced due to distance, proposed exterior colours, existing and proposed vegetation. The development is obscured or partially obscured from view along Lane and Russell Whakapara Road due to existing and proposed plantings.

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

There are minimal established dwellings located in the surrounding area. It is unlikely that the proposed development will be visible from any existing dwelling. The most visible dwelling from the house site is located on Lot 3 DP 367993 as shown in Photograph 7. It is unlikely the proposed buildings will be visible from this dwelling due to existing vegetation on Lot 3 and neighbouring properties.

Visibility from the coastal marine area and land bordering the coast is reduced due to distance, existing and proposed plantings.

Visibility from Lane Road and Russell Whakapara Road is obscured or partially obscured due to existing and proposed plantings.

The colours chosen for the exterior of the buildings will further assist in blending the development with the landscape.

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.

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

10.0 Conclusion

Lot 1 DP 66759 is currently zoned General Coastal. The buildings will be located in a Rural Production zone in the proposed plan. The residential use and scale of development are compatible with current and proposed zoning. A Visual Amenity Resource Consent will not be required under the new plan in a Rural Production zone.

There are minimal established dwellings located in the surrounding area. It is unlikely that the proposed development will be visible from any existing dwelling due to distance and existing vegetation.

Visibility from Lane Road and Russell Whakapara Road is obscured or partially obscured due to existing and proposed plantings.

Visibility from the coastal marine area and land bordering the coast is reduced due to distance, siting of buildings, existing and proposed plantings.

The colours chosen for the exterior of the buildings will further assist in reducing visibility, blending the development with the landscape.

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

Appendix I Certificate of Title



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




R. W. Muir
Registrar-General
of Land

Identifier NA24A/914
Land Registration District North Auckland
Date Issued 13 July 1972

Part-Cancelled

Prior References
NA416/123

Estate Fee Simple
Area 55.0878 hectares more or less
Legal Description Lot 1 Deposited Plan 66759

Registered Owners
Silent C Farming Limited

Interests

496051.1 Gazette Notice (NZ Gazette 17.5.1979 p.1537) proclaiming part (8555m2) as road and vesting the same in the Bay of Islands County Council - 14.6.1979 at 11:12 am

B751126.2 Transfer of part Lot 1 DP 119474 to Glenn Ross McNabb and Lynn Josephine McNabb -amalgamated CT NA68C/1000 issued - 12.11.1987 at 2:10 pm

Pursuant to Section 239(a) Resource Management Act 1991 Lot 3 DP 153547 is vested in the Far North District Council as a Local Purpose (Esplanade) Reserve subject to the Reserves Act 1977

C596810.3 CT NA91C/524-525 issued for Lot 1 and part Lot 2 DP 153547 - 5.5.1994 at 1:43 pm

Subject to electricity and communications rights over part marked A on DP 153547 created by Transfer C692416.1 - 13.12.1994 at 9:08 am

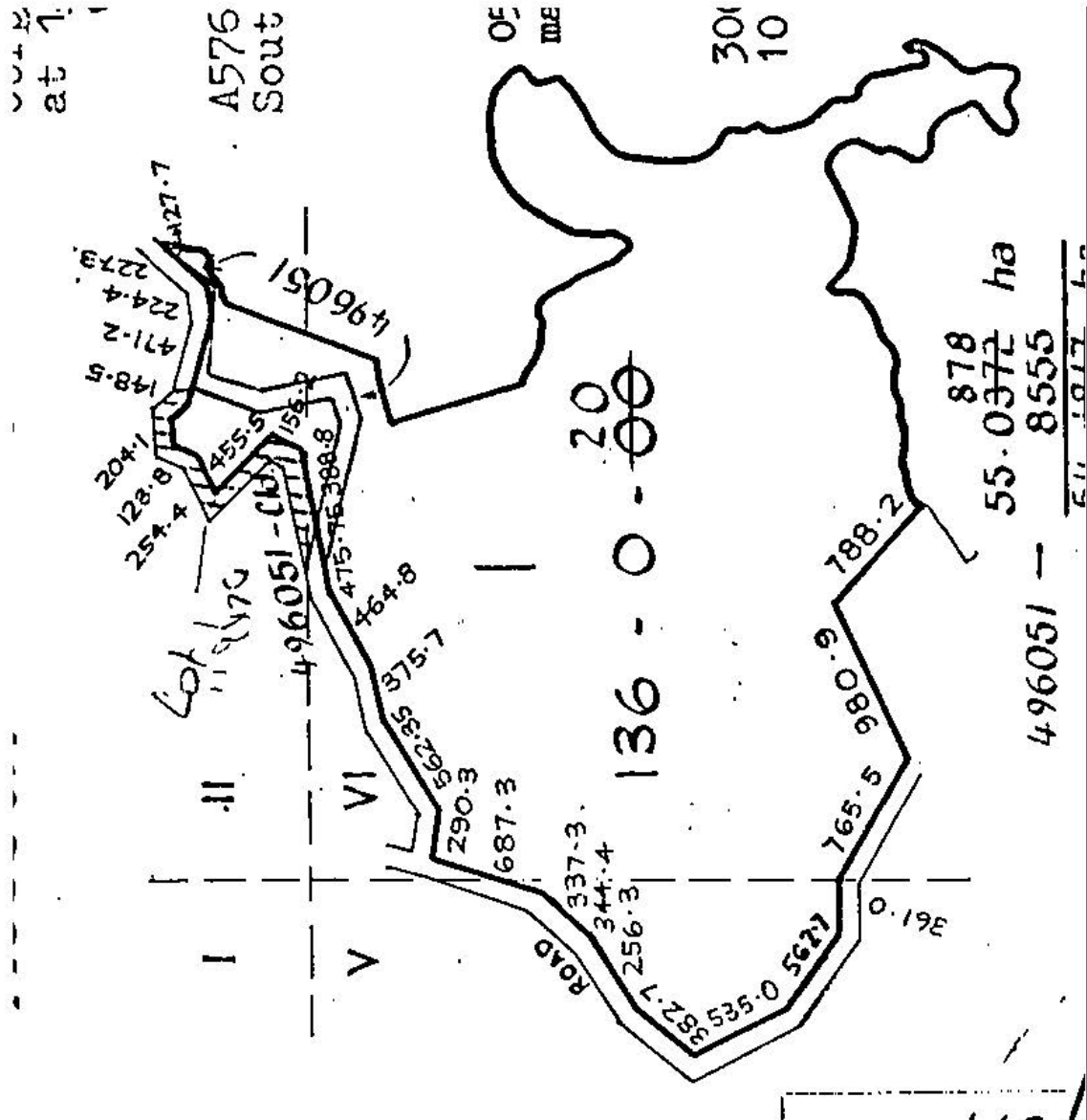
The easements created by Transfer C692416.1 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey electricity over part marked D on DP 367993 in favour of Top Energy Limited created by Easement Instrument 7551755.4 - 24.9.2007 at 9:00 am

Appurtenant hereto is a right to convey electricity created by Easement Instrument 7551755.6 - 24.9.2007 at 9:00 am

Land Covenant in Easement Instrument 7551755.7 - 24.9.2007 at 9:00 am

11647878.2 Mortgage to Bank of New Zealand - 26.3.2020 at 4:59 pm



Proposed Dwelling

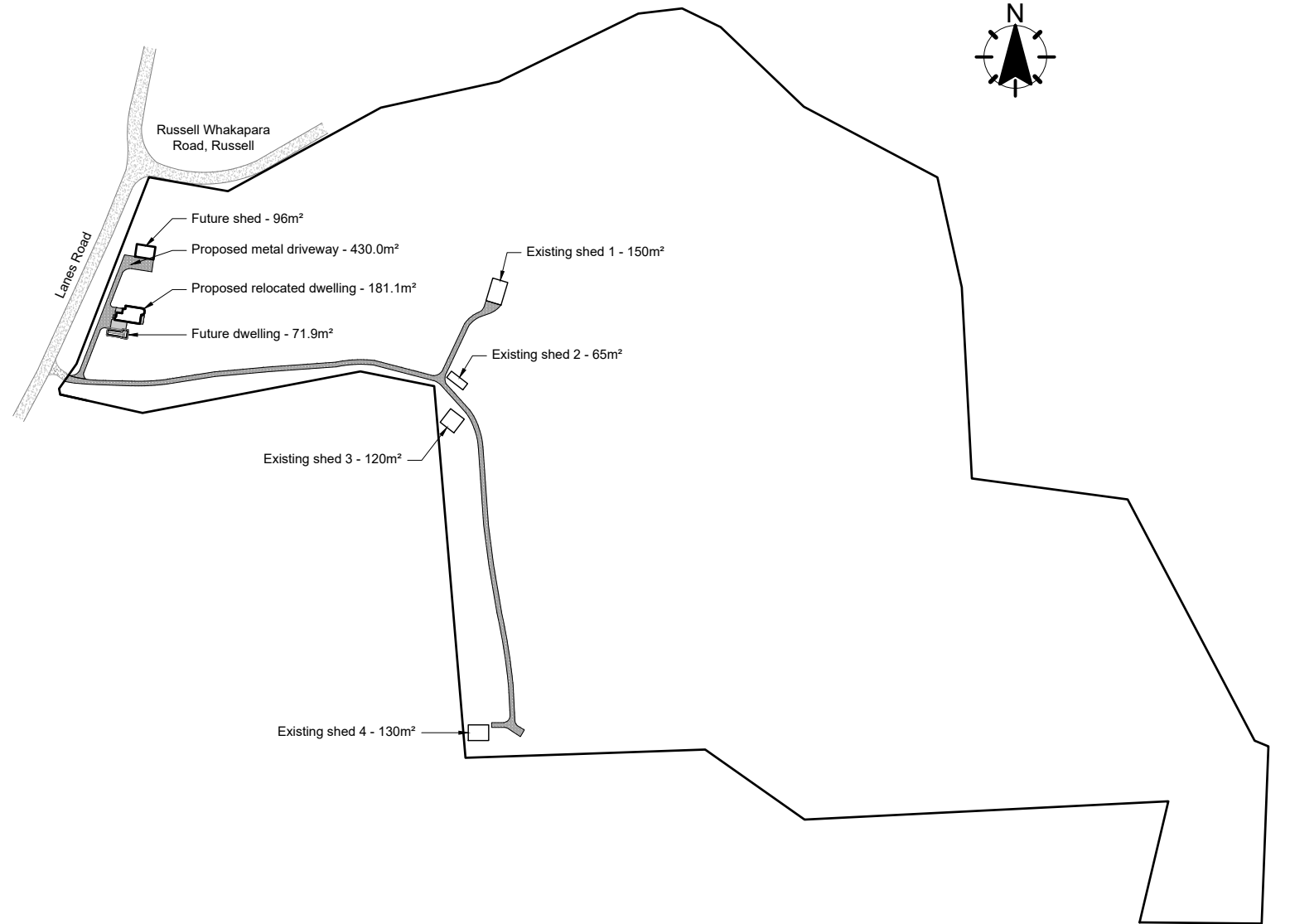
Andrew & Sarah Sclater
17 Lane Road
Russell
Far North District
Lot 1 DP 66759

