Kingfish Lodge Existing Structure History

Conference deck

This was previously a small deck which appears to have been extended in 1993 refer to ***Figure 5***. This deck was at some point roofed and become the Jaws Bar and Bistro. ***Figure 1*** & ***Figure 2*** were taken in the mid-1990s prior to part of the deck being renovated, enclosed and converted into what is now known as the conference room (concession is not currently sought for this structure) and up until recently, the conference room deck. The renovation from the covered deck to the conference room was consented by the Far North District Council under BC 1996-407 and the remaining structures were regularised by the Regional Council under 5424 in 1997. The more recent deck upgrade was consented by the Regional Council under AUT.005424 in 2016. We note that the portion of deck within the marginal strip doesn't appear to be approved by a Resource Consent from the District Council at any point in time. The County of Whangaroa District Scheme (the first planning scheme for this area) was released in December 1987 and as such the original deck area pictured in ***Figure 3*** & ***Figure 4*** below is considered legally established being that it was constructed prior to the planning rules being in place. Of note, this deck was also established prior to the Conservation Act being enforced. The extension to the deck undertaken in 1993 would in our opinion meet rule 2H.10 Bulk and Location Requirements as noted below under the Whangaroa District Scheme given that the extension would not be defined as a building under the District Scheme and would not of required a building consent as the deck extension was no higher than 1m off the ground.

2H.10 Bulk and Location

The bulk and location requirements shall be as set out in the approved management plan, provided that no building shall stand closer than 30m from mean high water mark of the area, its bays, inlets and creeks, and from any lake and along the banks of any river or stream with an average width of not less than 3m.

Building

In addition to the general understanding of the word "building", for the purposes of this District Scheme it shall be deemed to include the following:

- *(a) Any fence or other structure, constructed of any material whatsoever that exceeds 2m in height at any point.*
- *(b) Any structure, fence or wall used or to be used for advertising purposes or for some purpose other than or in addition to its use as a structure, fence or wall.*

It is noted that prior to the site history being investigated in this depth an application was made as part of the resource consent to the FNDC to legalise this structure. This will subsequently be removed.

Seawall and Stairs

Reconstruction begun in 2016 under AUT.005424 to mitigate the impact of coastal processes on the Kingfish Lodge property and Marginal Strip. As part of this application a small area of reclamation was included refer ***Figure 10***. The seawall was originally approved under AUT.97 5424 in 1997, at which point in time the Department was represented at the Joint Hearing by Mr Riddell. We have considered that the Sea wall itself is outside of the marginal strip, however that the steps encroach into the strip.

Concrete Boat ramp

Constructed around 2017 under AUT.005424. This was originally approved as a Dinghy Ramp under the 1997 approval attached as **Appendix F**.

Wastewater Infrastructure

In 1993 a plan (***Figure 5*** below) indicates two septic tanks were present on site, both of which appear to be located within the marginal strip, however it is difficult to accurately determine this. Both of these septic tanks had outfalls directly to the ocean. There are stories of the Septic tank cleaning trucks being barged to site to empty out the tanks, which was a very costly exercise. As such a redesign was undertaken in 1993 and these systems were replaced sometime after this. BC 1993-476 enabled the upgrade and concluded that no resource consent would be required for the works. Refer to the documents in **Appendix F**. The redevelopment saw a new wastewater treatment tank being installed partially within the marginal strip, with associated piping running from the Northern units through the marginal strip to a centralised wastewater tank. The wastewater was then to be pumped up to the deep bore's upslope of the development. This infrastructure is still in place today. It is sought to relocate all of the wastewater infrastructure inside the Kingfish Lodge property with the exception of one small portion of the pipeline located directly in front of the new lodge, which for practical purposes will be constructed within the marginal strip.

Landscaping within the marginal strip

Ranging from exotic species to natives has been planted and maintained over a number of years.

North accommodation wing deck and disabled access

We are unable to confirm when these were constructed, however the deck outside the Captains Suite is pictured on the 1995 aerial in ***Figure 7*** below. The disabled access does not appear on any of the FNDC approved plans until the topographical plan provided with the Retaining Walls consent in 2018. As such we have concluded that this was built sometime after 2005.

Part of the Captains suite within the North Accommodation wing

We are unsure when this was constructed but it is evident within both the 1981 and 1983 aerials. Given the era in which it was built no resource consents were required for this building.

