

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

☐ Yes ☐ No

2. Type of consent being applied for

(more than one circle can be ticked):

- | | |
|---|--|
| ☐ Land Use | ☐ Discharge: Total volume = <input type="text"/> m ³
<i>Note; volumes >3m³ requires NRC Consent.</i> |
| ☐ Fast Track Land Use* | ☐ Subdivision |
| ☐ Change of Consent Notice (s.221(3)) | ☐ Existing Use Certificate (s.139A) |
| ☐ Certificate of Compliance (s.139) | ☐ Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil) |
| ☐ Extension of time (s.125) | |

☐ Other (please specify)

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

3. Would you like to opt out of the fast track process?

☐ Yes ☐ No

4. Consultation

Have you consulted with iwi/hapū? ☐ Yes ☐ No

If yes, which groups have you consulted with?

Who else have you consulted with?

For any questions or information regarding iwi/hapū consultation, please contact:
The Resource Consents Planning Technicians, planning_technicians@fndc.govt.nz

5. Applicant details

Name/s:

Picture Perfect Properties Ltd

Email:

Phone number:

Postal address:

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

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

If yes, please provide details.

6. Address for correspondence

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

Name/s:

McKenzie Lilley Planning Ltd

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.

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7. Details of property owner/s and occupier/s

Name and Address of the owner/occupiers of the land to which this application relates (where there are multiple owners or occupiers please list on a separate sheet if required)

Name/s:

Picture Perfect Properties Limited

**Property address/
location:**

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.

The proposal has been prepared in accordance with the following version of the FNDC Engineering Standards:

☐ 2009 ☐ 2023

10. Would you like to request public notification?

☐ Yes ☐ No

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

(more than one circle can be ticked):

☐ Building Consent

☐ Regional Council Consent (ref # if known)

☐ National Environmental Standard Consent

☐ Other (please specify)

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

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

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

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

☐ Subdividing land

☐ Disturbing, removing or sampling soil

☐ Changing the use of a piece of land

☐ Removing or replacing a fuel storage system

13. Natural hazards (National Policy Statement for Natural Hazards 2025)

Is the site subject to known or potential natural hazards (for example, flooding, coastal inundation, erosion, or unstable land), as contemplated by the National Policy Statement for Natural Hazards 2025? ☐ Yes ☐ No

If yes, please identify the relevant natural hazard(s) by ticking the applicable box(es) below:

☐ Flooding

☐ Active Faults

☐ Landslips

☐ Liquefaction

☐ Coastal Erosion

☐ Tsunami

☐ Coastal Inundation

Please ensure all relevant technical reports are submitted with the application.

14. 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

15. Draft conditions:

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

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

16. Billing Details:

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

Name/s: (please write in full)

Email:

Phone number:

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

Fees Information

An instalment fee for processing this application is payable at the time of lodgement and must accompany your application in order for it to be lodged. Please note that if the instalment fee is insufficient to cover the actual and reasonable costs of work undertaken to process the application you will be required to pay any additional costs. Invoiced amounts are payable by the 20th of the month following invoice date. You may also be required to make additional payments if your application requires notification.

Declaration concerning Payment of Fees

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

Name: (please write in full)

Signature:

(signature of bill payer)

Date 01-Sep-2026

17. 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.

18. Declaration

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

Name (please write in full)

Signature

Date 01-Sep-2026

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

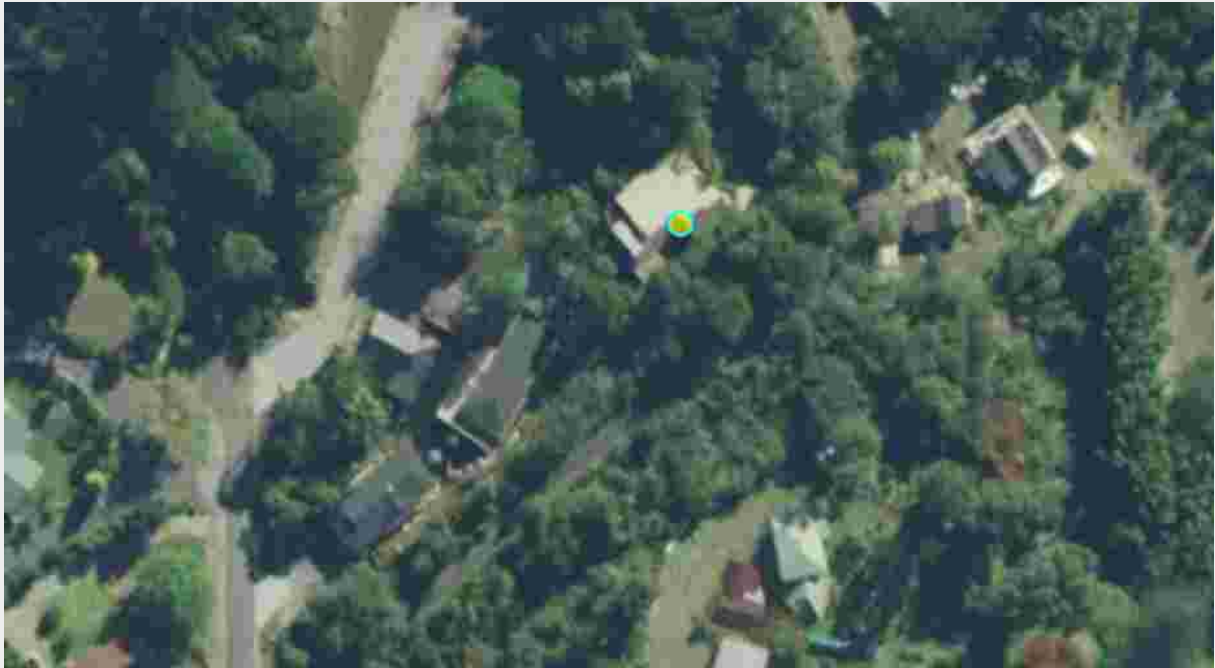
See overleaf for a checklist of your information...

Checklist of your information

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

Proposal to establish one new additional dwelling at 14 Kowhai Grove, Kerikeri.

Location	14 Kowhai Grove, Kerikeri
Applicant	Picture Perfect Properties Limited
Prepared by	Andreas Lilley, Director, McKenzie Lilley Planning



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1.0 Applicant and Property Details

Applicant	Picture Perfect Properties Limited
Address for Service	Andreas Lilley Director, McKenzie Lilley Planning Limited Email: andreas@mckenzielilley.co.nz (all written correspondence by email please)
Site Address	14 Kowhai Grove, Kerikeri
Legal Description	Lot 11 Deposited Plan 601587; CT: 1174097
Site Area	4025m ²
Operative Far North District Plan Zoning	Residential Coastal Living
Operative Far North District Plan Limitations	Kerikeri Basin Heritage Precinct Visual Buffer zone Flood Susceptible Land (MPD Climate Change 100YR ARI Floodplain)
Far North Proposed District Plan Zoning (Appeals Version)	General Residential
Far North Proposed District Plan Limitations (Appeals Version)	Kerikeri Heritage Area - Part B River Flood Hazard Zone (100 Year ARI Event)



2.0 Executive Summary

This application by Picture Perfect Properties Limited ('the applicant') seeks consent for establishing a new (relocated) 65m² dwelling on the subject site and retaining the existing 185m² dwelling for a total of two dwellings on the 4025m² site. A future subdivision around the two dwellings will occur as the final Stage 3 of the approved consent 2220889-RMACOM.

Overall, the application requires consent as a Restricted Discretionary activity for the following reasons:

- New buildings located within the Kerikeri Basin Heritage Precinct Visual Buffer zone under the Operative District Plan.

The equivalent rule HA-R4 under the Far North Proposed District Plan (Appeals Version) which provides for the proposal as a permitted activity is currently under appeal by Foodstuffs (ENV-2026-AKL-000147), therefore the Operative rule remains in effect.

The site is fully serviced, and capacity is available within the wastewater and water supply networks to service the development.

The following assessment concludes that any actual or potential environmental effects arising from the proposal would be acceptable.

The proposal is not contrary to the relevant objectives, policies, and assessment criteria of the Far North Operative District Plan and Far North Proposed District Plan, and all other relevant statutory documents.

3.0 Reason for Consent

An assessment of the standards of the Far North Operative District Plan has identified the following reason for consent:

Land Use Consent (s9)

Section 5A – Heritage Precincts

1. The relocated 65m² residential unit for Lot 11 DP601587 will be a new building located within the Kerikeri Basin Heritage Precinct Visual Buffer.

Consent is required as a **Restricted Discretionary Activity** according to rule 12.5A.6.3.3

The above comprises the activities for which consent is considered to be required and/or any rules that are, or may be, infringed by the proposal. However, the Council is not restricted in



terms of its ability to assess all components of the application, and therefore, consent is also sought for any other non-compliance with Far North District Plan rules that the Council identifies.

The equivalent rule HA-R4 under the Far North Proposed District Plan (Appeals Version) which provides for the proposal as a permitted activity is currently under appeal by Foodstuffs (ENV-2026-AKL-000147), therefore the Operative rule remains in effect.

The proposal has not been assessed separately against the permitted activity standards of the Regional Plan for Northland (2026) in relation to stormwater discharge, earthworks, and vegetation removal as these matters were addressed under the underlying consent for the 11-lot residential development consented under AUT.044671.

The matters identified for consent for the proposal under the PIM Form 4 Certificate EBC-2026-1113/0 issued 15/07/2026 under the Operative and Proposed District Plans have been either designed out of the proposal or fall away under the equivalent rule of the Far North Proposed District Plan (Appeals Version) which are not subject to appeal and now assume the status of having full legal effect.

3.1 Status of the Applications

Land Use (s9)

The land use status under the relevant planning framework is as follows:

- Operative Far North District Plan: ***Restricted Discretionary Activity***

4.0 Site Description

4.1 Site Location

The subject site is located at 14 Kowhai Grove, Kerikeri and comprises of one fee simple title contained within the certificate of title 1174097. Lot 11 DP601587 was established through the 11-lot subdivision approval 2220889-RMACOM issued by FNDC by way of Commissioner decision in 2023. Lot 11 will be further subdivided into three lots as the final stage 3 of this previous consent approval. Stages 1 and 2 have been implemented and separate titles issued for the other 8 titles. Lot 10 of the third and final subdivision stage will contain the relocated dwelling which is the subject of this application.

The site is located 1.5km to the north of Kerikeri town centre on the fringe of the existing urban area and at the edge of the Kerikeri Visual Buffer Zone.





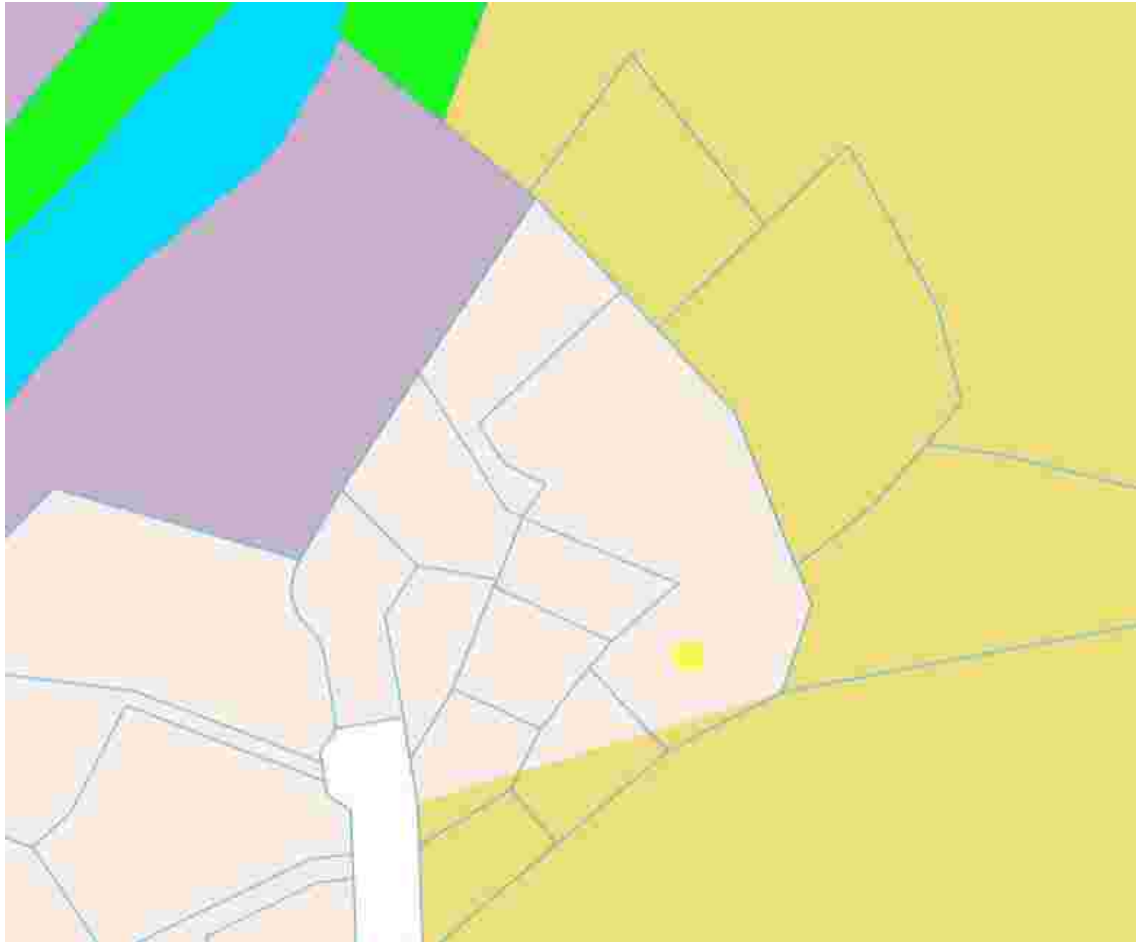


Figure 2 – Zoning of 14 Kowhai Grove, Kerikeri. Source: FNODP GIS 2026

4.2 Site Description

The current use of the site is for residential purposes. An existing 185m² split-level dwelling occupies the south-eastern corner of the site, with a looping driveway serving the site and dwelling from the vehicle entrance off Peacock Garden Drive. Stages 1 and 2 of the subdivision have been completed with the new vehicle access from Peacock Garden Drive completed and which serves the new Lots 1 - 8 and the subject site. New dwellings have been established on Lots 1, 2 and 4 as per the consent approval 2220889-RMACOM.