Sheet Index		
Sheet No.	Sheet Title	Rev
A01a	Site Location Plan	E
A01b	Site Plan	E
A01c	Site Plan	E
A01d	Wastewater Details	E
A02	Floor Plan & Elevations	E
Revisions		
-	-	-

Concept Drawings
Date: 10 March 2025
Job Number: 4049
Drawn by:



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



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
 Andrew & Sarah Sclater
 17 Lane Road
 Russell
 Far North District
 Lot 1 DP 66759

Sheet Title
 Site Location Plan

Drawn 10 March 2025

Project No 4049

Rev	Sheet
E	A01a

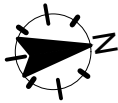
Scale (A3 Original) 1: 4000
 40 20 0 40 80 m



17 Lane Road, Russell



March 9 2025



Legend

- Open drain
- - - - - Setbacks
- - - - - Stormwater: 100mm Ø pipe, min. gradient 1:120
- - - - - Stormwater overflow: 100mm Ø pipe, min. gradient 1:120
- - - - - Power cable
- - - - - Sewer: 100mm Ø pipe, gradient 1:60
- - - - - Alkathene pipe
- - - - - Wastewater disposal field
- ▨ Reserve area

NOTES

1. All heights shown are existing ground heights.
2. 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.
3. Overflow from water tanks to be directed well away from the proposed wastewater disposal field.
4. Smoke alarms to be installed to NZS 4514:2021, refer to TP58 report for details.
5. 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)

Lot 1 DP 66759
 Lot area: 550,878m²
 Roof pitch: 25°
 Cladding weight: Light
 Corrosion zone: C
 Wind zone: Very High
 General Coastal Zone

District plan compliance:

Residential intensity: Complies

Visual amenity: Does not comply, RC Required

Stormwater Management

(Impermeable surfaces):	
Existing driveway:	1,725.0m ²
Existing shed 1:	150.0m ²
Existing shed 2:	65.0m ²
Existing shed 3:	120.0m ²
Existing shed 4:	130.0m ²
Proposed metal driveway:	431.0m ²
Proposed dwelling:	181.1m ²
Future dwelling:	71.9m ²
Future shed:	96.0m ²
Total proposed:	2,970.0m²

Total permitted = 10% of gross site area = 55,087.8m²
 Total proposed = 2,970.0m² = <1% Complies

Setbacks to boundaries: 10m min. Complies

Building height:
 Permitted: 8m max
 Proposed: 6.775m to mean GL: Complies

Sunlight rule: Complies

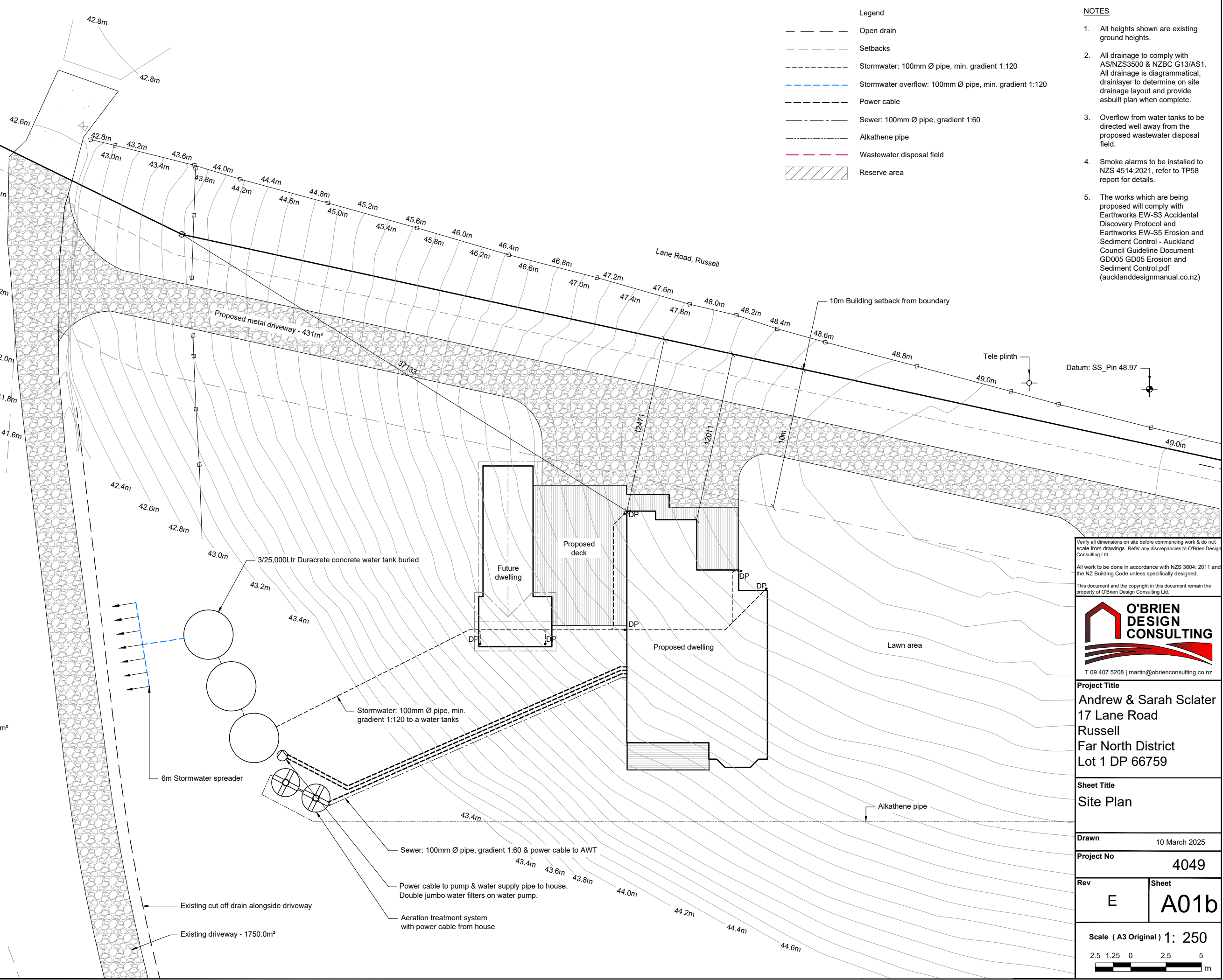
Residential intensity:

Lot area: 55.0878 Ha
 Number of residential units: 1 & 1 future
 Permitted = One unit per 20Ha of land: Complies

Earthworks

Driveway cut:	43.0m ³
Fill:	43.0m ³
Cut/Fill:	86.0m³

Total permitted = 300m³ Complies



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
 Andrew & Sarah Sclater
 17 Lane Road
 Russell
 Far North District
 Lot 1 DP 66759

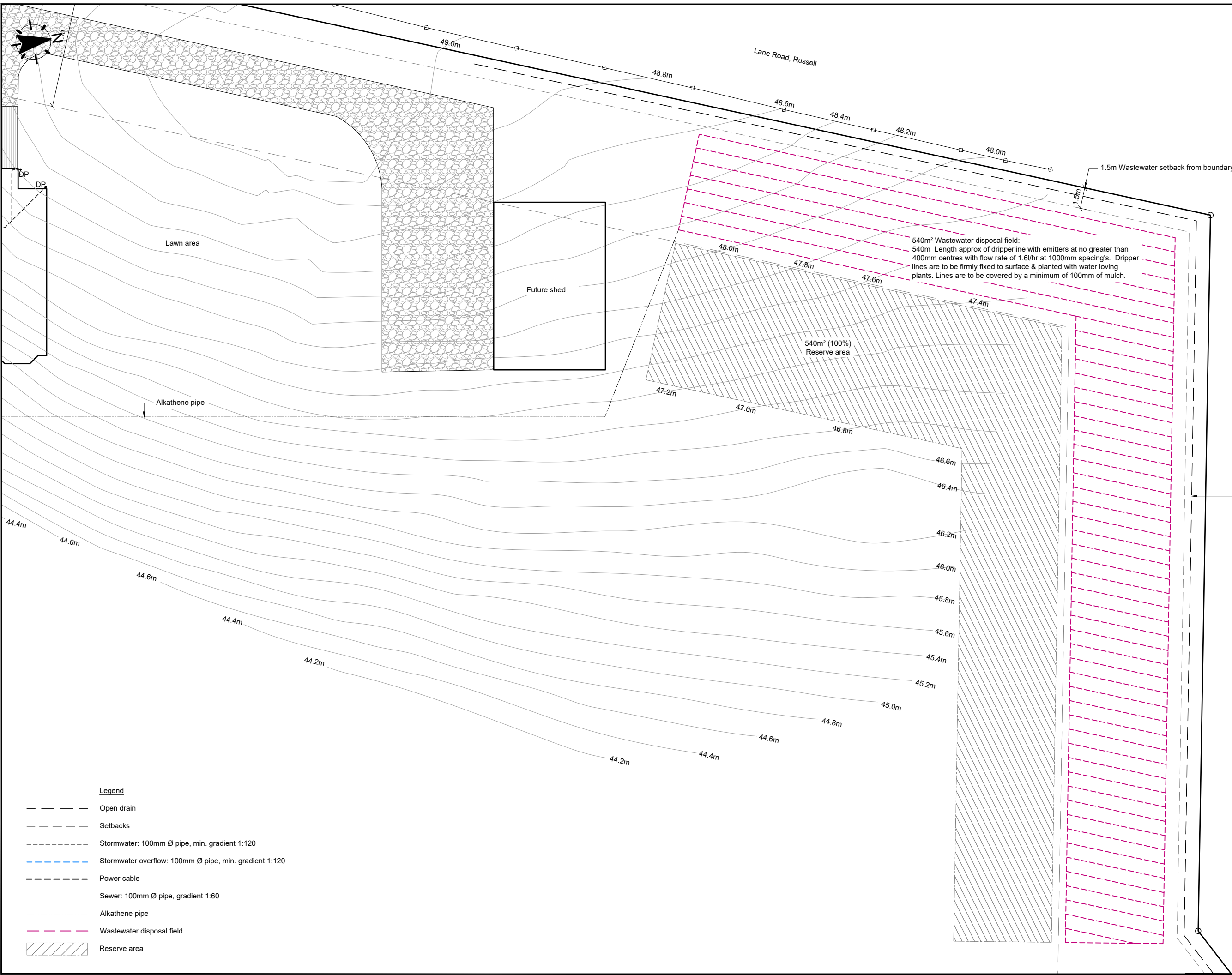
Sheet Title
 Site Plan

Drawn 10 March 2025

Project No 4049

Rev E **Sheet** A01b

Scale (A3 Original) 1: 250
 2.5 1.25 0 2.5 5 m



- NOTES**
- All heights shown are existing ground heights.
 - 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.
 - Length of dripper lines to be no more than 100m between feed points.
 - Dripper lines to follow contour lines
 - Dripper lines to be setback:
 - 1.5m from buildings
 - 1.5m from property boundaries
 - 5m from any intermittent storm water flow path such as a drain or overland flow path down slope of the field
 - Overflow from water tanks to be directed well away from the proposed wastewater disposal field.
 - Smoke alarms to be installed to NZS 4514:2021, refer to TP58 report for details.
 - 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)