Electrical transformers

There are a total of 2 electricity transformers currently within the marginal strip. We are not sure when these transformers were established onsite however these do not appear to trigger any district or regional rules within the applicable plans. The development will require two additional transformers to be located within the marginal strip to service the lighting along the seawall.

Licenced Area

While not a physical structure, various Liquor licences dating back a number of years have been granted on the site. FNDC's liquor department have provided us with RC 2030679 (2003) and 3000243 (2012) and acknowledge that there are earlier versions which they could not locate at the time. Both the 2003 and 2012 liquor licences include sections of land within the marginal strip refer to **Figure 8** & **Figure 9** for maps of the areas included. As a result of this re-development we will need to seek an amended liquor licence. Prior to applying for this we would like to legalise this through the concession process as well.

Figure 1 - Image of a plane located outside of Kingfish Lodge with the Bar and Bistro in the background taken from the Salt Air Website

Figure 2 - Image taken from Kingfish Lodge brochure of the Jaws Bar and Bistro which is now the conference room and was the conference room deck

Figure 3 - Kingfish Lodge 1981

Figure 4 - Kingfish Lodge 1983

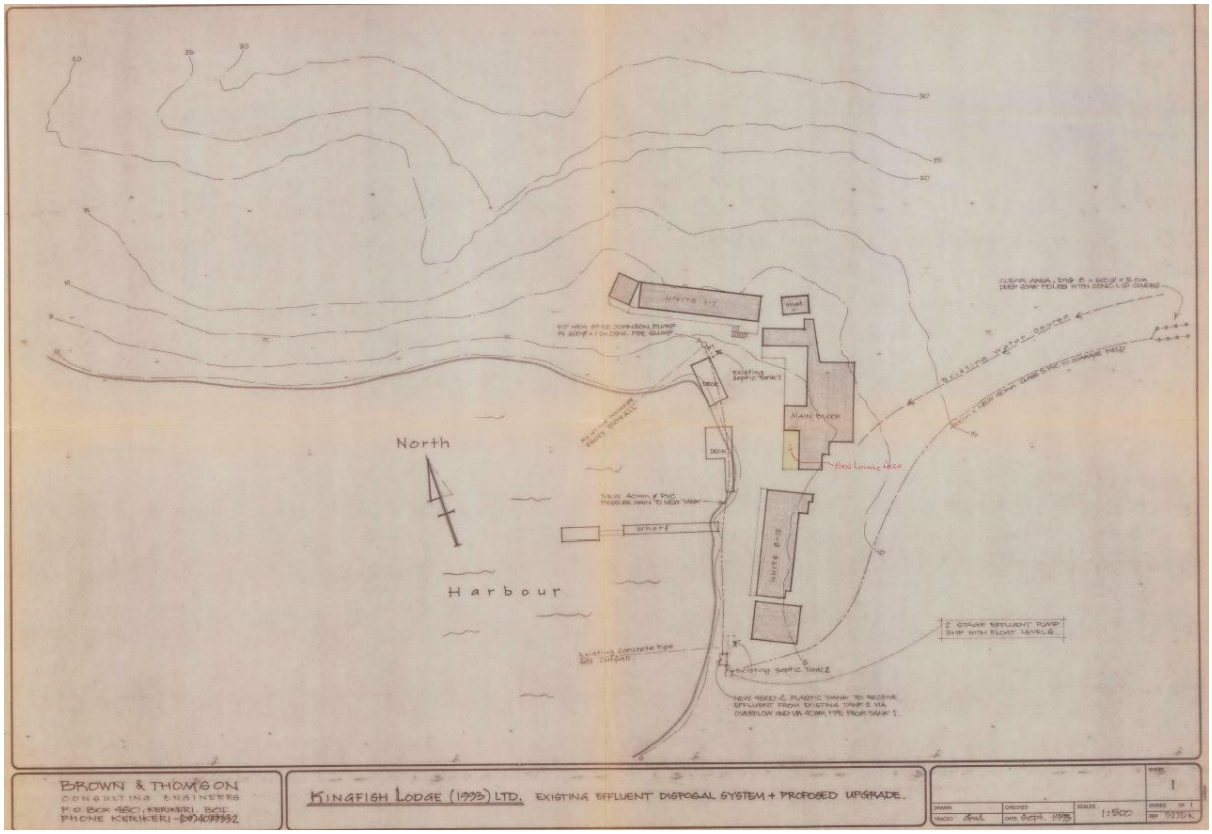

Figure 5 - 1993 Plan

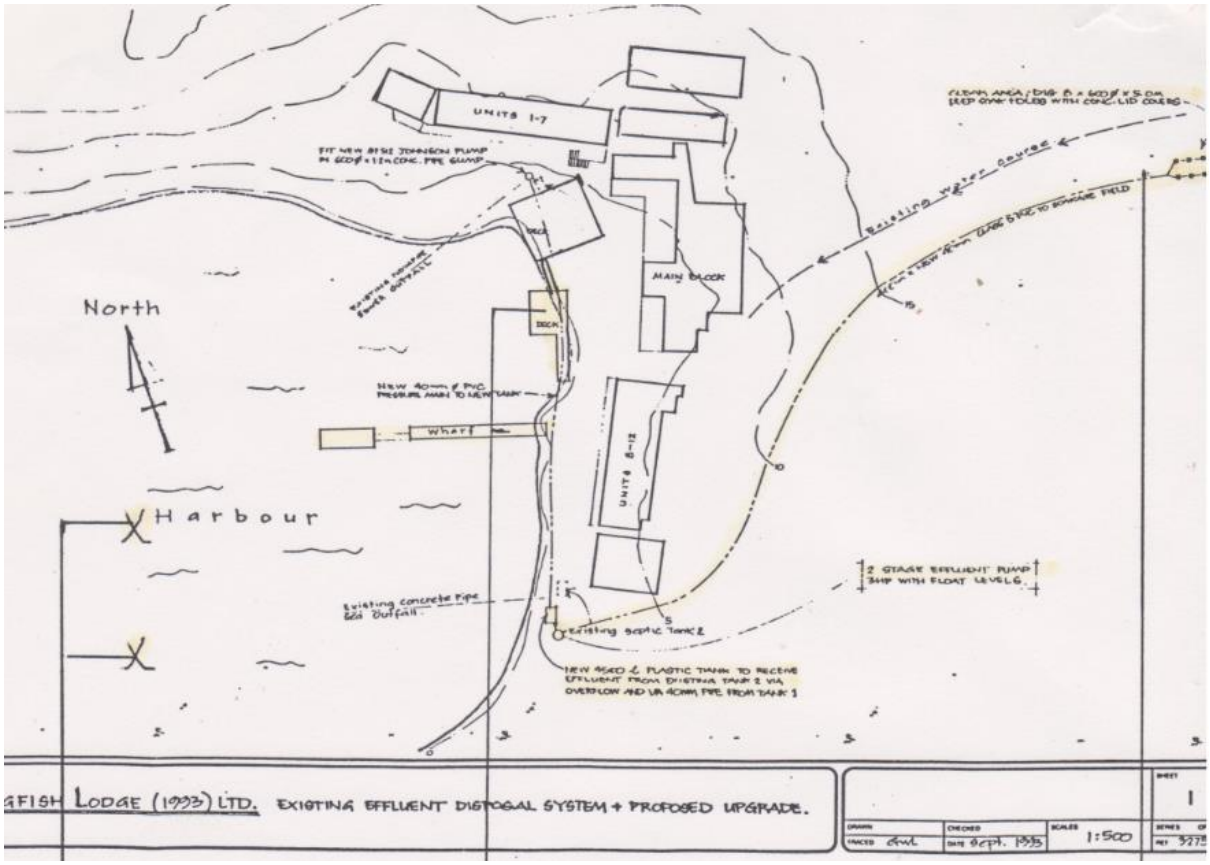

Figure 7 - KFL plan of structures existing and proposed at 1993 with deck extended