The subdivision development site rolls down in a steep slope from an elevated hill undulating in a north-south direction on the east side of the site into a relatively flat area in the middle of the site, then continuously slopes down west towards the Waipেকakoura River.

A mixture of native and exotic vegetation (with weed species being present) covers most of the site around the site boundary, and a grass area sets in the middle of the site with a few amenity trees. An existing stormwater pond is situated at the right side of the driveway entrance.

To the north-west of the site is an undeveloped recreation reserve Lot 28 DP 108255 zoned for Recreational Activities in the Far North Operative District Plan. The reserve is classified in LINZ Online as Recreation Reserve under the Reserves Act 1977.

Residential properties adjoin the eastern and southern boundaries.

The existing dwelling is serviced by a wastewater pump station and private wastewater line connected to the council network valve chamber in the road berm where wastewater is collected by the council network pressure sewer. The new dwelling will be serviced by a new pump station and valve chamber and pressure sewer line along the shared access to the council valve chamber. The council water supply network is located in the Peacock Garden Drive berm. All servicing details are confirmed in the approved civil drawings associated with 2220889-RMACOM.

The low-lying western portion of the site is subject to the River Flood Hazard Zone (Priority River) 100yr CC Extent but does not intersect with the location of the proposed dwelling.

The site has a split zoning of Residential and Coastal Living in the Far North Operative District Plan with the new dwelling proposed within the Residential zoned portion of the site. The proposed zoning of the Far North Proposed District Plan will rezone the site to General Residential.

4.3 Description of the Surrounding Area

A suitable description of the surrounding area is provided in the application's Landscape and Visual Effects Assessment prepared by Northscape and provided in the appendices, and which formed part of the assessment and approved application for 2220889-RMACOM:

The application site sits between residential and coastal living developments that are adjacent to or overlook the Waipapakoura River. To the west is the Waipapakoura River and Rainbow Falls with conservation areas, and to the northwest is the rural living area along Waipapa Road.

To the northeast of the site is the Kerikeri Basin Precinct including St James' Church, Stone Store, Kerikeri Mission Station (Kemp House), Koropipo Pa and access to Kerikeri River Track at the end of Kerikeri Road. To the south of the site is the Kerikeri town area.

Northern and southern areas are highly developed with residential dwellings. Heritage areas to the east side have St James' Church, Stone Store, Kerikeri Mission Station (Kemp House) and Koropipo Pa setting amongst mature landscaped plantings. Conservation and reserve areas follow the Waipapakoura River and run from the Kerikeri Inlet on the east side passing the northwest side of the application site towards the rural living area which is mainly in farmland pastures.



Views from the application site are generally toward the reserve and residential areas where the Twin Coast Discovery Highway crosses the Waipেকakoura River. The views of these areas vary depending upon the elevation of the site and the presence of the existing vegetation on the site screening the views out of the site.

Overall, the application site is surrounded by established residential, coastal living, conservation and recreational land use. The site is relatively enclosed and screened from these activities by the existing landform and vegetation within the site, in the reserve area and along Peacock Garden Drive.

5.0 Proposal

The proposal involves establishing one (1) single level relocatable 65m² dwelling on piles, comprising of two separate timber pavilions, and retaining the existing dwelling. The relocatable dwelling will be established on the part of the site forming the future Stage 10 of the final Stage Three of the approved subdivision 2220889-RMACOM. Stage 1 and 2 have been completed, so the establishment of the new dwelling will result in two dwellings on Lot 11 DP601587 until the final subdivision stage is given effect to establishing a separate title for the proposed dwelling. Shared vehicle access from Peacock Garden Drive and services to the development site have been established under the previous consent approval. Minimal site earthworks will be required to establish the concrete parking pad and pile foundations for the building and will be undertaken 3.0m or more from a site boundary. Minor timber pole retaining wall is required underneath and to the eastern side of the dwelling to support a cut face which is required to establish the necessary site levels for the dwelling and parking. No vegetation alteration or removal is required with all vegetation works to establish the building platforms approved under the underlying consent.

The dwelling will accommodate two double bedrooms, bathroom, and open plan kitchen, living and dining. Timber decks are provided to the north of the dwelling for outdoor living, and to the south side for entry. Vehicle parking will be provided on the new 58m² concrete pad to the south-east of the dwelling with sufficient space for on-site manoeuvring or reverse manoeuvring if required on to the shared accessway which is provided for with the approved subdivision easements.

The proposal achieves compliance with the height, height in relation to boundary, building coverage and impervious coverage controls applicable to the zone.





Figure 3 – Proposed relocatable dwelling Source: Going Architectural

The existing dwelling remains unchanged and will be located on proposed Lot 11 and will maintain current access via the existing private driveway connected to the upgraded shared access.

6.0 Consultation

The assessment below concludes that any potential adverse effects associated with this proposal would generate less than minor adverse effects to the surrounding neighbouring properties. For this reason, consultation with surrounding property owners or other parties has not been undertaken for the purpose of obtaining any affected party approvals.

7.0 Section 104 Assessment

A consent authority must have regard to a number of matters under section 104 of the Resource Management Act 1991 when considering an application for resource consent.

In the case of the subject application those considerations include the actual and potential effects of an activity on the environment, the relevant provisions of a district plan, regional policy statement or other relevant statutory document, and any other matter the consent authority considers relevant and reasonably necessary to determine the application.

The following assessment addresses all relevant considerations under s104 of the RMA.

7.1 Actual and Potential Effects on the Environment

7.1.1 Landscape, Visual, and Natural Character Effects

A Landscape and Visual Effects Assessment prepared by Northscape is provided in the appendices. This assessment was provided for the consent approval 2220889-RMACOM and is considered equally applicable to the proposal for the new dwelling as the assessment considered the location of the new dwelling in the context of the wider site context. The assessment concludes that in assessing effects on the landscape there is a distinction made between landscape effects (effects on the character and amenity of a landscape may not be visible to the general public) and visual effects (the response of a viewing audience, principally from public viewing positions, also surrounding privately owned properties). In regards to visual effects, the assessment provides a Viewpoint Location Map (shown below in Figure 4) that identifies a number of viewpoints that are representative of the main public viewing positions surrounding the site that will enable views of the proposed development. The assessment of the selected seven viewpoints concludes that the potential visual impact of the proposed development on the surrounding area will be less than minor. This is for the following reasons:

- the view of the site is reasonably limited, and only forms a small portion of the backdrop view.
- the existing dwelling is located at an elevated position on the higher part of the site and is visually absorbed in the landscape by the surrounding vegetation, which demonstrates the high visual absorption capacity of the site.
- the proposed driveway to the building sites, including Lot 10 (the location for the new dwelling), will be formed as an extension from the existing driveway, which is located in the middle of the site and only the entry part will be visible from Peacock Garden Drive. The rest of the driveway will be screened by the existing and proposed vegetation.
- building height restrictions within the Operative FNDP will ensure that any future buildings will not exceed a certain height so that the dwellings do not protrude obtrusively above the vegetation line.
- the existing dwelling and the proposed building platform areas will either be very partially or not visible from the Twin Coast Discovery Highway and along the Waipetakoura River due to the presence of the existing vegetation on and adjacent to the site.



- none of the building sites are visible from the Kerikeri Basin Heritage Precinct due to the presence of the existing landform and vegetation on and adjacent to the site in Booths Farm Reserve. This avoids any visual dominance in relation to the Kerikeri Mission Station building and to Kororipo Pa.

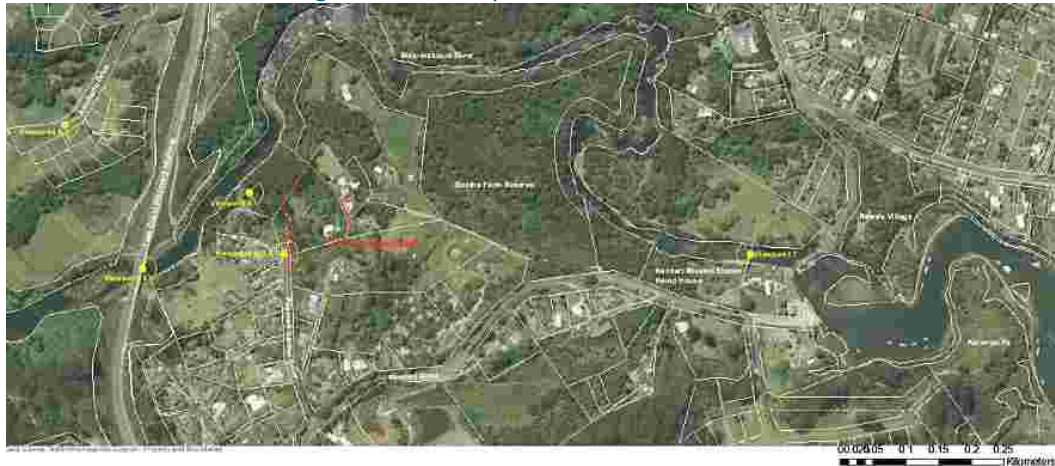


Figure 4 – Viewpoint Location Map. Source: Northscape

In considering the effects of the proposal in regards to landscape character and visual amenity, the proposal is considered to lead to potential adverse effects that are less than minor.

The Northscape assessment also concludes that the application site is a modified landscape, comprising of open grass areas with exotic plantings, significant weed species and evidence of historic site development including the existing dwelling, driveway and residential use. These areas are the most modified and exhibit low levels of natural character. A description of the proposal above confirms that the site will undergo some visible form of change, however the elements relating to establishing the new shared vehicle access through widening of the existing driveway and the vegetation clearance required for establishing the building platforms for Lots 1 – 10 has already been consented and implemented.

The Northscape assessment concludes that locating the development primarily in most cases close to the shared accessway will minimize the vegetation removal and earthworks to form the access and proposed dwellings' platform so that the most mature parts of the site will be maintained.

The landscape mitigation plan with planting and maintenance schedules will also ensure that the proposed development will be sensitive to the existing environment and features of the property that contributes to the natural character values of the area. This mitigation landscape plan has been implemented and is in the grow in phase. On the basis of the Northscape assessment, it is considered that the proposal will result in a development that generates less than a minor level of effect upon the natural character values and visual amenity of the Kerikeri Basin Heritage Precinct Visual Buffer zone.

7.1.2 Positive Effects

The proposed development results in the following positive effects:

- There is an acknowledged shortage of housing within the Kerikeri housing market. In addition to retaining the existing dwelling, the proposed development provides for one (1) new dwelling, to enable future residential development, to assist in delivering additional capacity to Kerikeri's housing supply.
- The proposal will establish appropriate residential amenity enhancements associated with the development of the land. These will provide for the amenity of new residents.

7.1.3 Effects Summary

For the reasons below, the effects of the proposed development are less than minor:

- The proposed development appropriately intensifies in accordance with the Residential zone of the Operative FNDP.
- It is considered that the relocated dwelling would contribute positively to the character and amenity of the surrounding residential area.
- The proposal provides safe and practical access to the site and parking on site.
- Construction effects will be short in duration and managed by way of conditions of consent.
- The site can effectively be serviced in respect of wastewater, stormwater and water supply and are within the capacity of the public network to absorb.
- Earthworks are minor and would be carried out over a short duration and are minimised to the greatest extent possible. Erosion and sediment control would be in place throughout the earthworks phase of the project.
- The heritage qualities of the Kerikeri Heritage Precinct are appropriately protected from any adverse visual and landscape effects.



7.2 Relevant NES, other regulations, policy statements, plans or proposed plans (section 104(1)(b))

When considering an application for resource consent, Section 104(1)(b) of the RMA requires the Council to have regard to the relevant provisions of:

- i. A national environment 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; and
- vi. A plan or proposed plan

In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents. In particular, the following documents and sections apply:

7.2.1 A New Zealand coastal policy statement s104(1)(b)(iv)

New Zealand Coastal Policy Statement 2010

The New Zealand Coastal Policy Statement (NZCPS) is considered to have some relevance to the application as 14 Kowhai Grove, as although it does not adjoin the coast, it is within the receiving catchment of Waipetakoura River and the Kerikeri Inlet.

The proposal is considered consistent with the relevant objectives and policies of the NZCPS including protecting the natural character of the coastal environment and natural features and landscape values (Objective 2); and enabling people and communities to provide for their social, economic, and cultural wellbeing and their health and safety, through subdivision, use, and development (Objective 6).

The proposal will have no impact on the natural character, landscape and heritage values of the coastal environment within the vicinity of the site. Sedimentation discharge into the coastal environment will be avoided through the construction works methodologies and controls. The completed stormwater detention pond and control of impervious surfaces stormwater via the approved subdivision civil design will provide onsite stormwater mitigation to avoid adverse effects on the downstream coastal environment.

It is considered that the proposal will not be contrary to the provisions of the NZCPS.

National Policy Statement: Freshwater Management 2020.

The National Policy Statement for Freshwater Management 2020 (NPS-FM) sets out objectives and policies that direct local government to manage water in an integrated and sustainable way,



while providing for economic growth within set water quantity and quality limits. The proposal does not involve discharge of water within 100m of a natural wetland, nor vegetation removal or earthworks within 10m of a natural wetland, so the relevance of the NPS-FM is limited. However, in regard to protecting the freshwater quality of the nearby Waipেকakoura River, the proposal will involve only minor levels of earthworks cut volume. The earthworks will be temporary and will be managed in accordance with standard erosion and sediment controls and relevant engineering practices, including installation of silt fences. It is considered that there will be no adverse effect from this limited land disturbance on freshwater quality. Thus, the proposal will not be inconsistent with the National Policy Statement: Freshwater Management 2020.