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Project Title
 Andrew & Sarah Sclater
 17 Lane Road
 Russell
 Far North District
 Lot 1 DP 66759

Sheet Title
 Site Plan

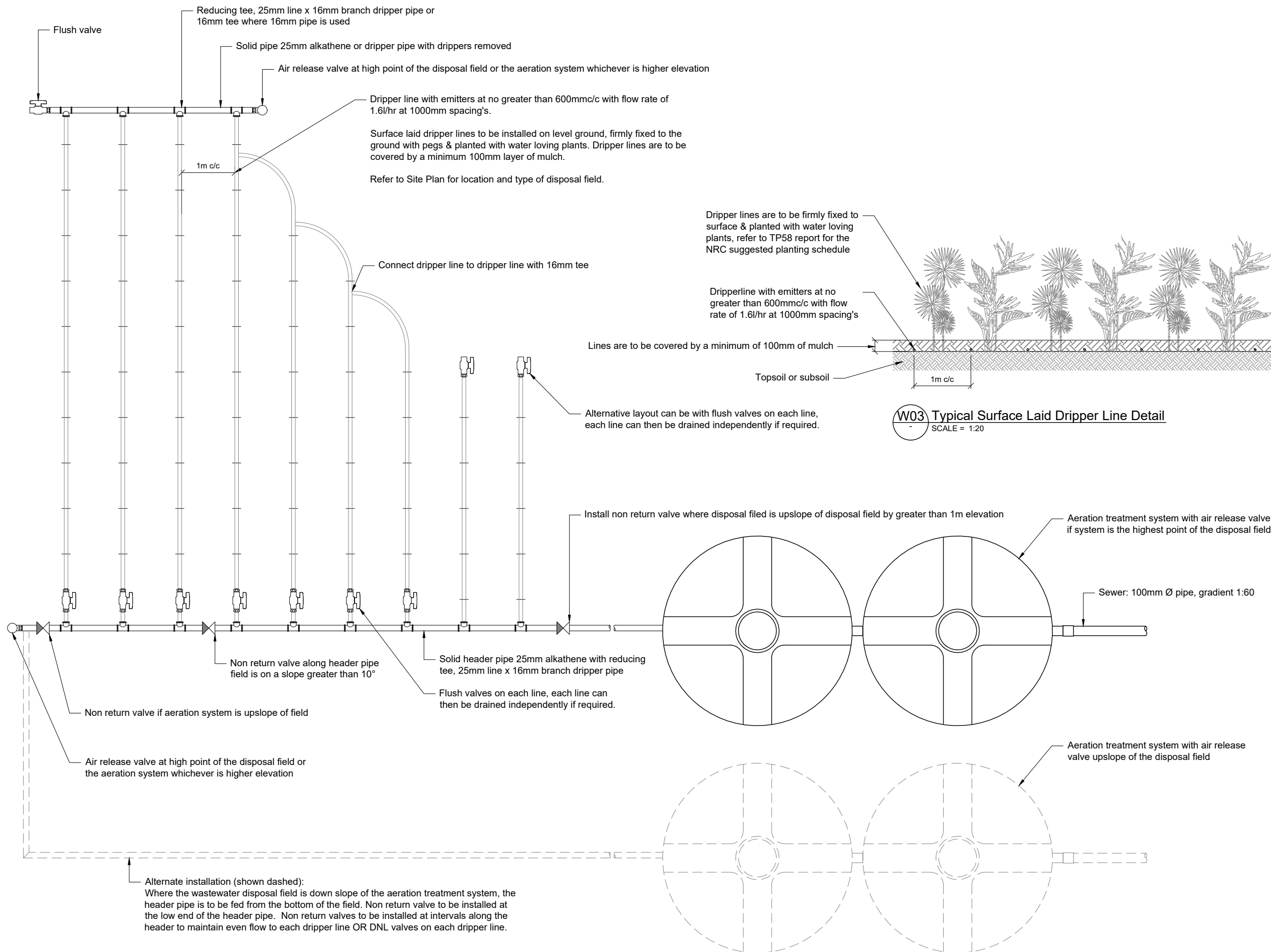
Drawn 10 March 2025

Project No 4049

Rev	Sheet
E	A01c



- Legend**
- Open drain
 - Setbacks
 - Stormwater: 100mm Ø pipe, min. gradient 1:120
 - Stormwater overflow: 100mm Ø pipe, min. gradient 1:120
 - Power cable
 - Sewer: 100mm Ø pipe, gradient 1:60
 - Alkathene pipe
 - Wastewater disposal field
 - Reserve area



W01 Typical Wastewater Disposal Field Plan
SCALE = 1:20

W03 Typical Surface Laid Dripper Line Detail
SCALE = 1:20

- NOTES**
1. All drainage is diagrammatical, do not scale from drawing.
 2. Length of dripper lines to be no more than 100m between feed points.
 3. Dripper lines to follow contour lines.
 4. Dripper lines to be laid on even ground, laying dripper lines on gully's or humps in the ground can cause ponding.
 5. Air release valve to be at the high point in the disposal field or at the system if that is a higher elevation, locations shown on detail are indicative.
 6. 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)

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Project Title
Andrew & Sarah Sclater
17 Lane Road
Russell
Far North District
Lot 1 DP 66759

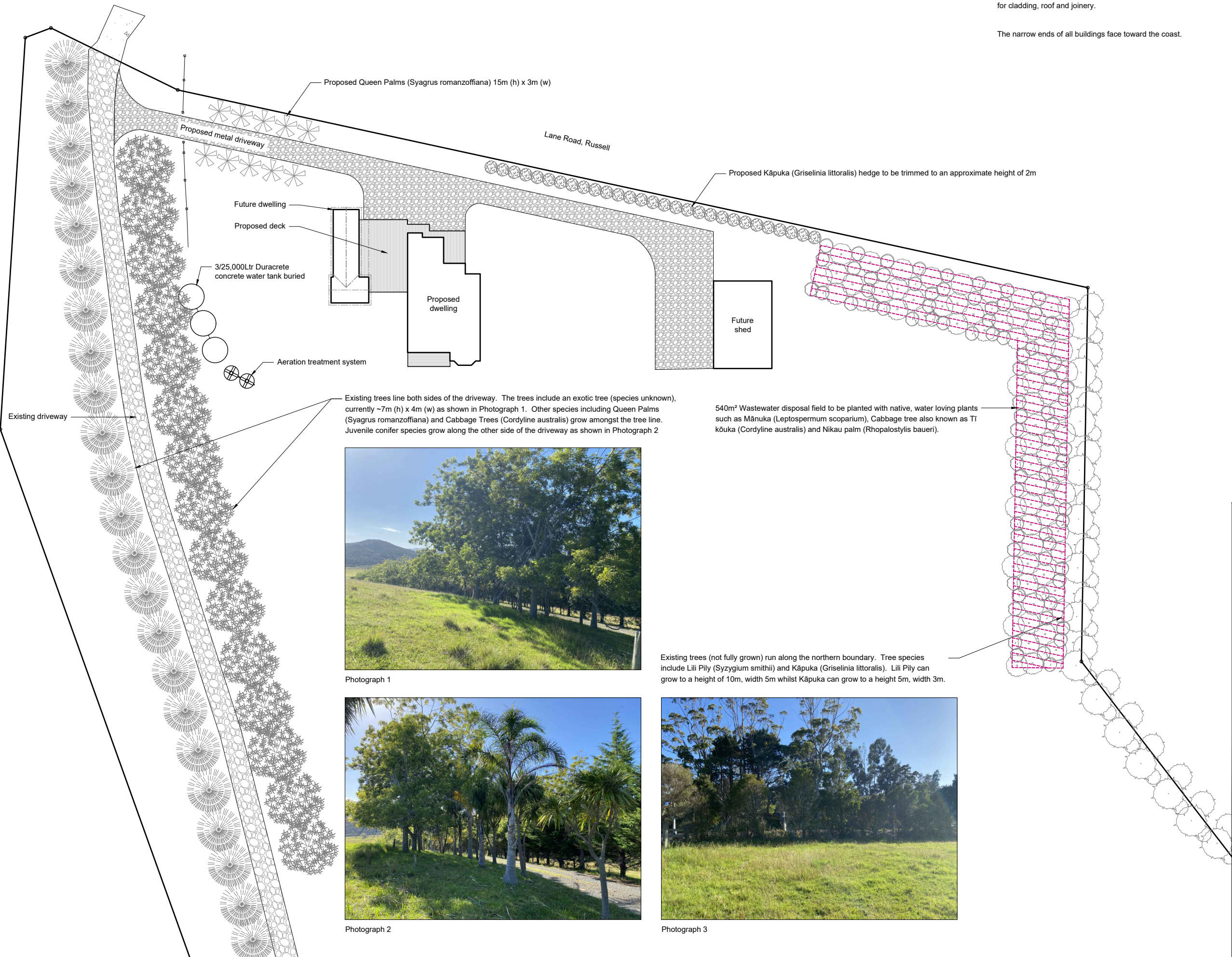
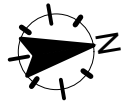
Sheet Title
Wastewater Details

Drawn 10 March 2025

Project No 4049

Rev	Sheet
E	A01d

Scale (A3 Original) 1: 20
0.2 0.1 0 0.2 0.4 m



Existing driveway

Future dwelling
Proposed deck

3/25,000Ltr Duracrete
concrete water tank buried

Aeration treatment system

Proposed dwelling

Future shed

Proposed Queen Palms (*Syagrus romanzoffiana*) 15m (h) x 3m (w)