Figure 6 - September 1995 Aerial, Whites Aviation

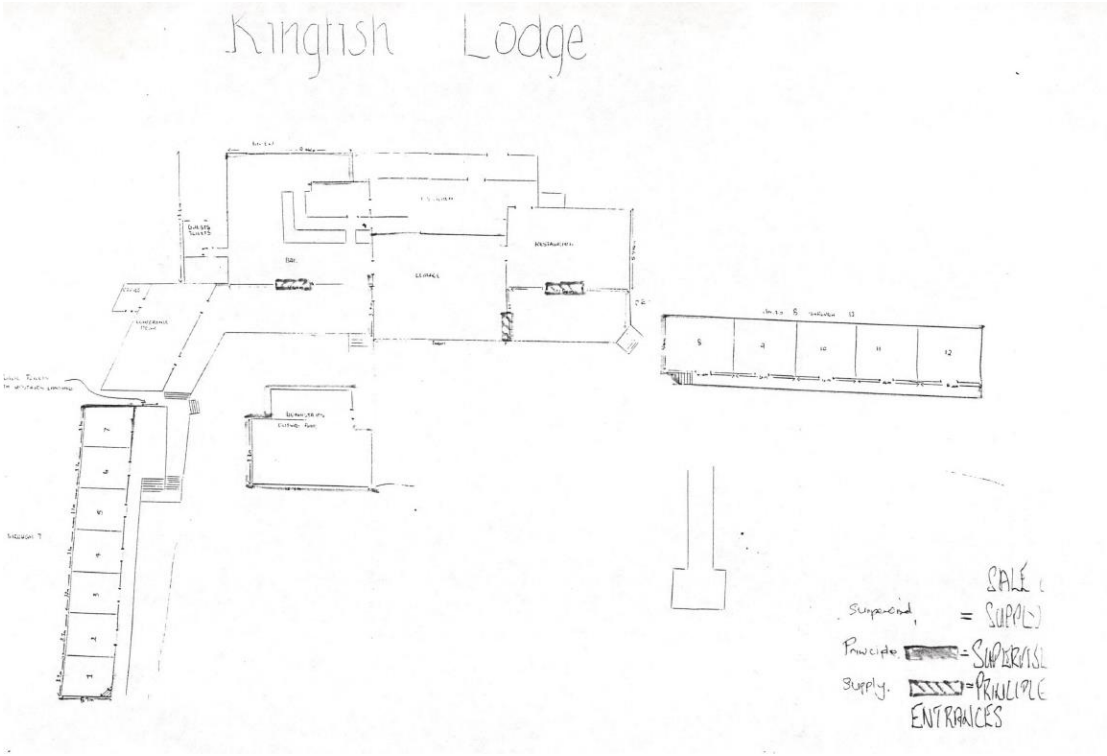

Figure 8 - Licenced Area Approved by FNDC under RC 2030679