7.2.2 A regional policy statement or proposed regional policy statement s104(1)(b)(v)

Northland Regional Policy Statement

The Northland Regional Policy Statement (RPS) 2016 provides a policy overview to guide the content of all district planning documents within the region, and sets out the direction of managing the use, development and protection of the natural and physical resources of the Northland Region.

The proposed development involves only minor land disturbance associated with establishing a new dwelling. As such, it is considered that those land disturbances will be managed appropriately to protect public health and safety, and to minimise any potential adverse effects of contamination on freshwater and coastal water quality.

It is considered, therefore, that this proposal is in accordance with the high-level policy matters set out in the Northland RPS chapter.

7.2.3 Relevant Provisions of a Plan or Proposed Plan s104(1)(b)(vi)

Far North Operative District Plan (2009)

As established previously, the relevant Operative Plan in the consideration of this application is the Far North Operative District Plan.

A review of the assessment criteria, policies and objectives of the Operative Far North District Plan has been undertaken.

The relevant policies and objectives relating to this proposal include the following:

- Section 5A – Heritage Precincts

For the reasons discussed in section 12.0 of this report, it is concluded that the proposal would be consistent with the relevant policies and objectives and assessment criteria of these chapters.



7.3 Any Other Matters

Section 104(1)(c) requires Council to have regard to any other matter that it considers relevant and reasonably necessary to determine an application.

There are considered to be no other relevant matters.

8.0 Part 2 Matters

All considerations under s104 are subject to Part 2 of the RMA, which sets out the purpose and principles of the legislation. Overall, it is considered that the application would not offend any of the matters contained within Part 2.

The proposal is consistent with the purpose and principles of the RMA as required by Section 5.

The proposed residential activity is an appropriate and efficient use of the site, and will be established in a manner that provides for the needs of the owners while protecting the natural and physical resources of the site and surrounding area for future generations, including the life-supporting capacity of air, water, soil and ecosystems.

The proposal will allow the owners to provide for their social, cultural and economic well-being.

From the assessment of environmental effects undertaken in section 7.1 of this report, it has been determined that the actual and potential adverse effects of the proposal can be appropriately avoided, remedied or mitigated, and will be less than minor.

Overall, the proposed works are consistent with the matters set out in Part 2 of the RMA, and the relevant aspects have been recognised and provided for, with particular regard taken in terms of determining the most suitable methodologies for undertaking the works.

Overall, it is considered that the application would not offend any of the matters contained within Part 2.

9.0 Public Notification Assessment (Sections 95A, 95C to 95D)

The Council will need to determine the basis on which the application will be processed. The options available are public notification, limited notification, or non-notification.

9.1 Assessment of Steps 1 - 4 (Section 95A)



Section 95A specifies the steps the council is to follow to determine whether an application is to be publicly notified. These are addressed in statutory order below.

9.1.1 Step 1: Mandatory public notification is required in certain circumstances

Step 1 requires public notification where this is requested by the applicant (s95(3)(a)), or the application involves the exchange of recreation reserved land under s15A of the Reserves Act 1977 (s95A(3)(c)).

The applicant is not requesting public notification and the proposal does not involve the exchange of any recreation land. Step 1 does not apply.

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

Step 2 describes that public notification of a resource consent application is not precluded from public notification as the activities are not subject to a rule or national environmental standard (NES) which precludes public notification, is not a controlled activity and is not a boundary activity as specified in s95A(5)(b).

The proposal is not precluded from public notification.

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

Step 3 describes that where public notification is not precluded by step 2, it is required if a rule or NES requires public notification, or if the activity is likely to have adverse effects on the environment that are more than minor (ss95A(7) and 95A(8)).

Notification is not precluded by step 2 therefore step 3 applies. The activity is not subject to a rule or NES that requires public notification and as demonstrated previously the adverse effects on the environment would be less than minor.

9.1.4 Step 4: Public notification in special circumstances

If an application is not required to be publicly notified as a result of any of the previous steps, then the council is required to determine whether special circumstances exist that warrant it being publicly notified (s95A(9)).

Special circumstances are those that are:



- exceptional or unusual, but something less than extraordinary; or
- outside of the common run of applications of this nature; or
- circumstances which make notification desirable, notwithstanding the conclusion that the adverse effects will be no more than minor.

It is considered that the proposal does not represent a special circumstance that would warrant public notification. There is nothing special or unusual about this proposal.

9.2 Public Notification Conclusion

Having undertaken the s95A public notification tests, the following conclusions are reached:

- Under step 1, public notification is not mandatory;
- Under step 2, public notification is not precluded;
- Step 3 does not require public notification as there is no rule that specifically requires it and the effects on the environment would be less than minor.
- Under step 4, there are no special circumstances. Therefore, it is considered that this application can be processed without public notification.

10.0 Limited Notification Assessment (Sections 95B, 95E to 95G)

10.1 Assessment of Steps 1 to 4 (Section 95B)

If the application is not publicly notified under s95A, the council must follow the steps set out in s95B to determine whether to limited notify the application. These steps are addressed in the statutory order below.

10.1.1 Step 1: Certain affected protected customary rights groups must be notified

Step 1 requires limited notification where there are any affected protected customary rights groups or customary marine title groups, or affected persons under a statutory acknowledgement affecting the land (ss95B(2) and 95B(3)).

The subject site is not subject to any statutory acknowledgement therefore limited notification is not required by step 1.

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



Step 2 describes that limited notification is precluded where all applicable rules and NES preclude public notification; or the application is for a controlled activity (other than the subdivision of land) or a prescribed activity (ss95B(5) and 95B(6)).

The proposed application is not for a controlled activity. There are no relevant rules that preclude public notification therefore limited notification is not precluded.

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

Step 3 requires that where limited notification is not precluded under step 2 above, a determination must be made as to whether any of the following persons are affected persons:

- In the case of a boundary activity, an owner of an allotment with an infringed boundary;
- In the case of a prescribed activity under s360H(1(b)), a prescribed person; and
- In the case of any other activity, a person affected in accordance with s95E.

A determination as to whether there are any affected persons has been undertaken in section 10.4 below and as concluded, the proposal results in less than minor effects on any adjacent person.

10.1.4 Step 4: Further notification in special circumstances

In addition to the findings of the previous steps, the council is also required to determine whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined as eligible for limited notification.

There are no special circumstances with the proposal that would warrant limited notification of the proposed development.

10.2 Section 95B Statutory Matters

As required by step 3 above certain other affected persons must be notified, and the following assessment addresses whether there are any affected persons in accordance with s95B(8).

In determining whether a person is an affected person:

- A person is affected if the activity's adverse effects on that person are minor or more than minor (but not less than minor).
- Adverse effects permitted by a rule in a plan or NES (the permitted baseline) may be disregarded.
- The adverse effects on those persons who have provided their written approval must be disregarded.



The sections below set out an assessment in accordance with section 95E(8), including identification of adjacent properties, the permitted baseline, and an assessment of adverse effects.

10.3 Permitted Baseline

The permitted baseline is not relevant in the consideration of this resource consent application as any new building within the Kerikeri Basin Heritage Precinct Visual Buffer zone of the current Operative Plan requires resource consent.

10.4 Assessment of Effects on Adjacent Properties

The adjacent properties to be considered in the limited notification assessment under section 95B and 95E include the following properties:

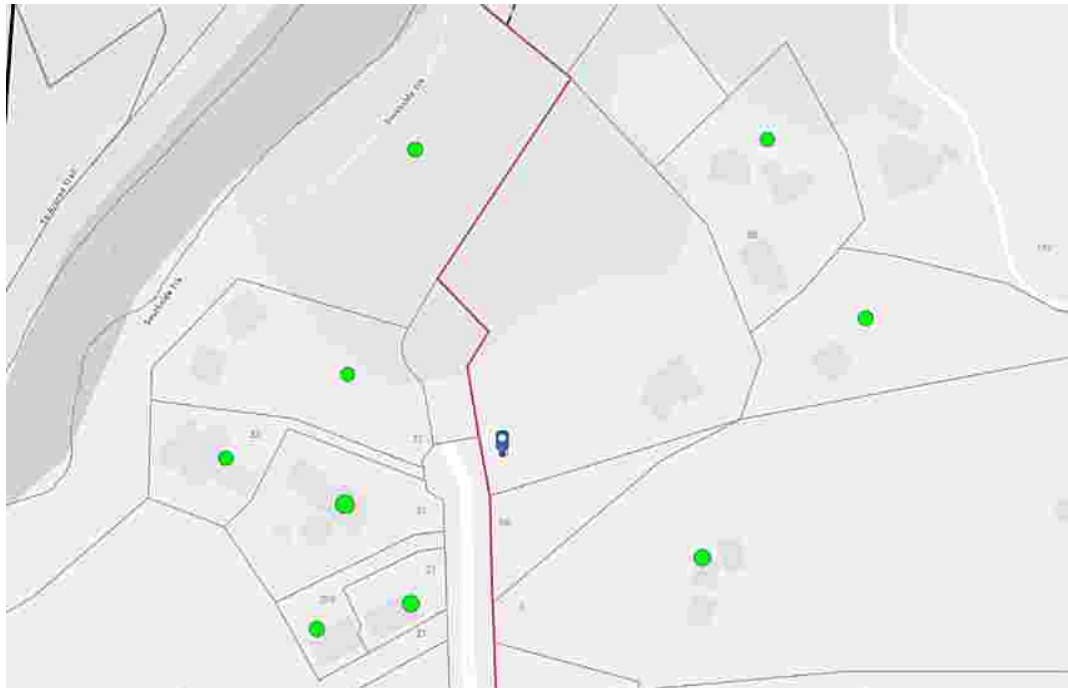


Figure 12 – Adjacent Properties to 8A and 10 Peacock Garden Drive, Kerikeri

- 2 Garden Peacock Drive
- 8B Garden Peacock Drive
- 192 Kerikeri Road
- 6 Kowhai Grove
- 7 Kowhai Grove
- 10 Kowhai Grove

General Comments

It is noted that the development utilises the full extent of the future Lot 10 site which has been legally approved for development under the underlying approval 2220889-RMACOM. The future 600m² site size of Lot 10 once the Stage Three subdivision is completed is anticipated in the Residential Zone, with the dwelling provided adequate setback from all external boundaries. The built character of the development established by the new dwelling will form a continuation of the pattern of development that has been considered acceptable by the underlying consent approval. The proposal will not appear as overdevelopment when viewed from adjoining properties.

Building Intensity

The proposal involves the establishment of one new relocated dwelling. There is no case to consider there are adverse shading or bulk and dominance effects created on any persons at adjacent properties. The overall bulk and scale of the proposed development is consistent with what the Residential zone envisages and provided for by the zone rules and does not result in any specific effects on any adjacent properties. The increased density and scale of development represents a compact and sensible residential design and layout that achieves an appropriate degree of intensification on a site appropriate for development that will not detract from the character and amenity of the surrounding area.

Landscape Character and Visual Amenity

The development will have a low influence on the overall established landscape character of the area. The application site does not contain any outstanding natural features or outstanding landscape features, nor is it subject to any outstanding natural character values. The comprehensive replanting scheme implemented through the underlying subdivision along with the extensive retained vegetated areas will ensure the landscape character and visual amenity afforded by the site is enhanced and effectively screens the development from adjoining properties.

Overall, the visual amenity that is enjoyed by adjacent persons from the landscape character of the site will be maintained.

Conclusion

Overall, it is considered that the effects on any adjacent person or property would be less than minor for the reasons discussed above.

10.5 Limited Notification Conclusion

Having undertaken the s95B limited notification tests, the following conclusions are reached:



- Under step 1, limited notification is not mandatory as at the time of lodgement, there are no known affected customary marine title groups;
- Under step 2, limited notification is not precluded;
- Under step 3, limited notification is not required as it is considered that the activity will not result in any adversely affected persons; and
- Under step 4, there are no special circumstances. Therefore, it is recommended that this application be processed without limited notification.

11.0 Conclusion

- It is considered that the proposed development appropriately intensifies in accordance with the Residential zone which provides for and enables residential activities.
- It is considered that the proposed dwelling would be consistent with the character and amenity of this surrounding area.
- The heritage values and character of the Kerikeri Basin Heritage Precinct will be appropriately protected by the site being appropriately developed and screened from the wider environment.
- Construction effects will be temporary in duration and appropriately managed on site.

Based on the reasons stated above in this report, the adverse effects of the proposal are considered to be less than minor on the environment and adjoining sites. The actual or potential environmental effects arising from the proposal would therefore be acceptable. The proposal is, on balance, also considered consistent with the relevant objectives, policies, and assessment criteria of the Operative Far North District Plan.

For these reasons it is the authors view that the application can be supported in its current form and layout and respectfully request to view conditions prior to the issue of consent.

Report Prepared by:



Andreas Lilley
Director / Planner - McKenzie Lilley Planning
(For and on behalf of Picture Perfect Properties Limited)



12.0 Objectives and Policies Assessment

In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant policies and objectives of the Far North Operative District Plan as detailed below:

Chapter 10 – COASTAL ENVIRONMENT
<u>Section 7 – Coastal Living Zone</u> To avoid repetition, refer to the Landscape and Visual Effects Assessment prepared by Northscape provided in the appendices which assesses the proposal is not at odds with the relevant objectives and policies of the Coastal Living Zone, and which is adopted for the purposes of this assessment.
Chapter 12 – NATURAL AND PHYSICAL RESOURCES
<u>Section 5 Heritage and 5A Kerikeri Basin Heritage Precinct</u> To avoid repetition, refer to the Landscape and Visual Effects Assessment prepared by Northscape provided in the appendices which assesses the proposal as consistent with the relevant objectives and policies of Section 5 Heritage and Section 5A Kerikeri Basin Heritage Precinct, and which is adopted for the purposes of this assessment.