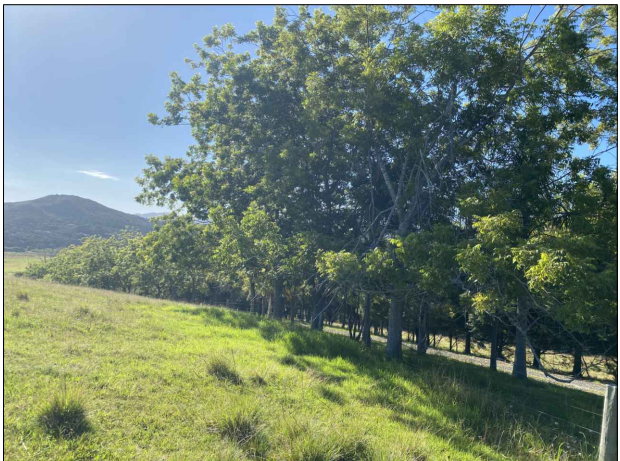
Proposed metal driveway

Lane Road, Russell

Proposed Kāpuka (*Griselinia littoralis*) hedge to be trimmed to an approximate height of 2m

Existing trees line both sides of the driveway. The trees include an exotic tree (species unknown), currently ~7m (h) x 4m (w) as shown in Photograph 1. Other species including Queen Palms (*Syagrus romanzoffiana*) and Cabbage Trees (*Cordyline australis*) grow amongst the tree line. Juvenile conifer species grow along the other side of the driveway as shown in Photograph 2

540m² Wastewater disposal field to be planted with native, water loving plants such as Mānuka (*Leptospermum scoparium*), Cabbage tree also known as Tī kōuka (*Cordyline australis*) and Nikau palm (*Rhopalostylis baueri*).

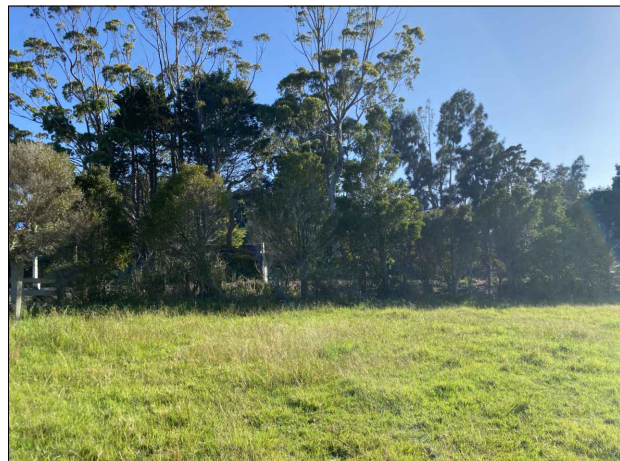


Photograph 1



Photograph 2

Existing trees (not fully grown) run along the northern boundary. Tree species include Lili Pili (*Syzygium smithii*) and Kāpuka (*Griselinia littoralis*). Lili Pili can grow to a height of 10m, width 5m whilst Kāpuka can grow to a height 5m, width 3m.



Photograph 3

BUILDING NOTE:
The exterior of the buildings will be within the BS52522 standard colour palette with a reflectance value of 30% or less. Concord CC, N62-007-087 or darker proposed for cladding, roof and joinery.

The narrow ends of all buildings face toward the coast.

- Planting Method:**
1. Spray areas to be planted with weed killer 3 weeks prior to planting.
 2. If possible plan planting for autumn (most favorable), winter and spring. Avoid planting during hot summer months.
 3. Excavate a hole 250mm deep x 250mm wide.
 4. Remove plastic pb3 bag from the plant and place the plants roots in the hole.
 5. Use the soil from hole excavation to refill around the root ball of the plant making sure that the original potting mix of the plant is level to the surrounding ground.
 6. Water the plant well.
 7. In order to suppress weed growth and for moisture retention, it is recommended a layer of approximately 700mm of mulch is placed around each plant.

- Maintenance Schedule:**
1. Remove weed species from around the plants regularly.
 2. A small handful of all-purpose garden fertilizer may be sprinkled around each plant annually to encourage growth and plant health.
 3. Re apply mulch when needed.
 4. Water over the summer months in the first year. However, once plants are established they will cope well with dry conditions.

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
Andrew & Sarah Sclater
17 Lane Road
Russell
Far North District
Lot 1 DP 66759

Sheet Title
Landscape Plan

Drawn 10 March 2025

Project No 4049

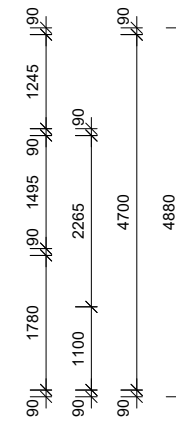
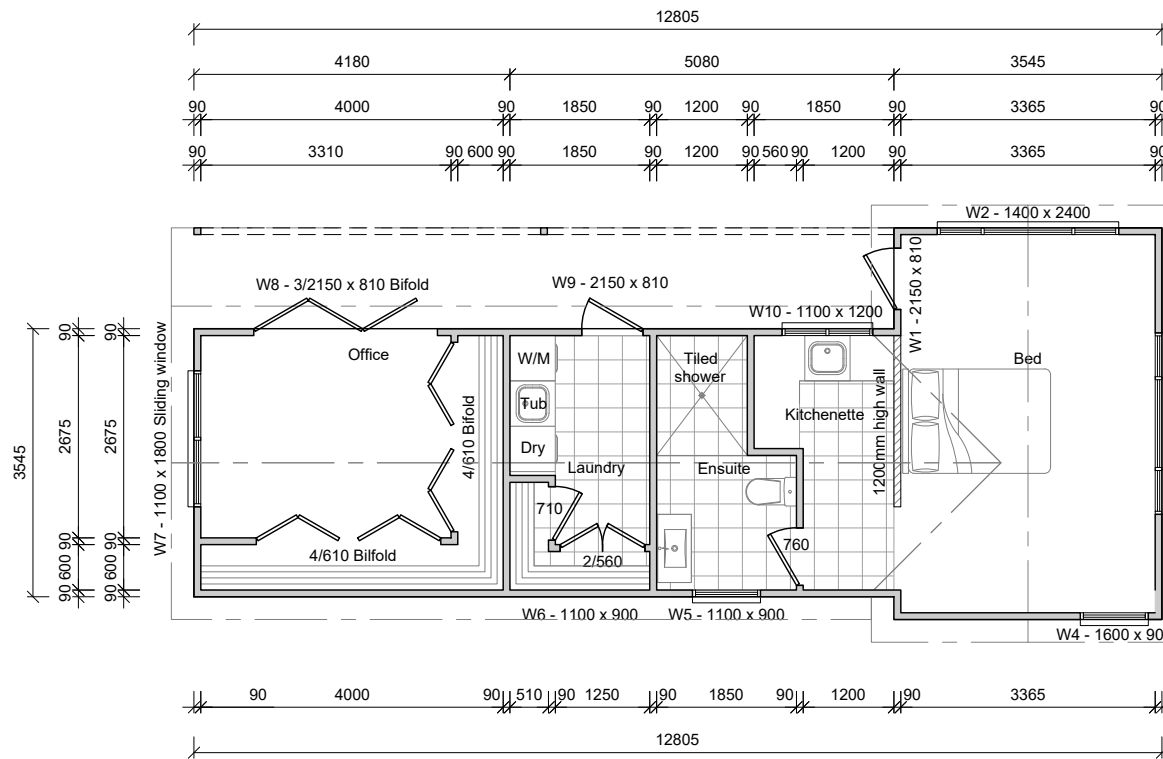
Rev	Sheet
E	A01e

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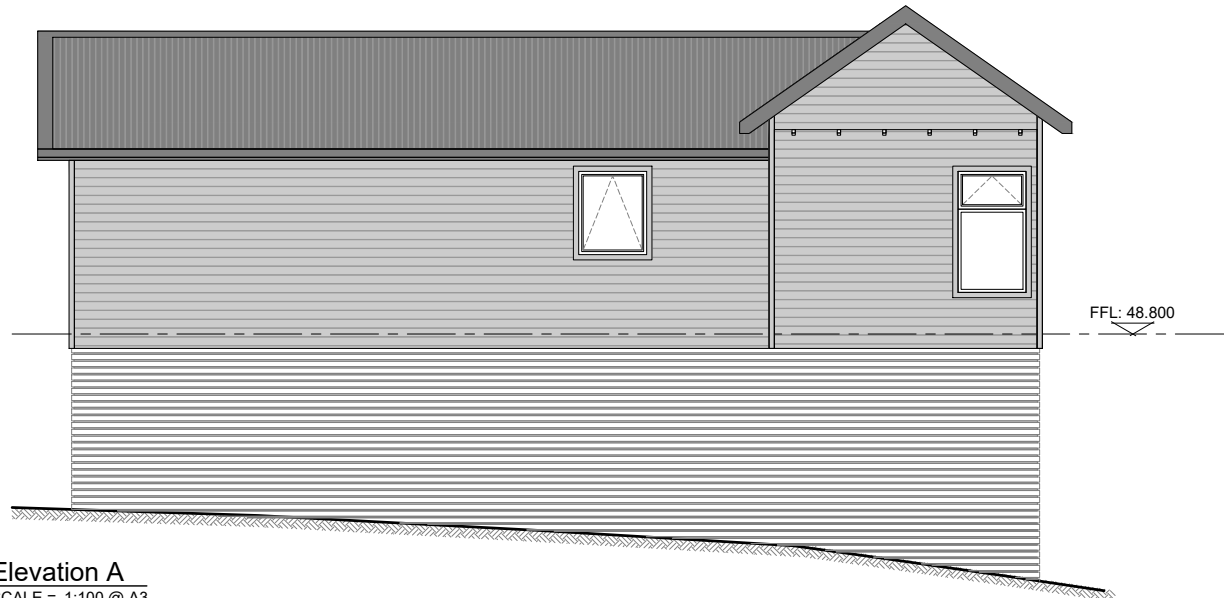


SPECIFICATION:

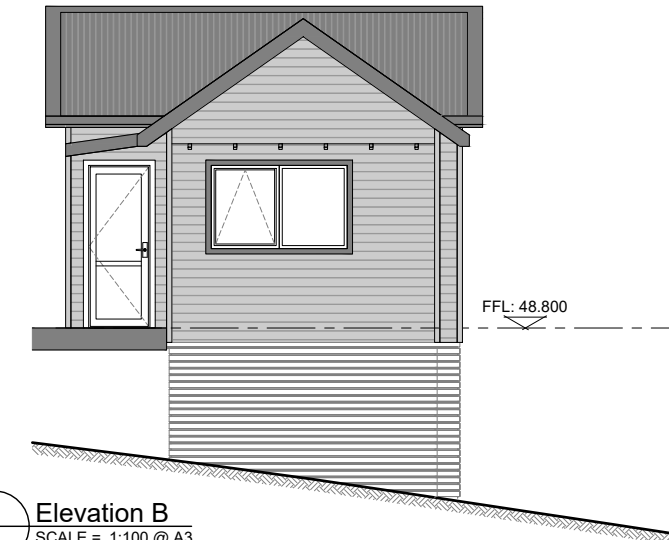
- Very high wind zone
- Exposure zone C
- Pile foundations & timber subfloor
- 2.7m Stud height
- Timber weatherboard
- Corrugate roofing
- 30° Roof pitch
- 10mm GIB wall lining
- 13mm GIB ceiling lining
- Hardiflex soffit lining
- Continuous external rainwater system & fascia with 80Ø downpipe, unless 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.