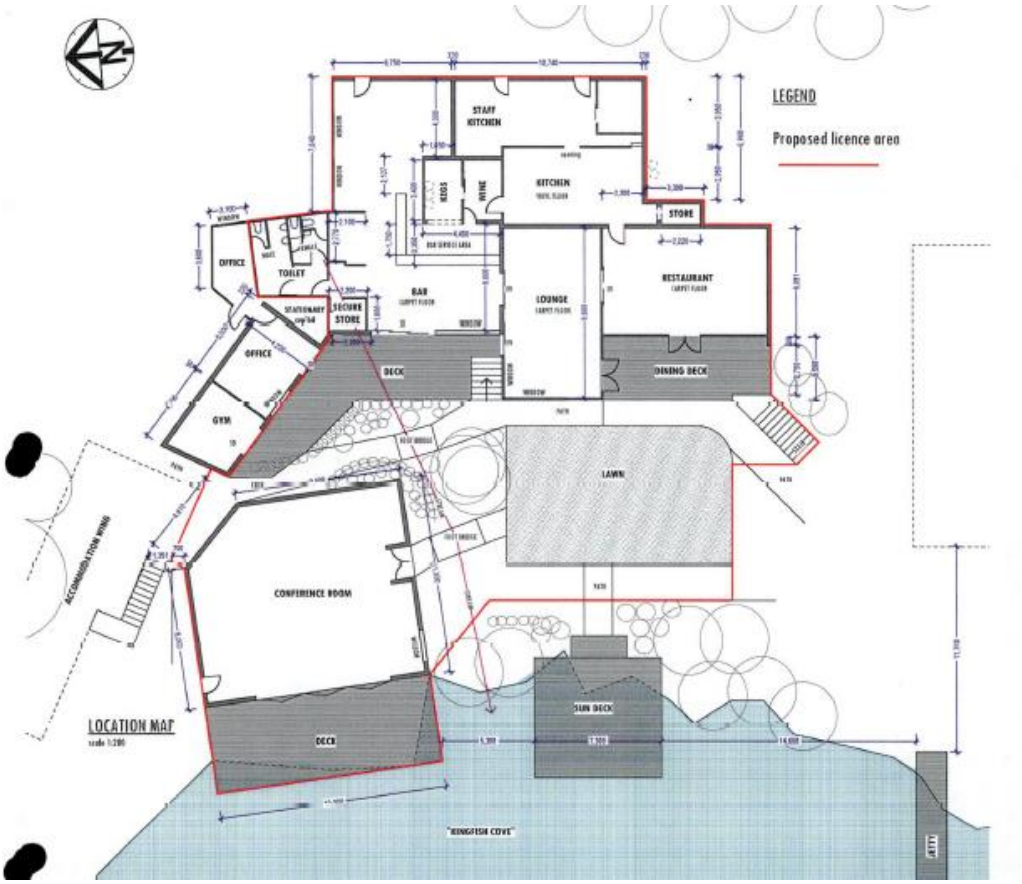

Figure 9 - Licenced Area Approved by FNDC under RC 3000243

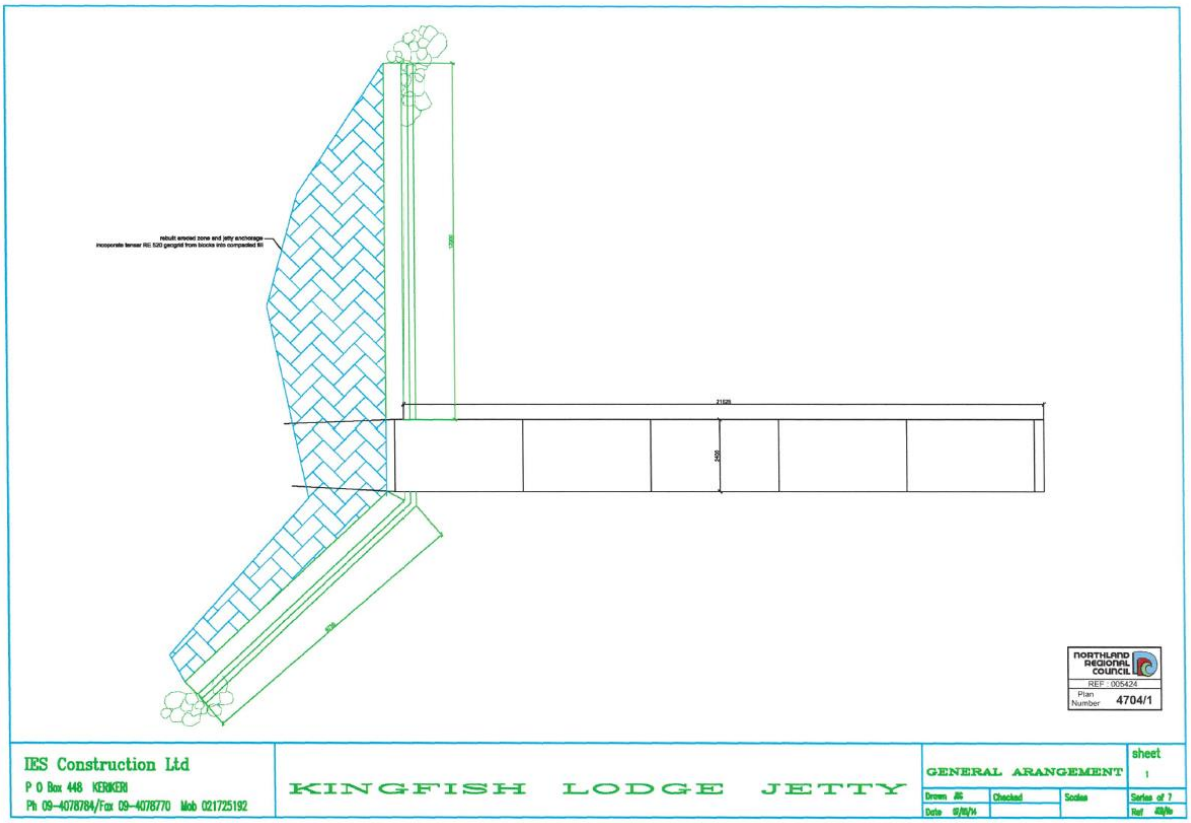

Figure 10 - Area of reclamation as approved by NRC