List of Appendices

Appendix A:	Certificate of Title 1174097 LOT 11 DP601587
Appendix B:	Landscape and Visual Effects Assessment
Appendix C:	Resource Consent Dwelling Plans
Appendix D:	Appendix D 2220889-RMACOM
Appendix E:	Appendix E PIM EBC-2026-1113 Stamped Plans
Appendix F:	PIM EBC-2026-11130 Certificate
Appendix G:	PIM EBC-2026-11130 Letter
Appendix H:	PIM EBC-2026-11130 Query Emails





RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **1174097**
Land Registration District **North Auckland**
Date Issued 22 July 2024

Prior References

NA131A/416

Estate Fee Simple
Area 4025 square metres more or less
Legal Description Lot 11 Deposited Plan 601587
Registered Owners
Picture Perfect Properties Limited

Interests

Appurtenant hereto are rights of way and water supply rights specified in Easement Certificate 547053.2

The easements specified in Easement Certificate 547053.2 are subject to Section 37 (1) (a) Counties Amendment Act 1961

Appurtenant hereto are rights of way and water supply rights specified in Easement Certificate C464912.5 - 24.3.1993 at 11.44 am

The easements specified in Easement Certificate C464912.5 are subject to Section 309 (1) (a) Local Government Act 1974

5744939.1 Resolution pursuant to Section 243(f)(ii) Resource Management Act 1991 cancelling some of the easement conditions on plan 138621 described in Easement Certificate C464912.5 - 29.9.2003 at 9:00 am

5744939.3 Resolution pursuant to Section 243(f)(ii) Resource Management Act 1991 cancelling the easement condition marked H on plan 83625 described in Easement Certificate 547053.2 - 29.9.2003 at 9:00 am

11963683.2 Mortgage to Bank of New Zealand - 30.4.2021 at 4:49 pm

12719581.1 Notification that a building consent issued pursuant to Section 72 Building Act 2004 identifies inundation as a natural hazard - 26.4.2023 at 7:00 am

13058480.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 22.7.2024 at 4:15 pm

Subject to a right (in gross) to convey electricity over part marked G on DP 601587 in favour of Top Energy Limited created by Easement Instrument 13058480.4 - 22.7.2024 at 4:15 pm

The easements created by Easement Instrument 13058480.4 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey telecommunications over part marked G on DP 601587 in favour of Chorus New Zealand Limited created by Easement Instrument 13058480.5 - 22.7.2024 at 4:15 pm

The easements created by Easement Instrument 13058480.5 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to drain sewage over part marked G on DP 601587 in favour of Far North District Council created by Easement Instrument 13058480.6 - 22.7.2024 at 4:15 pm

The easements created by Easement Instrument 13058480.6 are subject to Section 243 (a) Resource Management Act 1991

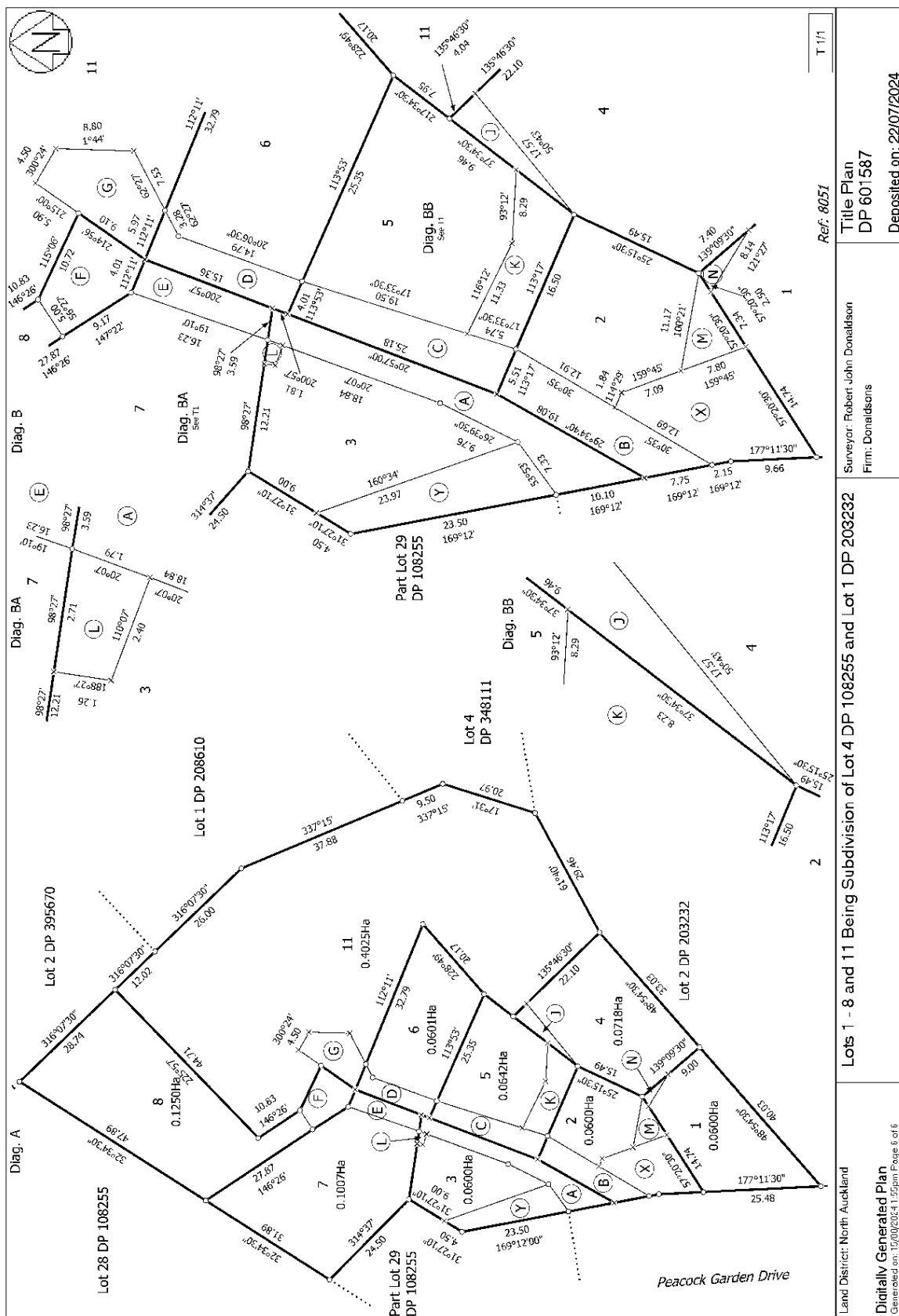
Subject to a right of way, a right to drain sewage and water and a right to convey electricity, telecommunications and water over part marked G on DP 601587 created by Easement Instrument 13058480.7 - 22.7.2024 at 4:15 pm

Appurtenant hereto is a right of way, a right to drain sewage and water and a right to convey electricity, telecommunications and water created by Easement Instrument 13058480.7 - 22.7.2024 at 4:15 pm

The easements created by Easement Instrument 13058480.7 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right to drain sewage and water and a right to convey electricity, telecommunications and water created by Easement Instrument 13058480.8 - 22.7.2024 at 4:15 pm

The easements created by Easement Instrument 13058480.8 are subject to Section 243 (a) Resource Management Act 1991



View Instrument Details



Instrument No	13058480.3
Status	Registered
Date & Time Lodged	22 July 2024 16:15
Lodged By	Fletcher, Paula Michelle
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Records of Title	Land District
1174089	North Auckland
1174090	North Auckland
1174091	North Auckland
1174092	North Auckland
1174093	North Auckland
1174094	North Auckland
1174095	North Auckland
1174096	North Auckland
1174097	North Auckland

Annexure Schedule Contains 3 Pages.

Signature

Signed by Michael John Richardson as Territorial Authority Representative on 22/07/2024 01:53 PM

*** End of Report ***



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THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC-2220889-RMACOM

Being the Subdivision of LOT 4 DP 108255 LOT 1 DP 203232
North Auckland Registry

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

SCHEDULE

STAGE 1

Lots 1-5 DP 601587

- (i). In conjunction with any building constructed on Lots 1 - 5, the property owner shall obtain all necessary consents, and install an "E-One Extreme Series from ecoF low" containing a raw sewage storage tank, macerating pump, and delivery line with a connection into the Council Low Pressure Reticulated Sanitary Sewerage System as shown on PK Engineering drawings 22-021 drawing A3/WW sheets 1.0 to 1.2. The raw sewage storage tank shall have a sufficient charge capacity to contain a minimum of 24 hours wastewater production and shall be fitted with a high level audible alarm installed to warn of pump or system failure.
- (ii). In conjunction with any building constructed on each lot, the property owner shall obtain all necessary consents, and install a raw sewage storage tank, macerating pump, and delivery line with a connection into the Council Reticulation Sanitary Sewerage System. The raw sewage storage tank shall have a sufficient charge capacity to contain a minimum of 24 hours wastewater production and shall be fitted with a high-level audible alarm installed to warn of pump or system failure.
- (iii). The consent holder is to install stormwater retention tanks with a flow attenuated outflow to limit run-off from the site to the pre-development levels for proposed Lots 1 to 5 as per calculation series from PK Engineering Ref 22-021 Dec 2022 Rev2_2 and drawings as Building Consents are presented for the lots. The retention storage shall be installed within 3 months of the date of issue of the relevant Building Consent.



From the 21st October 2019, the Council

has moved to the new website

www.fndc.govt.nz

for more information

Lot 1 DP 601587

- (iv). The dwelling within Lot 1, shall have the E-One pump outlet connecting to the FNDC low pressure sewer 20180919100414 pressure wastewater line located adjacent to the road carriageway, as shown on PK Engineering drawings A3/WW sheet 1.1.

Lots 2-3 DP 601587

- (v). Without the prior approval of the Council, no building shall be erected, nor any works which increase impermeable surfaces be undertaken, nor any planting or structure placed which may create a flow obstruction, on Easements X and Y of the Donaldson's scheme plan set aside for stormwater attenuation pond (X) and flowpath (Y).

Lots 2-4 DP 601587

- (vi). The lot is shown to be susceptible to natural hazards and any future development on the lot will require an engineering report from a suitably qualified Chartered Professional Engineer addressing the mitigation measures required to address the hazards present on the site. Such a report shall be submitted with any application for building consent.

Lots 2-5 DP 601587

- (vii). All dwellings within the development, shall have the E-One pump outlet connecting to a common low-pressure 40mmØ PE pressure wastewater line as shown on PK Engineering drawings A3/WW sheet 1.1.

All Lots DP 601587

- (viii). The approved landscaping/planting is to be maintained for the duration of the consent. Any plants that are removed or damaged are to be replaced as soon as possible, or within the next planting season (1st May to 30th September).
- (ix). The pest and weed eradication management plan to protect the native vegetation shall be observed and continued by the landowners and the plan shall not cease or be amended without the express permission of Council.
- (x). Any recommendations made in the Archaeological Report prepared by Northern Archaeological Research are to be adhered to by the consent holder, including obtaining an authority from the NZ Historic Places Trust to modify, damage or destroy the archaeological site, if required.

Lots 6-8 DP 601587

- (xi). In conjunction with any building constructed on Lots 9 - 10, the property owner shall obtain all necessary consents, and install an "E-One Extreme Series from ecoFlow" containing a raw



Phone 09 702 8400, 09 702 8401, 09 702 8402

info@hikurangi.govt.nz

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sewage storage tank, macerating pump, and delivery line with a connection into the Council Low Pressure Reticulated Sanitary Sewerage System as shown on PK Engineering drawings 22-021 drawing A3/WW sheets 1.0 to 1.2. The raw sewage storage tank shall have a sufficient charge capacity to contain a minimum of 24 hours wastewater production and shall be fitted with a high level audible alarm installed to warn of pump or system failure.

- (xii). All dwellings within the development, shall have the E-One pump outlet connecting to a common low-pressure 40mmØ PE pressure wastewater line as shown on PK Engineering drawings A3/WW sheet 1.1.
- (xiii). The consent holder is to install stormwater retention tanks for with a flow attenuated outflow to limit run-off from the site to the pre-development levels for proposed Lots 6 to 8 as per calculation series from PK Engineering Ref 22-021 Dec 2022 Rev2.2 and drawings as Building Consents are presented for the lots. The retention storage shall be installed within 3 months of the date of issue of the relevant Building Consent.

Lots 7-8 DP 601587

- (xiv). The lot is shown to be susceptible to natural hazards and any future development on the lot will be required to have a finishing floor level of no less than 500mm freeboard above 27.11m.
- (xv). The lot is shown to be susceptible to natural hazards and any future development on the lot will be required to have a finishing floor level of no less than 500mm freeboard above 27.11m.

SIGNED:

Ms Patricia (Trish) Routley - Authorised Officer
By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
MANAGER – RESOURCE CONSENTS

DATED at **KERIKERI** this 22nd day of May 2024.

View Instrument Details



Instrument No 13058480.4
Status Registered
Date & Time Lodged 22 July 2024 16:15
Lodged By Fletcher, Paula Michelle
Instrument Type Easement Instrument



Affected Records of Title	Land District
1174090	North Auckland
1174091	North Auckland
1174093	North Auckland
1174094	North Auckland
1174095	North Auckland
1174096	North Auckland
1174097	North Auckland

Annexure Schedule Contains 6 Pages.