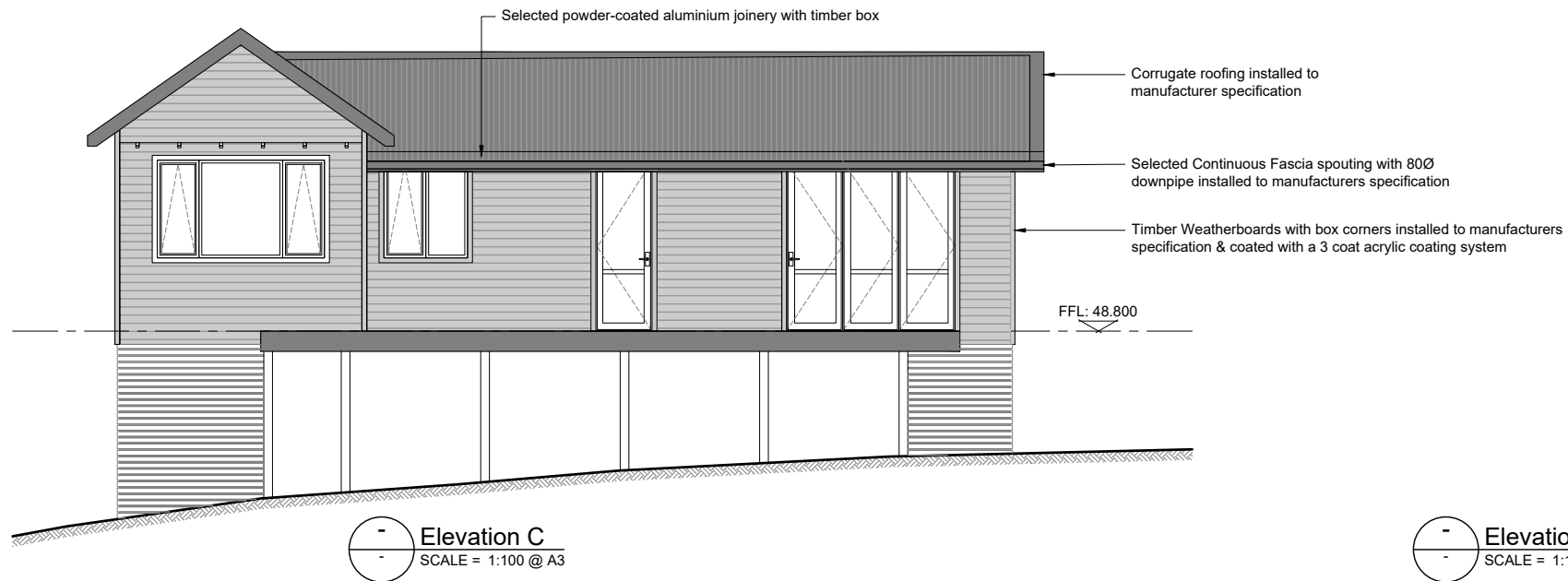
- NOTE:**
1. All dimensions taken from the outside of pre-cut, please check all dimensions before construction commences.
 2. Refer to Section for lintel dimensions, stud spacing & external door offsets.
 3. Additional nogs to be installed at framing stage to allow for fixed shelves, wall mounted extractors,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



Elevation A
SCALE = 1:100 @ A3



Elevation B
SCALE = 1:100 @ A3



Elevation C
SCALE = 1:100 @ A3



Elevation D
SCALE = 1:100 @ A3

BUILDING AREA:

Floor Area: 51.2m²
Roof Area: 71.9m²

FIXINGS:

Exposure Zone: C
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.

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

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Project Title
Andrew & Sarah Sclater
17 Lane Road
Russell
Far North District
Lot 1 DP 66759

Sheet Title
Floor Plan & Elevations

Drawn 10 March 2025

Project No 4049

Rev	Sheet
E	A02

Scale (A3 Original) 1: 100

**PROPOSED RELOCATE DWELLING FOR
Sarah & Andrew Sclater**

Part Lot 1 DP 66759

**17 Lanes Road,
Russell
NORTHLAND 0272**



GENERAL NOTES

WIND ZONE IS HIGH

DRAINAGE

Plumbing & Drainage system is as per NZBC G13 AS1

ANY NEW TIMBER FRAMING

In accordance with NZS 3604 design specifications all timber to be SG8 graded timber unless otherwise stated.

All Wall framing & Trusses to be H1.2 treated unless otherwise specified.

Construction to comply with NZS 3604:2011, Local Body bylaws & the NZ Building code.

FOUNDATIONS

All foundations must be as per the recommendations of Site Suitability report.

Construction of the timber pile foundations is to be in accordance with Engineers, Design, Calculations and PS1.

NOTE

All dimension and underground service locations to be checked on site prior to commencement of work.

Work only to figured dimensions. In the event of a discrepancy contact the designer. Do not scale from the drawings.

Do not change any details without prior written consent of the designer or owner. The Building Contractor/ Home owner is to check all levels, dimensions, connections and Manufacturer specifications prior to manufacturing or beginning any works to make sure that all materials and labour necessary to complete the project are included, whether inferred, drawn on the plans or not.

Liability will not be accepted by the Designer for any materials and labour not shown on the drawings or required by the Local Territorial Authority.

DRAWING LIST	
PAGE	DRAWING TITLE
	COVER PAGE
	PRELIMINARY & GENERAL
2.1	FLOOR PLAN
2.2	ELEVATIONS

REVISIONS

28 FEBRUARY 2025 - CD 04

- CONCEPT ISSUED TO CLIENT - CHANGE ELEVATION, ADD MEAN FGL

24 FEBRUARY 2025 - CD 03 - CONCEPT ISSUED TO CLIENT - CHANGE TO DECK SIZE

20 FEBRUARY 2025 - ENG 01 - FOUNDATIONS TO ENGINEER FOR SED

13 FEBRUARY 2025 - CD 02 - CONCEPT ISSUED TO CLIENT - CHANGE TO DECK SIZE

3 FEBRUARY 2025 - ENG 01 - FOUNDATIONS ISSUED TO R&R FOR REVIEW

3 FEBRUARY 2025 - CD 01 - CONCEPT ISSUED TO CLIENT

11 NOVEMBER 2024 - DRAFT - DRAFT CONCEPT ISSUED TO CLIENT - HOUSE POSITION MOVED

1 NOVEMBER 2024 - DRAFT - DRAFT CONCEPT ISSUED TO CLIENT

INSPIRED
ARCHITECTURE LTD

NOTES

Contractor to check all dimensions & conditions on site before commencing work.

Do not scale.

Work only to figured dimensions. In the event of a discrepancy contact the designer.

TITLE

PRELIMINARY &
GENERAL

ISSUE DATE 28/02/2025

JOB No. 24055

DRAWN BY P Palmer

CHECKED BY C DAWSON

PROJECT

PROPOSED RELOCATED
DWELLING FOR

Sarah & Andrew Sclater

17 Lanes Road, Russell
NORTHLAND 0272

REVISIONS

SCALE

1:1

DRAWING CODE DRAWING ISSUE

CD 04

DRAWING No

2

FLOOR PLAN NOTES

CONTRACTOR IS TO CHECK & CONFIRM ALL DIMENSIONS OF DWELLING & SUBFLOOR FRAMING ON SITE BEFORE COMMENCING ANY WORKS. DIMENSIONS SHOWING ON PLAN ARE INDICATIVE ONLY & MAY VARY TO THOSE OF THE DWELLING & SUBFLOOR FRAMING.

FROM MEDIUM TO HIGH WIND ZONE
ADD SINGLE Z NAIL TO PURLIN/RAFTER CONNECTION IN PERIPHERY AREAS

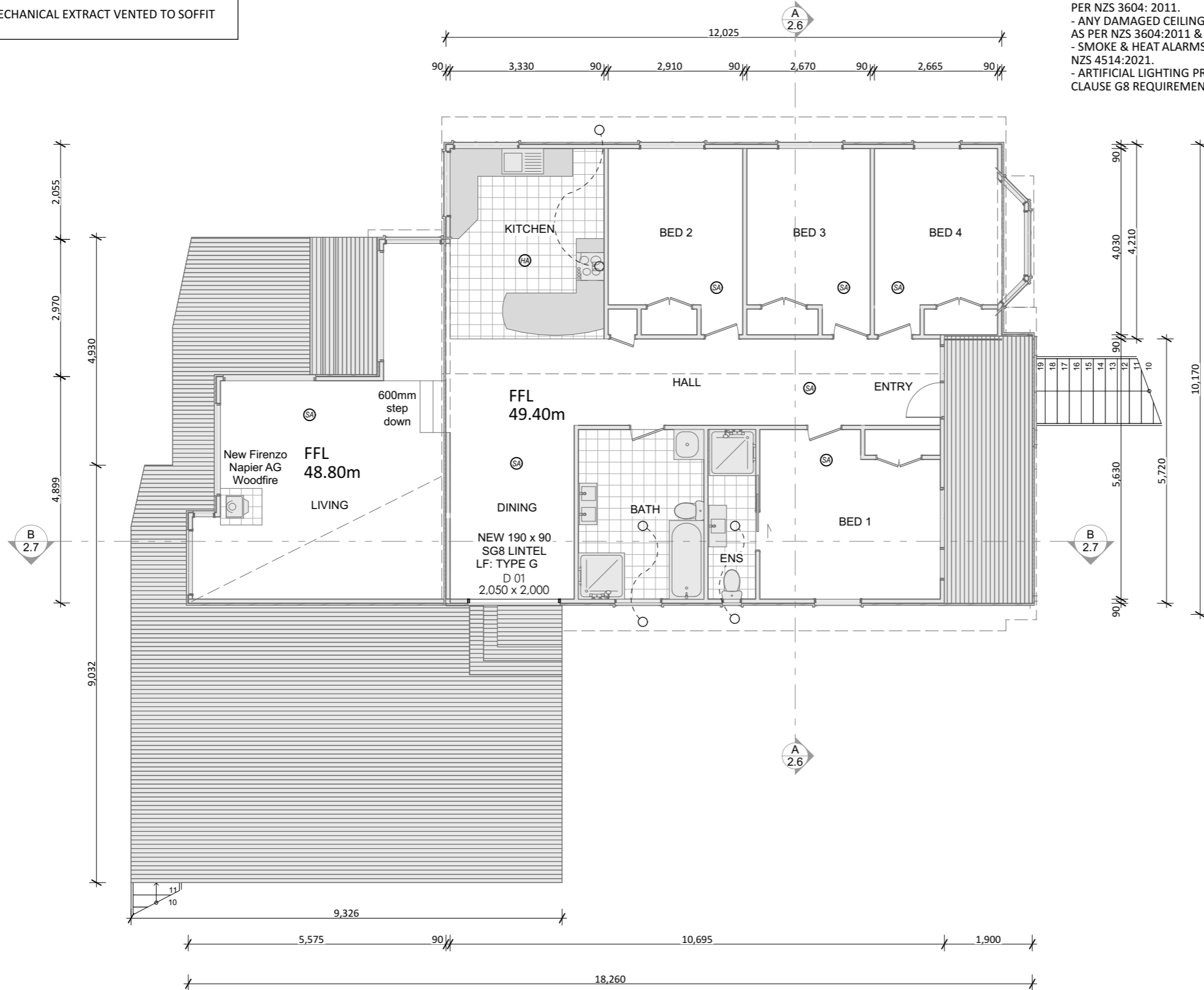
NOTES:
 - ANY SUSPECTED ASBESTOS MATERIALS MUST BE HANDLED BY A SUITABLY QUALIFIED PROFESSIONAL AS PER THE HEALTH AND SAFETY AT WORK (ASBESTOS) REGULATIONS 2016.
 - ANY DAMAGED FRAMING IS TO BE REPAIRED & REPLACED LIKE FOR LIKE & MADE GOOD, AS PER NZS 3604:2011 REQUIREMENTS. THESE REPAIRS CAN BE CARRIED OUT AS SCHEDULE 1 WORKS & ARE TO BE AS PER NZS 3604: 2011.
 - ANY DAMAGED CEILING LININGS & INSULATION ARE TO BE REPLACED AS PER NZS 3604:2011 & NZBC H1/AS1.
 - SMOKE & HEAT ALARMS TO BE LOCATED & INTERCONNECTED AS PER NZS 4514:2021.
 - ARTIFICIAL LIGHTING PROVIDED ALONG ACCESS ROUTE AS PER NZBC CLAUSE G8 REQUIREMENTS.

KEY:

	EXISTING VINYL FLOORING
	SMOKE ALARM
	HEAT ALARM
	MECHANICAL EXTRACT VENTED TO SOFFIT

PROPOSED DWELLING AREA

GROUND FLOOR AREA	147.38m ²
ROOF AREA	181.06m ²
TIMBER DECK/LANDINGS	85.55m ²



NOTES

Contractor to check all dimensions & conditions on site before commencing work.

Do not scale.

Work only to figured dimensions. In the event of a discrepancy contact the designer.

TITLE

FLOOR PLAN

ISSUE DATE 28/02/2025

JOB No. 24055

DRAWN BY P Palmer

CHECKED BY C DAWSON

PROJECT

PROPOSED RELOCATED DWELLING FOR Sarah & Andrew Sclater
17 Lanes Road, Russell
NORTHLAND 0272

REVISIONS

SCALE **1:100**

DRAWING CODE	DRAWING ISSUE
2.1	CD 04

DRAWING No **8**

FLOOR PLAN

1:100

NOTES

Contractor to check all dimensions & conditions on site before commencing work.

Do not scale.

Work only to figured dimensions. In the event of a discrepancy contact the designer.

TITLE

ELEVATIONS

ISSUE DATE 28/02/2025

JOB No. 24055

DRAWN BY P Palmer

CHECKED BY C DAWSON

PROJECT

PROPOSED RELOCATED DWELLING FOR Sarah & Andrew Sclater

17 Lanes Road, Russell
NORTHLAND 0272

REVISIONS

SCALE

1:200, 1:100

DRAWING CODE

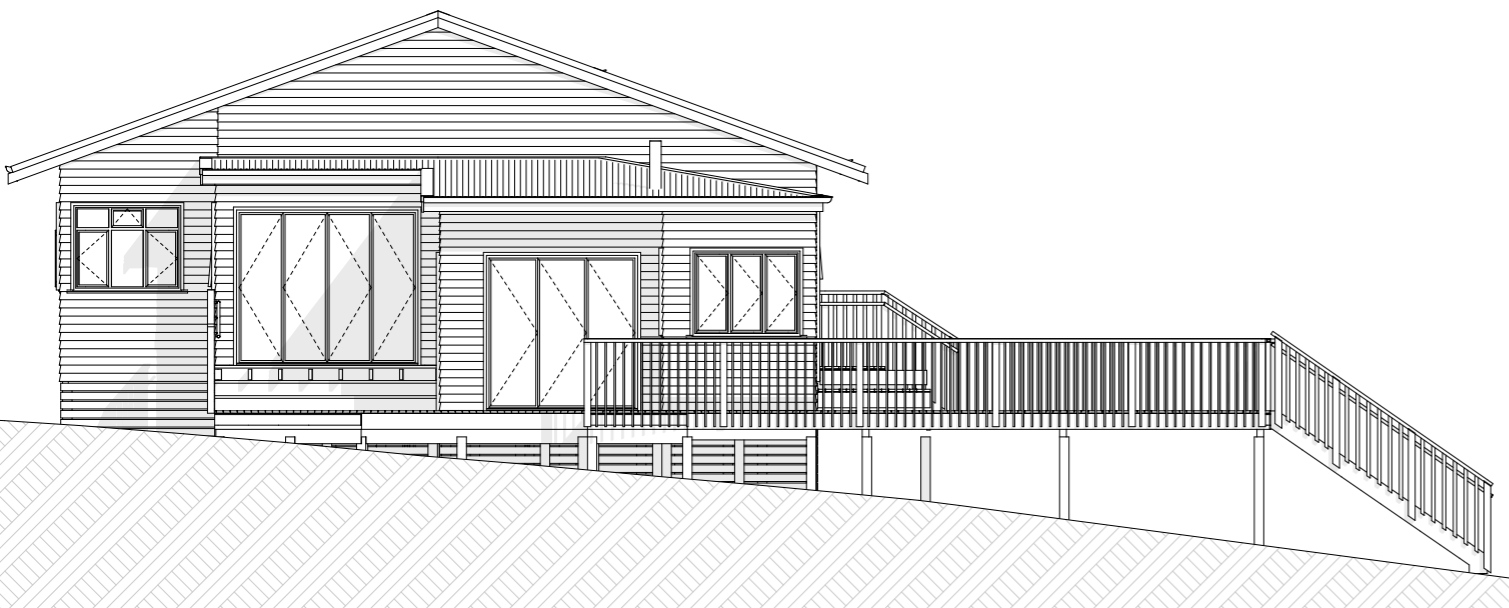
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DRAWING ISSUE