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

I certify that the Mortgagee under Mortgage 11963683.2 has consented to this transaction and I hold that consent ☒

Signature

Signed by Michael John Richardson as Grantor Representative on 22/07/2024 01:53 PM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Clifton Hsi-Yi Lin as Grantee Representative on 17/07/2024 05:12 PM

*** End of Report ***

Easement instrument to grant easement or *profit à prendre***Section 109, Land Transfer Act 2017****Grantor***Surname(s) must be underlined.***PICTURE PERFECT PROPERTIES LIMITED****Grantee***Surname(s) must be underlined.***TOP ENERGY LIMITED****Grant of Easement or *Profit à prendre***

The Grantor being the registered owner of the burdened land set out in Schedule A **grants to the Grantee** (and, if so stated, in gross) the easement(s) ~~or *profit(s) à prendre*~~ set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A*Continue in additional Annexure Schedule if required.*

Purpose of Easement or <i>Profit à prendre</i>	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right to convey electricity	"A" on DP 601587	Lot 3 DP 601587 (RT 1174091)	In gross
	"B" on DP 601587	Lot 2 DP 601587 (RT 1174090)	
	"C" and "K" on DP 601587	Lot 5 DP 601587 (RT 1174093)	
	"D" on DP 601587	Lot 6 DP 601587 (RT 1174094)	
	"E" on DP 601587	Lot 7 DP 601587 (RT 1174095)	
	"F" on DP 601587	Lot 8 DP 601587 (RT 1174096)	
	"G" on DP 601587	Lot 11 DP 601587 (RT 1174097)	

Easements or *profits à prendre* rights and powers (including terms, covenants, and conditions)

Delete phrases in [] and insert memorandum number as required.

Continue in additional Annexure Schedule if required.

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2018 and/or Schedule 5 of the Property Law Act 2007

The implied rights and powers are hereby ~~[varied]~~ ~~[negatived]~~ ~~[added to]~~ or ~~[substituted]~~ by:

~~[Memorandum number _____, registered under section 209 of the Land Transfer Act 2017.]~~

~~[The provisions set out in the Annexure Schedule B].~~

Annexure Schedule B**1 Interpretation**

1.1 In this instrument, unless the context otherwise requires:

- (a) **"Burdened Land"** means the land owned by the Grantor and contained in Records of Title 1174091, 1174090, 1174093, 1174094, 1174095, 1174096 and 1174097;
- (b) **"Easement Area"** means those parts of the Burdened Land marked "A", "B", "C", "D", "E", "F", "G" and "K" on DP 601587;
- (c) **"Emergency Situation"** means a situation in which there is a probable danger to life or property or immediate risk to the continuity or safety of supply or distribution of electricity by means of the Transmission Line;
- (d) **"Transmission Line"** means wires or conductors of any other kind (including fibre optic or coaxial cables) used or intended to be used for the transmission of electricity and/or telecommunication signals, waves or impulses; and includes any insulators, foundations, casings, tubes, tunnels, minor fixtures and other items, equipment or material used or intended to be used for supporting, securing, enclosing, surrounding and protecting a Transmission Line; and also includes any fuses, fuse holders, pillars and transformers, automatic switches, voltage regulators, capacitors or other instruments, apparatus or devices used in association with a Transmission Line; and anything in replacement or substitution of any of the foregoing;
- (e) words importing the singular include the plural and vice versa; and
- (f) references to the Grantor and Grantee include their respective heirs, executors, transferees, administrators, successors and assigns.

2 Grant of electricity easement

- 2.1 The Grantor grants to the Grantee as an easement in gross forever, the right to convey, reticulate, convert, transform, transmit, supply and use electrical energy and power by means of the Transmission Line without interruption or impediment and in any quantity.
- 2.2 The Grantee together with the Grantee's agents, contractors and employees, and with any vehicles, equipment, tools and materials has the right to enter by a reasonable route and remain on the Easement Area and any other parts of the Burdened Land as are reasonably necessary to do the following work:
 - (a) to survey, investigate, lay, install and construct the Transmission Line both over and under the Easement Area, and if under at a depth and along such line as shall be determined by the Grantee and if over at a height and along such line as similarly shall be determined by the Grantee;

- (b) to install such infrastructure both on or under the surface of the Burdened Land as is necessary for the effective transmission of electricity by means of the Transmission Line;
- (c) to inspect, operate, use, maintain, repair, renew, upgrade, replace, change the size of and remove the Transmission Line;
- (d) with the Grantee's agents, contractors and employees, and with any vehicles, equipment, tools and materials, to enter and remain for a reasonable time on the Burdened Land for any purposes necessary or convenient for the Grantee to exercise its rights under this instrument (including the right to extinguish fires);
- (e) to construct on the Burdened Land whatever roads, tracks, access ways, fences, gates and other works are deemed necessary by the Grantee for it to exercise its rights under this instrument and which are approved by the Grantor (that approval not to be unreasonably withheld);
- (f) to keep the Easement Area cleared of all buildings and structures by any means the Grantee considers necessary;
- (g) to keep the Easement Area cleared of all fences, trees and vegetation by any means the Grantee considers necessary where such:
 - (i) breach any statutory or regulatory requirements or standards or codes of practice or otherwise breach generally accepted engineering standards as to the minimum clearance of the Transmission Line;
 - (ii) impede the exercise by the Grantee of its rights under this instrument or the Grantee's access over the Burdened Land or the Easement Area or to the Transmission Line; or
 - (iii) inhibit the safe and efficient operation of the Transmission Line;
- (h) to remove at the Grantor's expense trees and/or vegetation on the Burdened Land where the Grantee, acting reasonably considers such trees and/or vegetation pose a risk to the safe and efficient operation of the Transmission Line and the Grantor having been given notice of the requirement for the removal of such trees and/or vegetation pursuant to clause 5(b) of this instrument has failed to act.

2.3 The Grantee has no obligation to construct the Transmission Line or convey electricity through it or them continuously or at all.

3 Access

3.1 The Grantee must, before exercising the right of entry in clause 2.2:

- (a) make reasonable efforts to identify the Grantor or the occupier of the Burdened Land;

	(b) give reasonable notice, and in any event not less than three (3) days' notice, to the Grantor or the occupier of the Burdened Land of the Grantee's intention to enter the Burdened Land, except in an Emergency Situation when prior notice is not required; and (c) identify the work it intends to carry out.
3.2	The Grantee is not required by reason of the obligations in this clause to delay entry onto the Burdened Land from the date notified.
3.3	The Grantee, in entering the Land, will take reasonable steps to minimise inconvenience to the Grantor or the occupier of the Burdened Land, including; (a) liaising with the Grantor to arrange a suitable time of entry to the Easement Area (unless this is not possible due to an Emergency Situation); (b) leaving gates as they are found (if applicable); (c) driving in a safe manner and taking reasonable steps not to disturb stock (if applicable); and (d) Avoiding access through specific areas identified by the Grantor unless necessary to access the Transmission Line.
3.4	The Grantee is not required to delay entry onto the Burdened Land or to pay any money or other consideration to the Grantor or any occupier of the Burdened Land by reason of the obligations in this clause.
3.5	When accessing the Easement Area, the Grantee will: (a) complete work on the Transmission Line as soon as possible with as little damage as possible to the Burdened Land and any vegetation, fences or improvements on it; and (b) use all reasonable endeavours to repair and make good all damage caused to the Burdened Land by the Grantee or the Grantee's agents, contractors or employees as a result of carrying out work on the Transmission Line.
4	Ownership of the Transmission Line The Transmission Line will at all times remain the property of the Grantor.
5	Grantor's Continued Use of Burdened Land Subject to clause 6, the Grantor: (a) may use the Burdened Land as long as that use does not unreasonably interfere with the enjoyment of the Grantee's rights and interests granted under this instrument; and

- (b) (at its cost) shall remove trees and vegetation on the Burdened Land where the Grantee, acting reasonably gives notice to the Grantor that it considers it necessary that such trees and/or vegetation be removed to ensure that such trees and vegetation do not pose a risk to the safe and efficient operation of the Transmission Line.

6 Restrictions on Grantor's use

- 6.1 The Grantor must not do or allow any act which may interfere with or affect the rights of the Grantee or the operation of the Transmission Line and, in particular, the Grantor must not, without the consent in writing of the Grantee:
 - (a) on the Easement Area, or within the minimum distance from the Transmission Line as advised by the Grantee (having regard to relevant statutory or regulatory requirements, codes of practice and engineering standards applicable from time to time), erect or permit the erection of any buildings or structures, or alter or allow to be altered the overall dimensions of existing buildings or structures, or carry out any earthworks or stockpiling, or construct or permit the construction of any roads, dams, walls or driveways, or allow any vegetation to become established, or remove or permit the removal of any soil, sand, gravel or other substance;
 - (b) disturb the soil of the easement area below the depth of 0.3 metres;
 - (c) cause or knowingly permit flooding of the Easement Area;
 - (d) burn off crops, trees or undergrowth on the Burdened Land;
 - (e) operate or permit to be operated any machinery or equipment (including any cranes, drilling-rigs, pile-drivers and excavators) in close proximity to any part of the Transmission Line;
 - (f) disturb any survey pegs or markers placed on the Easement Area by the Grantee;
 - (g) impede the Grantee's access over the Burdened Land or the Easement Area or to the Transmission Line; or
 - (h) do anything on or in the Burdened Land which would or could damage or endanger the Transmission Line.
- 6.2 The consent of the Grantee required under clause 6.1 will not be unreasonably withheld, but may be given subject to conditions.
- 6.3 The Grantee may consent in writing to certain existing buildings, structures, fences or vegetation on the Easement Area at the date of this instrument remaining there, but such consent may be given subject to conditions.
- 6.4 If any act or item consented to under clause 6.2 or 6.3 subsequently results in a situation described in clause 2.2 (g)(i) – (iii), then such consent may be revoked by the Grantee without compensation.

- 6.5 Before exercising any right under this instrument to remove a fence, the Grantee must consult with the Grantor so the Grantor is given a reasonable opportunity to co-ordinate the erection of any necessary replacement fence. The cost of any replacement fence will be borne by the Grantor and the Grantor must comply with any reasonable directions of the Grantee as to the height, materials used and location of such replacement fence.
- 6.6 If the Grantor does not meet its obligations under this instrument within such reasonable timeframe as is specified in a notice from the Grantee requiring it to do so then the Grantee may meet those obligations (and enter the Burdened Land for that purpose) and the Grantor is liable to pay to the Grantee the costs incurred in doing so.

7 Indemnity against third party claims

- 7.1 Each party ("**Indemnifying Party**") must indemnify the other ("**Indemnified Party**") against all claims or demands from third parties for any loss, damage or liability in respect of, or arising out of, the use of the land by the Indemnifying Party (or any person authorised, whether expressly or impliedly by it) **EXCEPT THAT** it will not be liable to indemnify where such loss, damage or liability was caused by the Indemnified Party. Where the actions of the Indemnified Party contribute to that loss, damage or liability, the indemnity given by the Indemnifying Party will be reduced in proportion to that contribution.

8 Licence and assignment

- 8.1 The Grantee may assign, licence or otherwise grant any right of all or any part of any estate or interest conferred by this instrument.

9 Perpetual easement

- 9.1 There is no power implied in this instrument for the Grantor to terminate the easement for any breach of this instrument or for any other reason. It is the intention of the parties that the easement created by this instrument will continue forever unless surrendered.

10 Arbitration

- 10.1 If any dispute arises between the parties in relation to this instrument or any matter arising under it and that dispute cannot be resolved by negotiation, then the parties must submit the dispute to arbitration in accordance with the Arbitration Act 1996 (and its amendments or any statute which replaces it). The arbitration will be commenced by either party giving written notice to the other of the details of the dispute and that party's desire to have the matter referred to arbitration. The arbitration will be by one arbitrator, if the parties can agree upon one, and, if not, then by two arbitrators, one to be appointed by each party, and their umpire to be appointed by the arbitrators before they begin to consider the dispute. The award in the arbitration will be final and binding on the parties.

View Instrument Details



Instrument No 13058480.5
Status Registered
Date & Time Lodged 22 July 2024 16:15
Lodged By Fletcher, Paula Michelle
Instrument Type Easement Instrument



Affected Records of Title	Land District
1174090	North Auckland
1174091	North Auckland
1174093	North Auckland
1174094	North Auckland
1174095	North Auckland
1174096	North Auckland
1174097	North Auckland

Annexure Schedule Contains 4 Pages.

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

I certify that the Mortgagee under Mortgage 11963683.2 has consented to this transaction and I hold that consent ☒

Signature

Signed by Michael John Richardson as Grantor Representative on 22/07/2024 01:53 PM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Michael John Richardson as Grantee Representative on 22/07/2024 01:53 PM

*** End of Report ***

Easement instrument to grant easement or profit à prendre
Section 109, Land Transfer Act 2017

Grantor*Surname(s) must be underlined.***Picture Perfect Properties Limited****Grantee***Surname(s) must be underlined.***CHORUS NEW ZEALAND LIMITED****Grant of Easement or Profit à prendre**

The Grantor, being the registered owner of the Burdened Land set out in Schedule A, **grants to the Grantee** (and, if so stated, in gross) the easement(s) or profit(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

*Continue in additional Annexure Schedule, if required.***Schedule A**

Purpose of Easement, or profit	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right to convey telecommunications	Area A on DP 601587	Lot 3, DP 601587 (RT 1174091)	Chorus New Zealand Limited (in gross)
	Area B on DP 601587	Lot 2, DP 601587 (RT 1174090)	
	Area C on DP 601587	Lot 5, DP 601587 (RT 1174093)	
	Area D on DP 601587	Lot 6, DP 601587 (RT 1174094)	
	Area E on DP 601587	Lot 7, DP 601587 (RT 1174095)	
	Area F on DP 601587	Lot 8, DP 601587 (RT 1174096)	
	Area G on DP 601587	Lot 11, DP 601587 (RT 1174097)	

Easements or profits à prendre rights and powers (including terms, covenants and conditions)

Delete phrases in [] and insert memorandum number as required; continue in additional Annexure Schedule, if required.

Unless otherwise provided below, the rights and powers implied in specific classes of easement are those prescribed by the Land Transfer Regulations 2018 and/or the Fifth Schedule of the Property Law Act 2007.