CD 04

DRAWING No

9



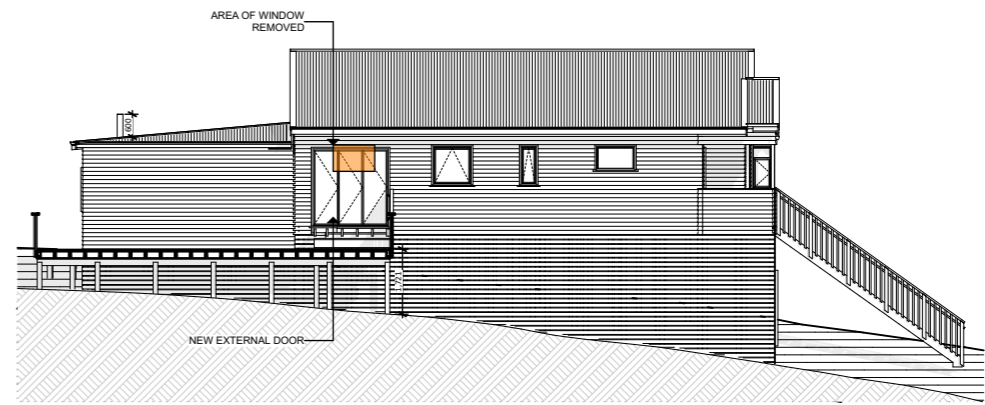
WEST ELEVATION

1:100



EAST ELEVATION

1:100



SOUTH ELEVATION

1:200



NORTH ELEVATION

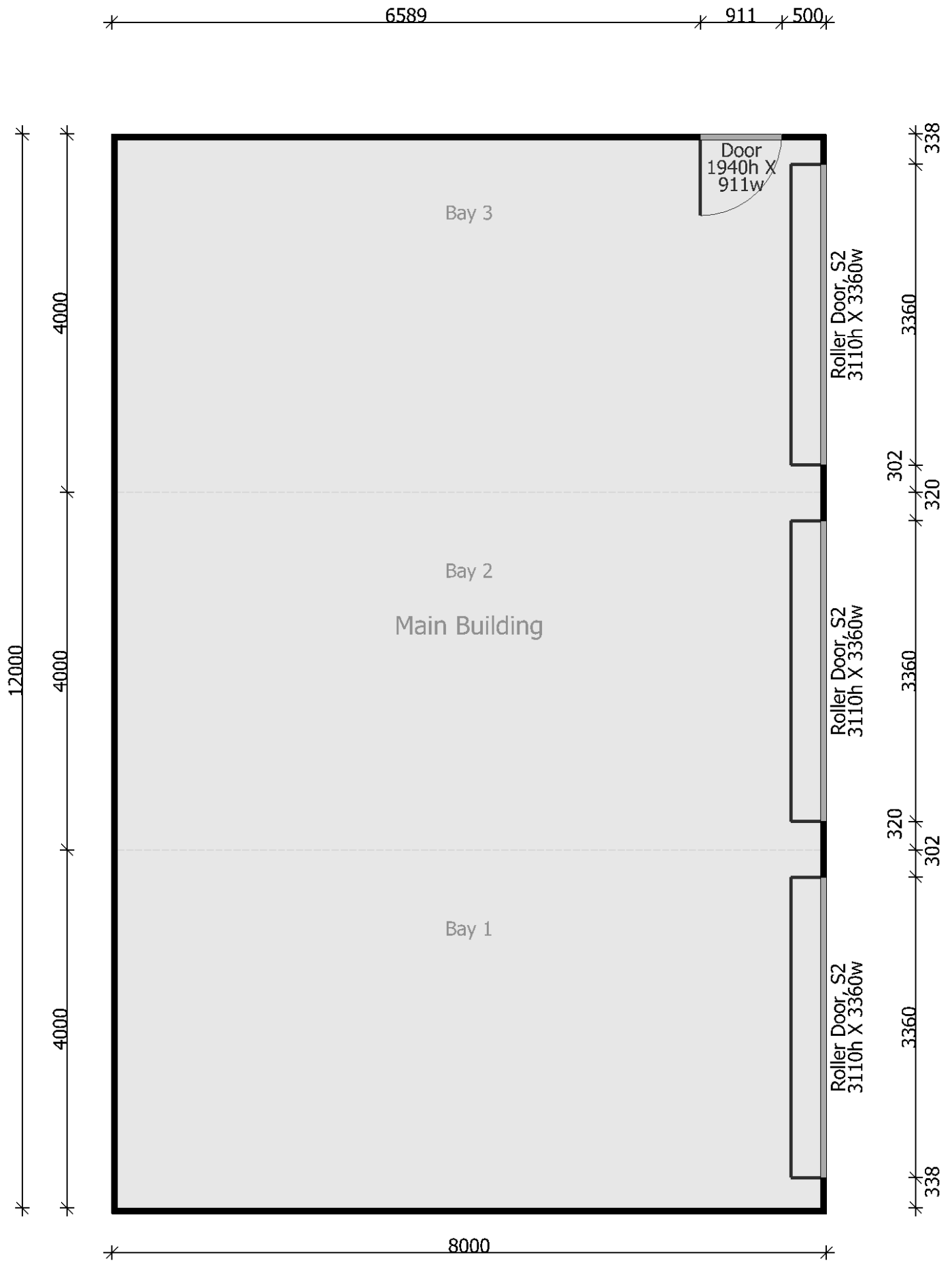
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BUILDING ENVELOPE RISK MATRIX WORST CASE SCENARIO ELEVATION		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low	0
Total Risk Score:		8

MAIN PRIVATE STAIRS:
RISER: 190mm MAX
TREAD: 280mm MIN.

GLAZING:
SAFETY GLAZING IS TO BE
INSTALLED FOR ANY NEW JOINERY
AS PER NZS 4223.3 & NZBC F2/AS1.

NOTE:
- HAND RAILS REQUIRED FOR STAIRS
AS PER NZBC D1/AS1.
- 1.0m HIGH BARRIER FOR DECK
ONLY REQUIRED WHERE DECK FFL
HEIGHT IS GREATER THAN 1.0m
FROM FGL AS PER NZBC F4/AS1.
- 45x45 H3.2 VERTICAL BALUSTERS
WITH 100mm MAX GAPS BETWEEN.



* All Dimensions in mm. Colours shown are examples only. For exact colour samples see your local Totalspan Bay of Islands/Hokianga representative.
 NOTE Drawings are not construction issue. Shop drawings (For Construction) will be detailed prior to fabrication.

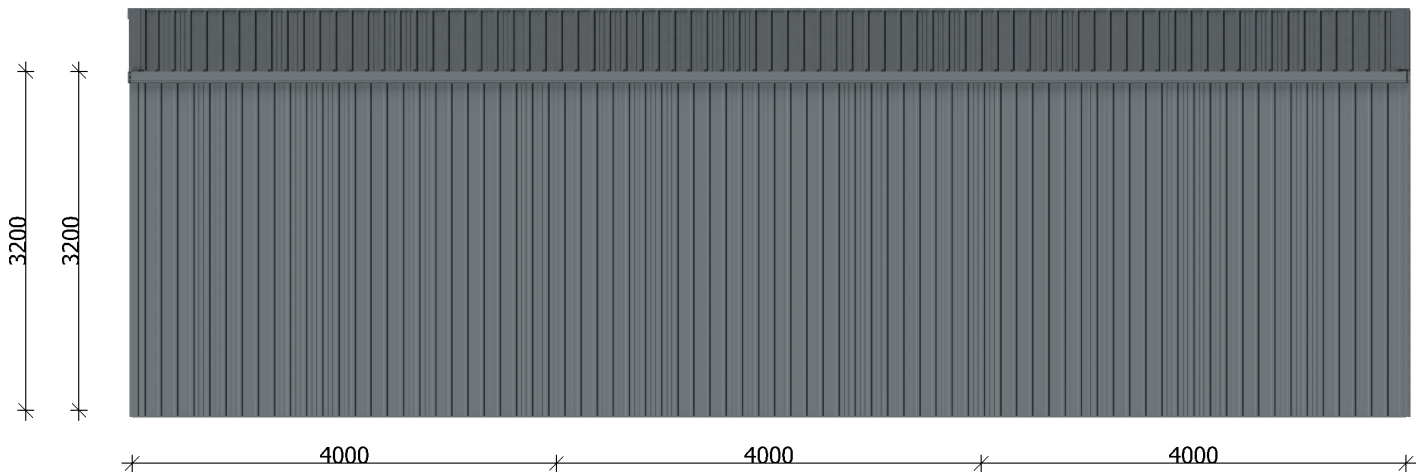
Big BOI Sheds Ltd.
 1235 State Highway 10, , Kerikeri, 293, New Zealand
 Phone: 94077875
 Email: boi_hokianga@totalspan.co.nz

For:
 The Client
 17 Lanes Road
 Russell, New Zealand
 0272

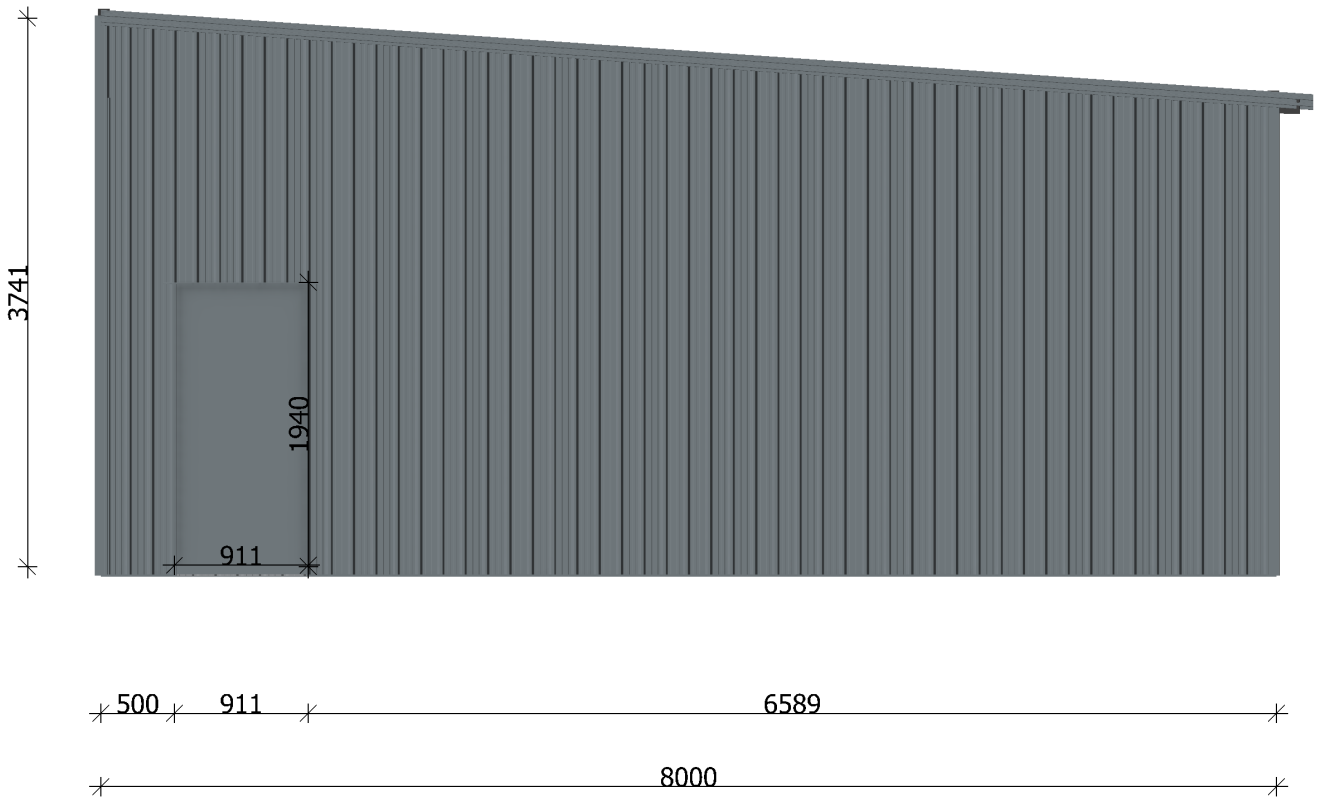
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 Page 1 of 4