The implied rights and powers are ~~varied/negated/added to or substituted~~ by:

Memorandum number _____, registered under section 209 of the Land Transfer Act 2017.

the provisions set out in the Annexure Schedule.

Annexure Schedule

Insert type of instrument

Easement	Dated		Page	2	of	4	Pages
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Continue in additional Annexure Schedule, if required.

Continuation of "Easement rights and powers":

1 The rights and powers in this easement are in addition to those rights and powers contained in Schedule 5 of the Land Transfer Regulations 2018 ("the Fifth Schedule") and where the terms of this easement are in conflict with either the Fifth Schedule or any of the statutory rights and authorities which the Grantee may have in respect of the Burdened Land, the terms of this easement shall prevail.

2 Grant of Easement

2.1 In addition to the above rights and powers the Grantor grants to the Grantee as an easement in gross the following rights and powers at all times and in any quantity:

- (a) to lay, install (including construct), locate, upgrade, add to, inspect, maintain, replace, repair, renew, enlarge, alter, retain, remove any Lines and Works on, in, over and under the Easement Land (and for the avoidance of doubt, the Grantor's consent shall be deemed for the purposes of clause 10(1)(b) of Schedule 5 of the Land Transfer Regulations 2018 by virtue of this easement);
- (b) subject to clauses 4.1 and 4.2, to enter with all necessary equipment and remain upon the Burdened Land for the purposes of laying, installing (including constructing), locating, upgrading, adding to, inspecting, maintaining, replacing, repairing, renewing, enlarging, altering, retaining or removing Lines or Works and make any access ways, cuttings, fillings, grades, batters and to re-open the same and generally to do and perform such acts or things upon the Burdened Land as may be necessary or desirable (or incidental thereto) to enable the Grantee to receive, enjoy and give effect to the full free use and enjoyment of the rights and powers granted under this easement; and
- (c) to use and operate Lines and Works (such use and operation may include the granting of such use to third party telecommunications service providers) for the purpose of conveying telecommunications without interruption or impediment,

provided however that nothing shall compel the Grantee to exercise the above rights at any time or in a particular way

3 Grantee's Covenants

3.1 The Grantee shall be responsible for:

- (a) the installation of and maintenance of the Lines and Works located on the Easement Land; and
- (b) using its best endeavors to prevent the Lines and Works located on the Easement Land becoming a danger to any user or occupier of the Burdened Land.

3.2 The Grantee will, in exercising the rights granted to the Grantee under this easement cause as little damage as reasonably possible to the Burdened Land and to any building or building improvement (including, without limitation, any interior fitout) located on the Burdened Land.

3.3 The Grantee will at the Grantee's own cost repair and make good any damage to the Burdened Land (including without limitation any damage to any building(s), fences or other improvements) caused by the Grantee in exercising the Grantee's rights and powers under this

Annexure Schedule

Insert type of instrument

Easement	Dated		Page	3	of	4	Pages
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Continue in additional Annexure Schedule, if required.

easement as reasonably close as possible to the original condition of the Burdened Land prior to such damage and to the reasonable satisfaction of the Grantor.

4 Access

4.1 The Grantee may, at any time (but subject to clause 4.2) from time to time enter the Burdened Land (including, for the avoidance of doubt, any areas of Common Property on the Burdened Land) using such routes as prescribed by the Grantor (acting reasonably) and with or without its employees, contractors and agents and with or without vehicles, machinery and implements of any kind for purposes associated with the creation and exercise of its rights and powers under this easement. If relevant, the Grantor shall invoke its rights pursuant to section 80 of the Unit Titles Act 2010 (or procure that such rights are invoked) as may be necessary to allow the Grantee access to its Lines and Works as agent of the body corporate.

4.2 In exercising the rights granted to the Grantee under this easement, the Grantee shall use reasonable efforts to give the Grantor prior notice that the Grantee intends to enter upon the Burdened Land (except in the case of an Emergency, when notice will not be required) and for the avoidance of doubt, clause 12(2) of Schedule 5 the Land Transfer Regulations 2018 does not apply. Without limitation to the preceding provisions, the Grantor shall not at any time restrict or impede access to the Easement Land (including by way of subdivision of the Land) by the Grantee and, upon request by Grantee, will provide the Grantee with all necessary keys and / or access cards required from time to time to gain access to the Burdened Land and the Easement Land.

5 Grantor's Covenants

5.1 The Grantor will not without the written permission of the Grantee (not to be unreasonably withheld or delayed):

- (a) grow or permit to be grown any natural or cultivated vegetation (including trees and shrubs) on or in the near vicinity, or encroaching on the Easement Land. The Grantee may at all times at the Grantor's cost remove any natural or cultivated vegetation or improvement on the Easement Land which may interfere with the rights granted by this easement; or
- (b) erect or permit to be erected any improvement (including but not limited to buildings, sheds, fences, roads, walls or driveways) on the Easement Land; or
- (c) do anything on the Easement Land that may damage or endanger the Grantee's Lines or Works; or
- (d) do any act which will interfere with the rights granted by this easement and will not at any time do permit or suffer any act whereby the full and free use and enjoyment by the Grantee of the rights and privileges granted by this are interfered with.

6 Removal

6.1 The Lines and Works are and shall remain the sole property of the Grantee and the Grantee shall not be required to remove the Lines and/or Works at any time. No person shall have any interest in such Lines and Works by reason only of having an interest or estate in the Burdened Land.

Annexure Schedule

Insert type of instrument

Easement	Dated		Page	4	of	4	Pages
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Continue in additional Annexure Schedule, if required.

6.2 No power is implied for the Grantor to determine this easement for any breach of covenant or for any other cause whatsoever. The parties intend this easement to subsist forever or until it is duly surrendered or extinguished at the election of the Grantee.

7 Further Assurances

7.1 Each party shall make all applications, including executing and delivering any documents, and doing all acts and things, as may reasonably be required by the other party to obtain the full benefit of this easement according to its true intent.

8 Telecommunications Act 2001 and End User Terms

8.1 Notwithstanding anything to the contrary in this easement, the terms contained in this easement shall be without prejudice to, and do not reduce or limit, the rights and powers of the Grantee under the Telecommunications Act 2001 or any other document or arrangement conferring rights or powers on the Grantee in relation to Lines and Works at the Burdened Land, and the Grantee may, in its discretion, rely on or exercise any of its rights and powers, whether in addition to or instead of the rights and powers granted by this easement.

9 Definitions and Interpretation

9.1 In this easement:

- (a) **"Common Property"** has the same meaning ascribed to that term under the Unit Titles Act 2010.
- (b) **"Easement Land"** means that part of the Burdened Land identified in Schedule A in this easement as Easement Land and those other parts of the Burdened Land (including buildings) on which the Grantee has installed and located its Lines and Works.
- (c) **"Emergency"** means a situation in which there is a probable danger to life or property or immediate risk to the continuity or safety of supply of telecommunications.
- (d) **"Grantee"** means Chorus New Zealand Limited and includes all its subsidiaries (within the meaning of Section 5 of the Companies Act 1993) and its successors, assigns, personal representatives, employees, contractors, agents, licensees and invitees.
- (e) **"Grantor"** includes the successors in title, assigns, tenants, transferees and personal representatives of the Grantor.
- (f) **"Line"** and **"Works"** shall have the meanings ascribed to those terms under the Telecommunications Act 2001.

View Instrument Details



Instrument No 13058480.6
Status Registered
Date & Time Lodged 22 July 2024 16:15
Lodged By Fletcher, Paula Michelle
Instrument Type Easement Instrument



Affected Records of Title	Land District
1174090	North Auckland
1174091	North Auckland
1174093	North Auckland
1174094	North Auckland
1174095	North Auckland
1174096	North Auckland
1174097	North Auckland

Annexure Schedule Contains 1 Pages.

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

I certify that the Mortgagee under Mortgage 11963683.2 has consented to this transaction and I hold that consent ☒

Signature

Signed by Michael John Richardson as Grantor Representative on 22/07/2024 01:53 PM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

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I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Michael John Richardson as Grantee Representative on 22/07/2024 01:53 PM

*** End of Report ***

Approved for ADLS by Registrar-General of Land under No. 2018/6266

EASEMENT INSTRUMENT TO GRANT EASEMENT OR PROFIT À PRENDRE*Sections 109 Land Transfer Act 2017***Grantor****Picture Perfect Properties Limited****Grantee****Far North District Council****Grant of Easement or Profit à prendre**

The Grantor being the registered owner of the burdened land set out in Schedule A **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Schedule A*Continue in additional Annexure Schedule, if required*

Purpose (Nature and extent) of easement, or <i>profit</i>	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right to drain sewage	B on DP 601587	1174090	In Gross
	C on DP 601587	1174093	
	D on DP 601587	1174094	
	E on DP 601587	1174095	
	F on DP 601587	1174096	
	G on DP 601587	1174097	
Right to drain sewage and Right to convey water	A on DP 601587	1174091	

Easements or profits à prendre rights and powers (including terms, covenants and conditions)*Delete phrases in [] and insert memorandum number as required; continue in additional Annexure Schedule, if required*

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2018 and/or Schedule 5 of the Property Law Act 2007

The implied rights and powers are hereby **[varied]** **[negatived]** **[added to]** or **[substituted]** by:

[Memorandum number _____, registered under section 209 of the Land Transfer Act 2017]

[the provisions set out in Annexure Schedule _____]

Proposed Subdivision of Lot 4 DP 108255 & Lot 1 DP 203232

Landscape and Visual Effects Assessment

30th May 2022





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APPENDICES:

- Appendix 1 - Site Location | 1-1 Oblique View
- Appendix 2 - Viewpoint Location Map
- Appendix 3 - Site Photographs
- Appendix 4 - Scheme Plan
- Appendix 5 - Landscape Mitigation Plan
- Appendix 6 - Planting Schedule
- Appendix 7 - Maintenance Schedule

1.0 INTRODUCTION

Northscape has been engaged by the applicant Picture Perfect Properties Ltd to undertake a landscape and visual impact assessment of the proposed subdivision of Lot 1 DP203232 and Lot 4 DP 108255 located at 8A & 10 Peacock Garden Drive, Kerikeri.

The landscape and visual impact assessment form a part of the resource consent application prepared by Andreas Lilley from McKenzie Lilley Planning for an eleven lot subdivision.

This assessment provides an analysis of the landscape character and quality of the site and surrounding landscape, the visual components of the proposal and the potential landscape, natural character and visual effects on the environment that may occur as a result of the proposal.

This report provides an analysis of the proposal against the relevant landscape provisions of the Far North District Plan, Regional Policy Statement (May 2018), and New Zealand Coastal Policy Statement 2010 relate to Resource Management Act 1991.

A landscape mitigation plan has been prepared as mitigation measures to assist with the visual and landscape integration and mitigation of the proposal, that details the following:

- The location and extent of proposed landscape mitigation and enhancement plantings that will assist with visually absorbing the development into the landscape, screening it from adjoining neighbouring properties and retaining natural character values,
- Plant schedule, numbers, sizes, planting specifications and maintenance schedule.

2.0 METHODOLOGY

The preparation of this assessment of landscape and visual effects has included:

- Discussions with the Client and Project team;
- Site visits, and field surveys of the local area;
- A review of relevant documents;
- A description of the proposal;
- A description of the site and surrounds;
- An analysis of the existing landscape character and values of the site and receiving environment;
- A detailed assessment of landscape and visual effects.
- An assessment against the relevant landscape assessment matters within the District Plan.

The methodology and terminology used in this landscape assessment have been informed by the NZILA's Best Practice Guide¹, the Aotearoa Landscape Assessment Guidelines², and the New Zealand Institution of Landscape Architects (NZILA) Code of Conduct³.

The NZILA Best Practice Guide and the NZILA document are recognised within the industry as providing 'good practice guidance' in the assessment of landscape and visual effects under the RMA. These documents recommend that a landscape and visual effects assessment uses a scale to assist in describing the degree of effect resulting from a proposal. This report has adopted the seven-point 'landscape effects' and 'visual effects' scales commonly used by practitioners, which are outlined below.

Landscape Effects Rating Scale

Magnitude/Degrees	Use and Definition
Very Low	Negligible loss of or modification of key elements, features, characteristics, and/or values of the baseline. Influence of new elements on landscape character and/or landscape value is barely discernible.
Low	Very little material loss of or modification to key elements, features, characteristics and/or values. New elements integrate seamlessly into the pre-development landscape character and/or landscape values.
Moderate-Low	Minor loss of or modification of one or more key elements, features, characteristics and/or values. New elements are not uncharacteristic within the receiving landscape and do not disturb the pre-development landscape character and/or landscape values.
Moderate	Partial loss of or modification of key elements, features, characteristics and/or values. The pre-development landscape character and/or landscape value remains evident but is changed.
Moderate-High	Modifications of several key elements, features, characteristics and/or values. The pre-development landscape character and/or landscape values remain evident but materially changed.
High	Major modification or loss of most key elements, features, characteristics and/or values. Little of the pre-development landscape character remains and amounts to a significant change in the landscape character and/or landscape values.
Very High	Total loss of key elements, features, characteristics and/or values. Amounts to a very significant change in landscape character and/or landscape values

¹ New Zealand Institute of Landscape Architects Best Practice Note 10.1 – Landscape Assessment and Sustainable Management.

² Final Draft as approved at the AGM on 5 May 2021, prepared as an updated version of the NZILA Best Practice Note 10.1.