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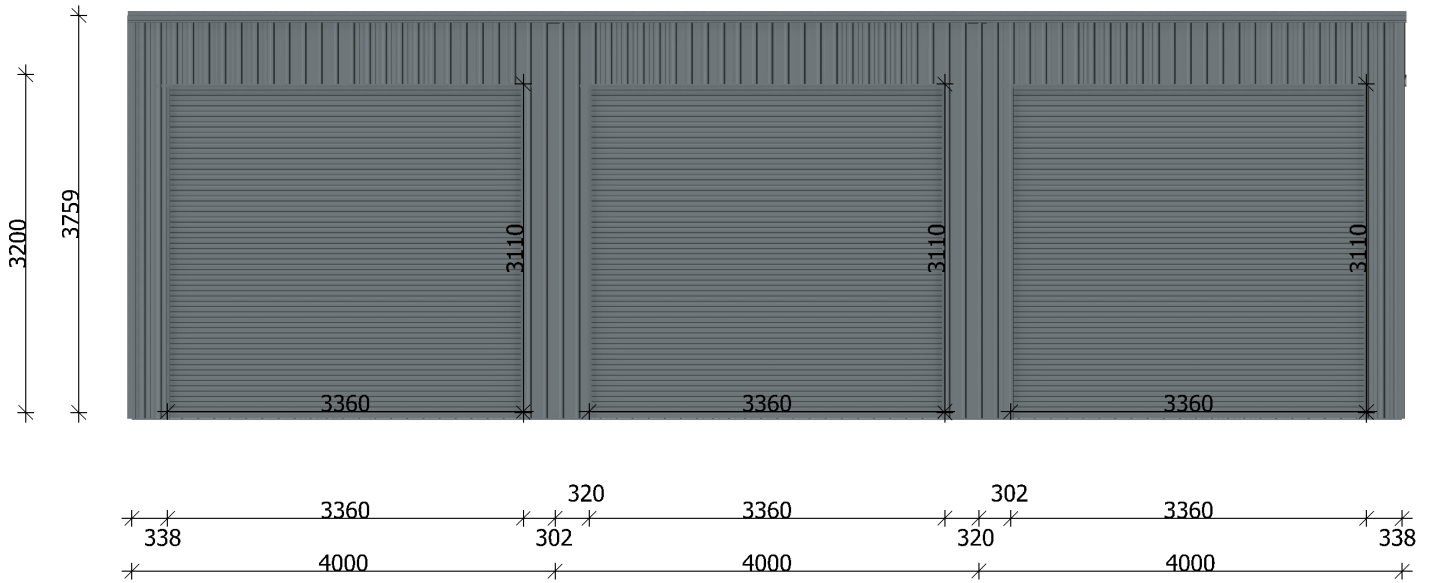
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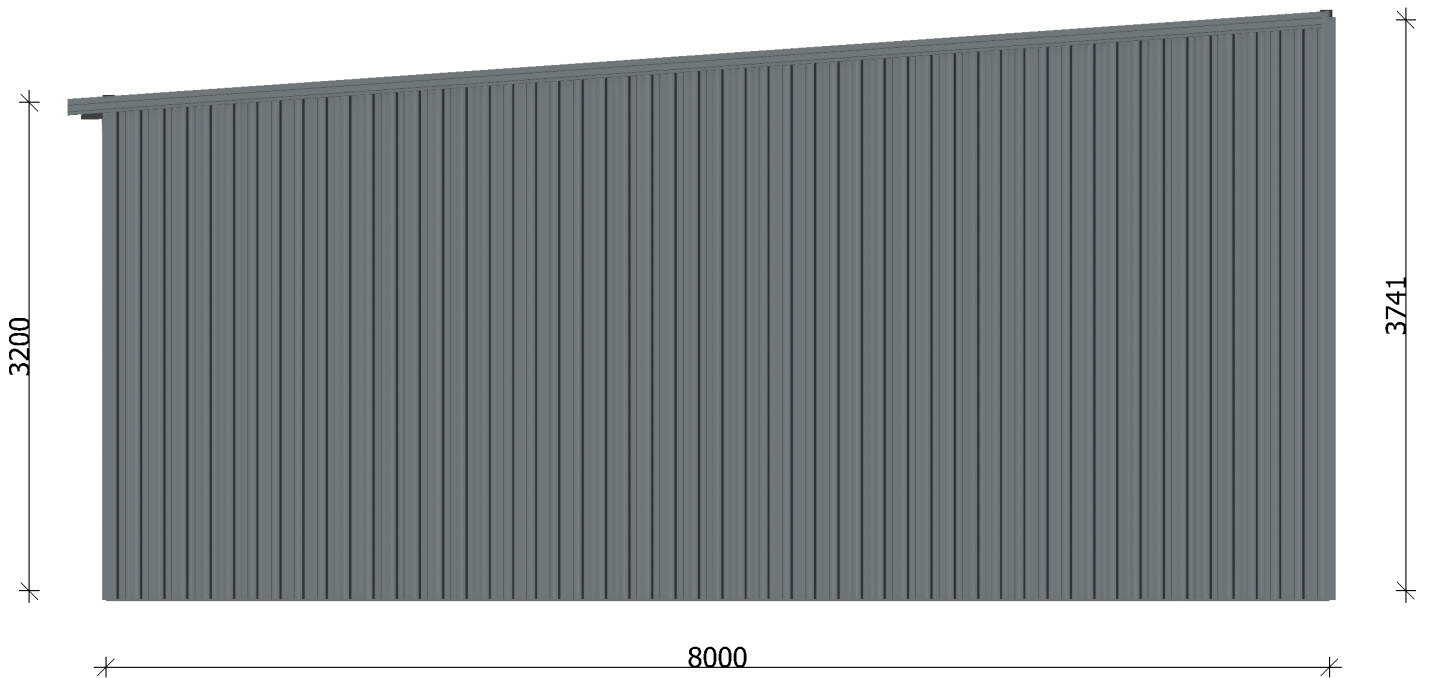
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 Page 2 of 4





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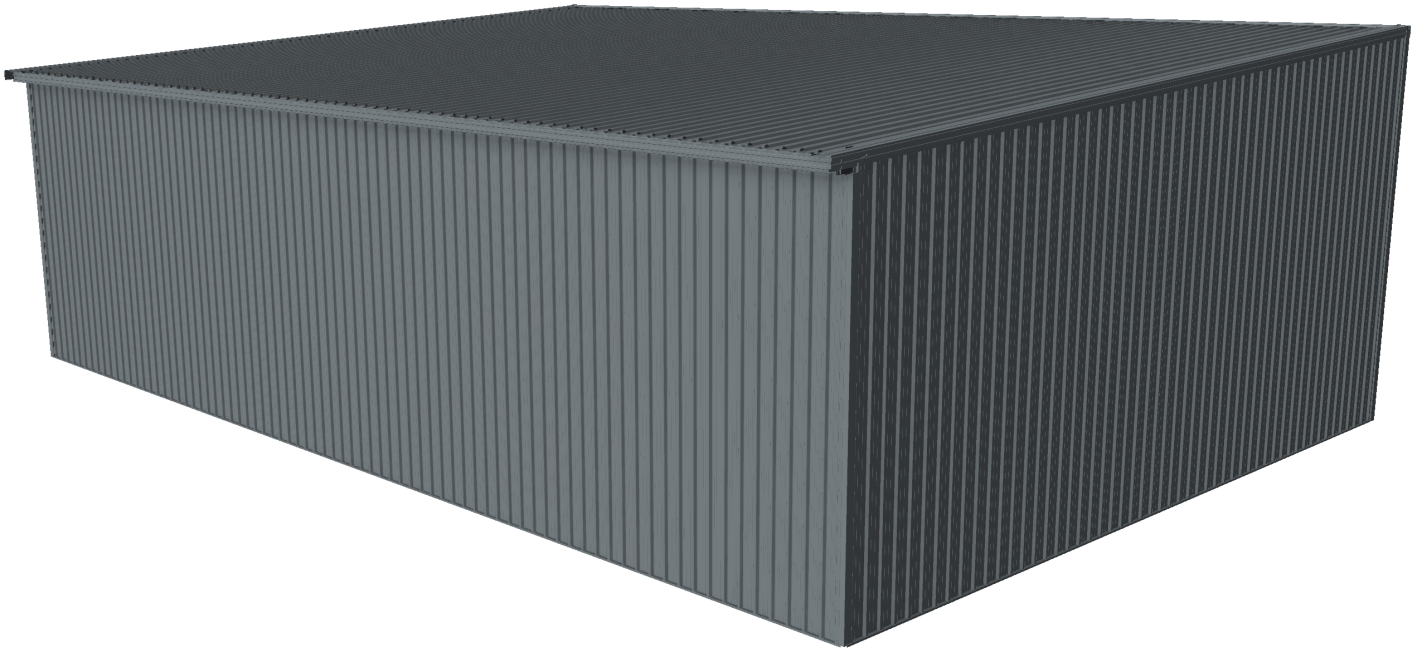
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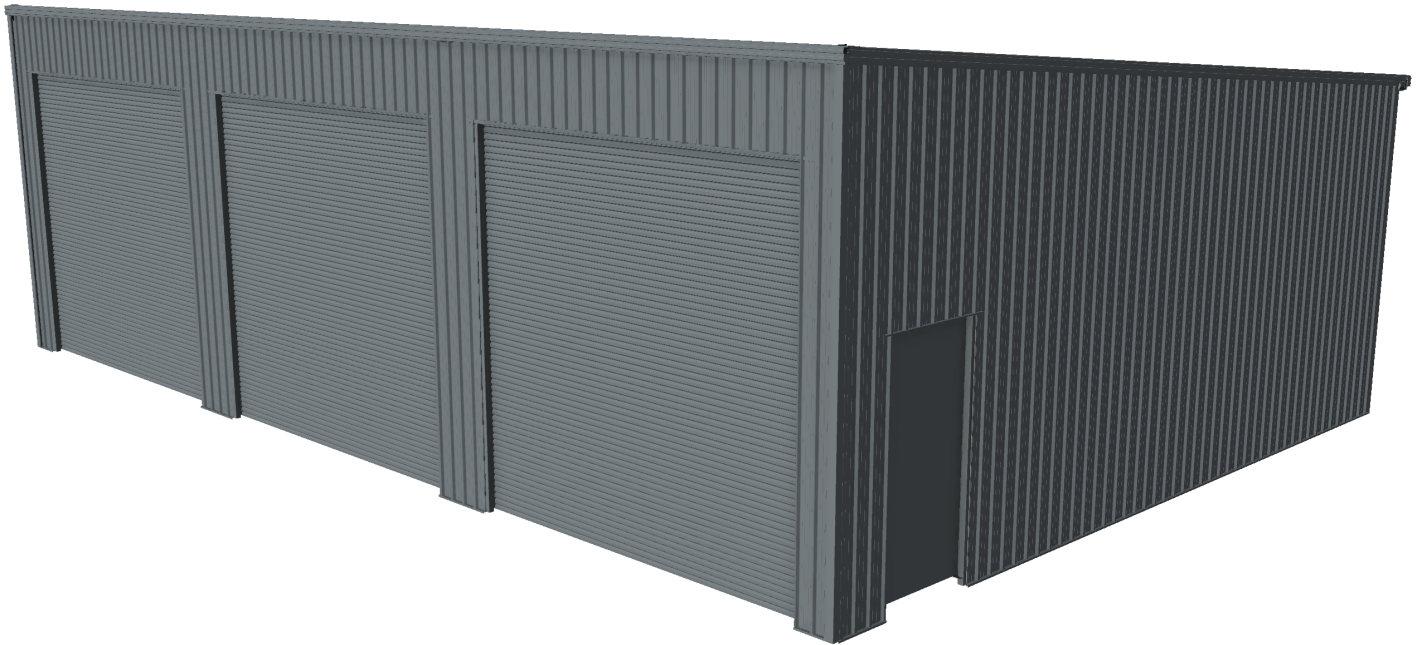
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10 Mar 2025
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