Visual Amenity Effects Rating Scale

Magnitude/Degrees	Use and Definition
Very Low	Negligible loss of or modification to key elements, features and/or characteristics of the baseline. Visual influence of new elements is barely discernible
Low	Very little material loss of or modification to key elements, features and/or characteristics. New elements integrate seamlessly into the pre-development visual environment.
Moderate-Low	Minor loss of or modification to one or more key elements, features, and/or characteristics. New elements are not uncharacteristic within the visual environment and do not disturb the pre-development visual amenity.
Moderate	Partial loss of or modification to key elements, features, and/or characteristics. The pre-development visual amenity remains evident but is changed.
Moderate-High	Modifications of several key elements, features, characteristics and/or values. The pre-development landscape character and/or landscape values remain evident but materially changed.
High	Modifications of several key elements, features and/or characteristics. The pre-development visual amenity remains evident but materially changed.
Very High	Total loss of key elements, features and/or characteristics, which amounts to a very significant change in visual amenity.



3.0 THE SITE AND ITS LANDSCAPE CONTEXT

3.1 Location

Refer to **Appendix 1 - Site Location**
Appendix 1-1 - Oblique View

The site is approximately 1.5 km to the north of Kerikeri town centre, on the fringe of the existing urban area and at the edge of Kerikeri Visual Buffer Zone. The site is zoned Residential and Coastal Living under the District Plan.

The application site is located at 8A and 10 Peacock Garden Drive, off Kerikeri Road, where there are concentrations of residential dwellings on the southwest of the site, and coastal living settlements on the east side of the site.

The site is on the southeast side of Peacock Garden Public Reserve and is approximately 200m to the east side of where Twin Coast Discovery Highway crosses the Waipেকakoura River.

3.2 Application Site

Refer to **Appendix 1 - Site Location**
Appendix 2 - Viewpoint Location Map
Appendix 4 - Scheme Plan
Tree Health & Safety Report

The application site is legally described as Lot 4 DP 108255 and Lot 1 DP 203232 and is 1.0042 hectares in area.

The site rolls down in a steep slope from an elevated hill undulating north-south direction on the east side of the site into a relatively flat area in the middle of the site, then continuously sloping down west towards the Waipেকakoura River.

A mixture of native and exotic vegetation (with weed species being present) covers most of the site around the site boundary, and a grass area sets in the middle of the site with a few amenity trees. An existing stormwater pond at the right side of the driveway entrance together with a small area opposite the driveway will be used as the stormwater easement area for the whole site.

The vegetation on the west side of the site joins the vegetation in Peacock Garden Public Reserve, screening the site from the neighbours on the west side of the road and visitors in the reserve and Kerikeri River Track on the opposite side of Waipেকakoura River. The site is

currently screened from the neighbours on the south and east sides by the existing vegetation that forms a shelterbelt along the east boundary.

A driveway starts from the east side of Peacock Garden Drive, going north then turning southeast at the end to the existing dwelling at 10 Peacock Garden Drive, which will be Lot 11 of the proposed subdivision. The house and shed on this property are currently screened by the existing landform and vegetation along with the driveway.

3.3 Neighbourhood Character and Context

Refer to **Far North District Operative Map - Zone 83³**

The application site sets between residential and coastal living developments that are adjacent to or overlook the Waipetakoura River. To the west is the Waipetakoura River and Rainbow Falls with conservation areas, and to the northwest is the rural living area along Waipapa Road.

To the northeast of the site is the Kerikeri Basin Prescient including St James's Church, Stone Store, Kerikeri Mission Station (Kemp House), Koropipo Pa and access to Kerikeri River Track at the end of Kerikeri Road. To the south of the site is the Kerikeri town area.

Northern and southern areas are highly developed with residential dwellings. Heritage areas to the east side have St James's Church, Stone Store, Kerikeri Mission Station (Kemp House) and Koropipo Pa setting amongst mature landscaped plantings. Conservation and reserve areas follow the Waipetakoura River and run from the Kerikeri Inlet on the east side passing the northwest side of the application site towards the rural living area which is mainly in farmland pastures.

Views from the application site are generally toward the reserve and residential areas where the Twin Coast Discovery Highway crosses the Waipetakoura River. The views of these areas vary depending upon the elevation of the site and the presence of the existing vegetation on the site screening the view out of the site.

Overall, the application site is surrounded by established residential, coastal living, conservation and recreational land use. The site is relatively enclosed and screened from these activities by the existing landform and vegetation in the reserve area and along Peacock Garden Drive.

Due to the surrounding landform and the presence of vegetation, the site is relatively contained with limited visibility except for properties immediately adjacent to it, visitors in Peacock Garden Public Reserve and on the Kerikeri River track on the opposite side of Waipetakoura River.

³Riverveiw/KerikeriNorth

<https://www.fndc.govt.nz/files/assets/public/objectivedocuments/policy-and-planning-pol/district-plan/operative-plan-2009/zone83-riverview.pdf>



4.0 PROPOSAL

Refer to **Appendix 4 - Scheme Plan**

The applicant proposes to subdivide the property to create ten additional residential lots and one residual larger lot containing the existing dwelling and shed.

The access to the subdivision will be via right off the end of Peacock Garden Drive. Access to proposed Lot 1 at the south corner of the application site will be a small section of the driveway that directly comes off Peacock Garden Drive. Access to proposed Lot 4 will be a driveway extended from the main driveway. Access to proposed Lots 2 - 3, Lots 5 - Lot 11, which will contain the existing dwelling and shed, will be via the existing driveway extension formation, and the individual driveways will branch off this to their respective building site.

The subdivision proposal will result in eleven lots ranging in size from 600 m² to 2005 m². The proposed subdivision development is described in detail within the resource consent application package prepared by Andreas Lilley of Maczine Lilley Planning Ltd.

Lot 1 will be 600 m²

Lot 2 will be 600 m²

Lot 3 will be 600 m²

Lot 4 will be 717 m²

Lot 5 will be 625 m²

Lot 6 will be 600 m²

Lot 7 will be 1045 m²

Lot 8 will be 1243 m²

Lot 9 will be 1361 m²

Lot 10 will be 644 m² and

Lot 11 will be 2005 m²

As part of the subdivision proposal landscape integration and mitigation measures will be implemented to assist the future built development upon the building sites to be sympathetic to the landscape setting and will be well integrated into the surrounding landscape.

The landscape plantings will provide a vegetated backdrop to future dwellings, and softening of the built forms. This will assist with minimising the potential adverse landscape and visual effects of the proposal so that the existing amenity and natural character values of the coastal and residential environments are not adversely affected.



5.0 STATUTORY CONTEXT

5.1 Introduction

There are a number of relevant statutory planning documents to be taken into consideration when assessing this proposal.

Following is an outline and an analysis of the relevant landscape criteria found in:

- Resource Management Act 1991
- The New Zealand Coastal Policy Statement 2010
- Regional Policy Statement for Northland (May 2018)
- The Far North District Plan

5.2 Resource Management Act 1991

Section 6 - Matters national importance

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

- (a) *the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development;*

Section 7 - Other matters

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to—

- (c) *the maintenance and enhancement of amenity values:*
(f) *maintenance and enhancement of the quality of the environment:*

Comment:

The proposed development will not adversely affect the natural character values of the coastal environment. The landscape mitigation plan will ensure the current amenity values are retained and will be no adverse effects on natural character values. The planting with the maintenance schedule is also likely to improve the overall visual amenity within and offsite.

5.3 The New Zealand Coastal Policy Statement 2010 (NZCPS)

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

Policy 6: Activities in the coastal environment

1. In relation to the coastal environment:

- (f) *consider where development that maintains the character of the existing built environment should be encouraged, and where development resulting in a change in character would be acceptable;*
- (i) *set back development from the coastal marine area and other water bodies, where practicable and reasonable, to protect the natural character, open space, public access and amenity values of the coastal environment;*

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;*

2. Recognise that natural character is not the same as natural features and landscapes or amenity values and may include matters such as:

- (a) *natural elements, processes and patterns;*
- (g) *a range of natural character from pristine to modified;*

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:

- (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;*
 - v. vegetation (native and exotic);*
 - vii. whether the values are shared and recognised;*

Comment:

The site is zoned Residential and Coastal Living within the Far North District Plan, while only less than a quarter of the site on the southern corner is located within the Coastal Environment as **Zone Map 83**. The proposed Lot 1, part of the building sites of proposed Lots 2 and 4, and a piece at the south corner of the proposed Lot 11 are located within the Coastal Living Zone while proposed Lots 3 and 5-10 are located within Residential Zone.

The development proposal will result in a small change to the present landscape scene. However, it is not necessary to avoid all effects associated with the proposal in order to protect the natural character values of the Coastal Environment from the proposed subdivision and subsequent use.

The proposed building sites on the lots are located on the most modified part of the landscape and with the implementation of the proposed landscape mitigation plan and maintenance schedule, it will have a less than minor adverse effect on the natural element, processes and patterns of this landscape.

Overall, the development will result in an acceptable magnitude of change to the site, and this change will not have any adverse effects on the natural character of this site or the surrounding coastal marine area. The development is considered to be in accordance with the relevant landscape objectives and policies of the NZCPS.

5.4 Regional Policy Statement for Northland (RPS)

Within the RPS the application site is located within the Urban Environment and Coastal Environment, and the property has no recorded Outstanding Natural Landscape, Outstanding Natural Features, or areas of Outstanding Natural Character.

The following objective and policy within the RPS have landscape relevance.

Objective 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;



4.6 Managing effects on natural character, features/landscapes and heritage

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

(1) In the coastal environment:

- b) Where (a) does not apply, avoid significant adverse effects 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; and*
 - (iii) Encouraging any new subdivision and built development to consolidate within and around existing settlements or where natural character and landscape has already been compromised.*

Comment:

A detailed assessment of the effect of the proposal on natural character is included within Section 6 of this assessment.

The application site does not have any Outstanding Natural Landscape, Outstanding Natural Features, or areas of Outstanding Natural Character identified on it.

The integrity of the natural character of the residential and coastal environments within which the application site is located will not be adversely affected by the proposed subdivision.

Overall the development is considered to be in accordance with the relevant landscape objectives and policies of the RPS.

5.5 Far North District Plan (FNDP)

Refer to Zone Map 83, Scheme Plans

The application site is located within the Residential Zone, Coastal Living Zone and Kerikeri Visual Buffer Zone as depicted on Zone Map 83 and HP 2.

The Operative District Plan Map¹ identifies that there are no Outstanding Landscapes, Outstanding Landscape Features or Natural Features on the site.

Following are the relevant policies and objectives found in Chapter 7 Section 6, Chapter 10 Section 7, Chapter 12 Section 5 and Chapter 13.



Urban Environment

Objective

7.3.1 To ensure that urban activities do not cause adverse environmental effects on the natural and physical resources of the District.

7.3.3 To avoid, remedy or mitigate the adverse effects of activities on the amenity values of existing urban environments

7.3.4 To enable urban activities to establish in areas where their potential effects will not adversely affect the character and amenity of those areas.

Policies

7.4.1 That amenity values of existing and newly developed areas be maintained or enhanced

7.4.5 That new urban development avoids:

(a) adversely affecting the natural character of the coastal environment, lakes, rivers, wetlands or their margins;

7.4.7 That urban areas with distinctive characteristics be managed to maintain and enhance the level of amenity derived from those characteristics.

The following are the relevant objectives found in Chapter 7 Section 6 Residential Zone that apply to this site.

Residential Zone

Policies

7.6.4.6 That activities with net effects that exceed those of a typical single residential unit, be required to avoid, remedy or mitigate those effects with respect to the ecological and amenity values and general peaceful enjoyment of adjacent residential activities.

7.6.4.7 That residential activities have sufficient land associated with each household unit to provide for outdoor space, planting, parking and manoeuvring.

7.6.4.8 That the portion of a site or of a development that is covered in buildings and other impermeable surfaces be limited so as to provide open space around buildings to enable planting, and to reduce adverse hydrological, ecological and amenity effects.

Comment:

The proposed development is an efficient use of the most modified area on residentially zoned land. The surrounding environment is a mixture of low and medium density residential activity with a well-vegetated environment that provides privacy and amenity enjoyments for visitors and residents within the subdivision, and with the proposed enhancement planting as the addition to the presence of the existing vegetation, the proposal will maintain its amenity and built forms.

The layout of the proposed development on the application site will ensure the future dwellings are located on the most modified part of the site and have efficient space for outdoor space, plating, parking and manoeuvring.

The proposal will not result in any adverse effects on the natural and physical resources and it is considered positive effects with the proposed enhancement planting and maintenance schedule to ensure the additional and existing vegetation on the application site will be maintained in a proper manner.

Overall, the proposal will be in accordance with the relevant objectives and policies found in Chapter 7.

Coastal Environment

Objectives

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

10.3.2 To preserve and, where appropriate in relation to other objectives, to restore, rehabilitate protect, or enhance:

- (a) the natural character of the coastline and coastal environment;*
- (d) the open space and amenity values of the coastal environment;*

Policies

10.4.1 That the Council only allows appropriate subdivision, use and development in the coastal environment. Appropriate subdivision, use and development is that where the activity generally:

- (a) recognises and provides for those features and elements that contribute to the natural character of an area that may require preservation, restoration or enhancement; and*
- (b) is in a location and of a scale and design that minimises adverse effects on the natural character of the coastal environment; and*



- (c) has adequate services provided in a manner that minimises adverse effects on the coastal environment and does not adversely affect the safety and efficiency of the roading network; and*
- (d) avoids, as far as is practicable, adverse effects which are more than minor on heritage features, outstanding landscapes, cultural values, significant indigenous vegetation and significant habitats of indigenous fauna, amenity values of public land and waters and the natural functions and systems of the coastal environment; and;*
- (e) promotes the protection, and where appropriate restoration and enhancement, of areas of significant indigenous vegetation and significant habitats of indigenous fauna; and;*
- (h) gives effect to the New Zealand Coastal Policy Statement and the Regional Policy Statement for Northland*

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

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

The following are the relevant objectives and policies found in Chapter 10 Section 7 Coastal Living Zone.

Objectives

10.7.3.1 To provide for the well being of people by enabling low density residential development to locate in coastal areas where any adverse effects on the environment of such development are able to be avoided, remedied or mitigated.

10.7.3.2 To preserve the overall natural character of the coastal environment by providing for an appropriate level of subdivision and development in this zone.

Policies

10.7.4.1 That the adverse effects of subdivision, use, and development on the coastal environment are avoided, remedied or mitigated.

10.7.4.2 That standards be set to ensure that subdivision, use or development provides adequate infrastructure and services and maintains and enhances amenity values and the quality of the environment.

10.7.4.3 Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the zone in regards to s6 matters, and shall avoid adverse effects as far as practicable by using techniques including:

- (a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;*
- (b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;*
- (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;*

Visual Amenity in the General Coastal and Coastal Living Zone

When considering an application Council will have regard to the visual amenity rules found within the Assessment Criteria set out in Chapter 11 Section 11.5 Visual Amenity in the Coastal Living Zone. These are:

- (a) The size, bulk, height and siting of the building or addition relative to skyline, ridges, areas of indigenous vegetation and habitat of indigenous fauna, or outstanding landscapes and natural features.*
- (b) The extent to which landscaping of the site, and in particular the planting of indigenous trees, can mitigate adverse visual effects.*
- (c) The location and design of vehicle access, manoeuvring and parking areas.*
- (d) The means by which permanent screening of the building from public viewing points on a public road, public reserve, or the foreshore may be achieved.*
- (e) The degree to which the landscape will retain the qualities that give it naturalness and visual value as seen from the coastal marine area.*
- (f) Where a building is in the coastal environment and it is proposed to be located on a ridgeline, whether other more suitable sites should be used and if not, whether landscaping, planting or other forms of mitigation can be used to ensure no more than minor adverse visual effects on the coastal environment.*
- (g) The extent to which the activity may cause or exacerbate natural hazards or may be adversely affected by natural hazards, and therefore increase the risk to life, property and the environment.*
- (h) the extent to which private open space can be provided for future uses ;*
- (i) the extent to which the siting, setback and design of building(s) avoid visual dominance on landscapes, adjacent sites and the surrounding environment;*
- (j) the extent to which non-compliance affects the privacy, outlook and enjoyment of private open spaces on adjacent sites.*

Comment:

The proposal is considered to maintain and enhance the natural character of the coastal environment by incorporating extensive landscaping on the site to provide a vegetative background and foreground. The proposal is not considered to have any adverse effects on areas of significant vegetation or fauna, outstanding landscapes of natural features or the amenity values of the coastal environment.

The proposal will result in the development of the lots that are appropriate for the area. The mitigation and enhancement plantings will assist with minimising any potential adverse landscape, visual and natural character effects. This will enable the development to meet the visual amenity rules of the District Plan.

Chapter 12 Natural and Physical Resources

12.5 Heritage

Objectives

12.5.3.4 To conserve the historic and amenity values of settlements with significant historic character

Policies

12.5.4.12 That the Council will utilise, where appropriate, its heritage protection authority status under s187 of the Act, to protect any place of special interest, character, intrinsic or amenity value or visual appeal, or of special significance to the tangata whenua for spiritual, cultural or historical reasons and such area of land (if any) surrounding that place as is reasonably necessary for the purpose of ensuring the protection and reasonable enjoyment of the place.

12.5A Heritage Precincts

Kerikeri Basin: (refer to Map HP2 in Part 5)

The Kerikeri Basin Heritage Precinct is a Registered Historic Area with the Historic Places Trust. The historic character of the Kerikeri Basin derives from its outstanding historic significance as one of the first areas in New Zealand characterised by contact between Maori and European colonial settlement. The Kerikeri Basin Precinct contains several Category 1 historic buildings and features, an historic pa site, and is located in a largely undeveloped landscape setting, with most land in the Precinct being in public ownership. The area contains archaeological and historic sites of critical importance to the nation's heritage.

Historic values of the Kerikeri Basin Heritage Precinct can be adversely affected by the nature and scale of development within the visual buffer around this precinct. The Kerikeri Basin Heritage Precinct Visual Buffer is therefore identified and a rule applying to any buildings within this zone included in the Plan to provide the ability to control the form, colour and location of development in order to avoid visual dominance in relation to the Kerikeri Mission Station buildings and to Kororipo Pa.

12.5A.6.3.3 Alterations and/or New Buildings within the Kerikeri Basin Heritage Precinct Visual Buffer

Alterations and/or new buildings within the Kerikeri Basin Heritage Precinct Visual Buffer are a restricted discretionary activity.

The Council will restrict the exercise of its discretion to:

- (a) the form of the building and colour of all exterior surfaces, so as to ensure the appropriate use of colour and to avoid visual dominance in relation to the Kerikeri Mission Station buildings (the Stone Store and Kerikeri Mission House) and Kororipo Pa; and*
- (b) the location of the buildings in respect of the Kerikeri Mission Station, Kororipo Pa and other archaeological sites*

Comment:

The application site is located at the upper northwest fringe of the Kerikeri Visual Buffer Zone, which is the west side to the historic sites within the visual buffer zone, the whole site is generally rolling down from the ridgeline to the west side of Booths Farm Reserve. The application site is not visible to visitors and residents within Kerikeri Basin Heritage Precinct area, details refer to the visual effect assessment in section 6 of this report.

The location and presence of the existing landform and vegetation on the north and east sides of the application site will ensure that the proposed development will not be viewed from any part of Kerikeri Basin Heritage Precinct. This will avoid visual dominance in relation to the Kerikeri Mission Station buildings and other archaeological sites.

Overall the potential adverse landscape and visual effect generated by the development will be nil.

Chapter 13 Subdivision

Objectives

13.3.1 To provide for the subdivision of land in such a way as will be consistent with the purpose of the various zones in the Plan, and will promote the sustainable management of the natural and physical resources of the District, including airports and roads and the social, economic and



cultural well being of people and communities.

13.3.2 To ensure that subdivision of land is appropriate and is carried out in a manner that does not compromise the life-supporting capacity of air, water, soil or ecosystems, and that any actual or potential adverse effects on the environment which result directly from subdivision, including reverse sensitivity effects and the creation or acceleration of natural hazards, are avoided, remedied or mitigated.

Policies

13.4.1 That the sizes, dimensions and distribution of allotments created through the subdivision process be determined with regard to the potential effects including cumulative effects, of the use of those allotments on:

- (a) natural character, particularly of the coastal environment;*
- (c) landscape values;*
- (d) amenity values;*
- (g) existing land uses.*

13.4.4 That in any subdivision where provision is made for connection to utility services, the potential adverse visual impacts of these services are avoided.

13.4.5 That access to, and servicing of, the new allotments be provided for in such a way as will avoid, remedy or mitigate any adverse effects on neighbouring property, public roads (including State Highways), and the natural and physical resources of the site caused by silt runoff, traffic, excavation and filling and removal of vegetation.

13.4.6 That any subdivision proposal provides for the protection, restoration and enhancement of heritage resources, areas of significant indigenous vegetation and significant habitats of indigenous fauna, threatened species, the natural character of the coastal environment and riparian margins, ... where appropriate.

13.4.13 Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the applicable zone in regards to s6 matters. In addition subdivision, use and development shall avoid adverse effects as far as practicable by using techniques including:

- (a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;*
- (b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;*

Comment:

The objectives and policies of the Coastal Environment focus on the protection of natural character, the avoidance of effects on areas of outstanding natural character and the avoidance, remedying or mitigation of potential adverse landscape and visual amenity effects on the coastal environment.

The proposed subdivision is located on land that has been modified for residential practice before, with some parts of the land remaining grassed and fairly exotic and weed infested. The proposed mitigation and enhancement planting will connect the existing vegetated areas around the site boundary to provide amenity enjoyment for Peacock Garden Drive and to protect natural edges sharing with Peacock Garden Public Reserve and life block neighbours on the north and east sides of the site.

The mitigation and enhancement planting using the native species will have positive effects on the natural character of the coastal environment. The conscious design controls will ensure that only appropriate built forms are located on the building sites and that they are in a suitable size, style, height and colour.

The future buildings on the proposed lots will be integrated into the landscape through the use of landscape planting that will provide a proper vegetated backdrop and foreground when viewed from the coastal marine area.

The proposed development will be keeping with the existing settlement patterns found locally and with seamlessly blend into the current landscape patterns.

6.0 ASSESSMENT OF LANDSCAPE, VISUAL AND NATURAL CHARACTER EFFECTS

6.1 Introduction

The landscape and visual effects assessment process provides a framework for assessing and identifying the nature and significance of potential landscape and visual effects that may result from the proposed development. Such effects can occur in relation to changes to physical elements and the existing character of the landscape and impacts on the receiving environment and visual amenity.

The existing landscape and its visual context form the baseline for landscape and visual effects assessments. The assessment of visual effects considers how changes to the physical landscape affect the viewing audience.

In assessing effects on the landscape there is a distinction made between landscape effects (effects on the character and amenity of a landscape may not be visible to the general public) and visual effects (the response of a viewing audience, principally from public viewing positions, also surrounding privately owned properties).

These effects are assessed in terms of the degree of change brought about by the development. The degree of landscape and visual effects resulting from the development may be negative (adverse), or positive (beneficial), contributing to the visual character and quality of the environment.

It will also be dependent upon the presence or absence of screening and/or backdrop vegetation, and the characteristics of the future activities associated with the development of the application site.

6.2 Extent of Visibility and Viewing Audience

Refer to **Appendix 2 - Viewpoint Location Map**

To evaluate the extent of visibility and assess the potential landscape and visual impact of the proposed development on the surrounding area a number of viewpoints were chosen that are representative of the main public viewing positions surrounding the site that will enable views of the proposed development.

The main public land-based viewer groups that afford views of the site and future development upon it are located generally to the south and west of the site.

Views are relatively distant and the viewers' view is often partially due to intervening vegetation and landform orientation.

Photographs were taken from a number of the most representative viewing positions that afford views of the site and locations are shown on the **Viewpoint Map**.

The main viewer groups include:

- Visitors and residents within the north part of Peacock Garden Drive
- Visitors and residents within the south part of Amsharlo Drive
- Drivers, pedestrians and cyclists on Twin Coast Discovery Highway to the west of the site

The related viewer group will be visitors and residents within the Kerikeri Basin Heritage Precinct Visual Buffer zone.

Photographs were taken using a camera with a 29mm lens to illustrate the view of the property and the context of its setting. The individual frames were taken as landscape images and joined to create panoramas that generally have a 135 degree horizontal and 55-degree vertical field of view. The optimal viewing distance of the images printed on an A3 page is 500mm from the eye to the page.

6.3 Landscape Effects

Landscscape effects have been defined as those that ‘...derive from changes in the physical landscape, which may give rise to changes in its character and how it is experienced.’⁴

Any natural or physical activity has the potential to alter the character of a landscape. Change to the character of a landscape need not necessarily be adverse and whether effects are adverse or not depend to a large extent on the public expectation of what can be reasonably anticipated to occur in the landscape.

Allied to this is the receiving environment in terms of its existing degree of naturalness/ modification, patterns, scale, visibility and levels of public appreciation and to what degree these will change with the proposed development.

The landscape character of any area is derived from the combination of natural and man-made elements such as vegetation, landforms, water bodies, buildings, roads etc. What distinguishes one landscape character from another is the extent of and way in which elements are combined.

⁴The Landscape Institute and the Institute of Environmental Management and Assessment (2002). Guidelines for Landscape and Visual Impact Assessment, 2nd edition, Spon Press. New York.

The susceptibility to change takes account of both the attributes of the receiving environment and the characteristics of the proposed development.

The magnitude of landscape change judges the amount of change that is likely to occur to existing areas of landscape, landscape features or key landscape attributes. In understanding this assessment, it is important that the size or scale of the change is considered within the geographical extent of the area influenced by the duration of change, including whether the change is reversible. In some situations, the loss/change or enhancement of existing landscape elements such as vegetation earthworks should also be quantified.

The physical elements associated with the proposed subdivision development include residential dwellings (to be relocated or built on the proposed lots at some point), driveways and associated activities related to residential living. All of these built structures and their associated uses are in context with the existing character of the surrounding landscape directly adjoining the site and settlement patterns within the locality.

The application site does not have any outstanding natural features or outstanding landscape features mapped on it or having outstanding natural character values.

The application site has been modified and is not in its original natural state. It is currently used as a lifestyle block and for residential purposes. The bush areas on the property are regenerating and also contain a large percentage of exotic and weed species (refer to **Tree Health & Safety Report**). These factors reduce the existing landscape's sensitivity to change. The landscape is more accommodating to change due to the existing land uses and pattern of settlement. The visual enclosure of the lower contours of the property resulting from the higher landform and surrounding vegetation along the northeast property boundaries also reduces the sensitivity of the landscape to change.

The landscape effects associated with the proposed development will be low as the proposed building curtilages are close to the existing driveway and grass areas of the site, there will be minimal vegetation removal and a small number of earthworks associated with the formation of driveways and building platforms. The development will have a low influence on the overall pattern of the existing landscape.

The most receiving environment within which the development is located exhibits similar characteristics to the development that is proposed on the site, except the public reserve area to the northwest of the site presenting the characters of the river forest and scrub⁵. The nature and scale of the proposed development results in a small magnitude of landscape change as the development will maintain a proper portion of the existing vegetation adjoining the public reserve area and will not change the key features and attributes of the landscape that currently provides the existing character for this locality.

The biophysical, sensory or associative aspects and key characteristics of the landscape will remain intact with limited aesthetic or perceptual change being apparent as the proposed development is of a size and scale that can be easily absorbed into the surrounding landscape.

Overall there is a low level of effect on landscape values and the key attributes of the receiving environment. The potential adverse landscape effects will be less than minor and will not impact negatively on the landscape values of the surrounding area.

6.4 Visual and Visual Amenity Effects

Refer to **Appendix 2 - Viewpoint Location Map**
Appendix 3 - Site Photographs
Proposed Subdivision Earthwork Overall Plan⁵

The following is an assessment of each of the offsite viewpoints that were chosen to represent a selection of viewing areas that gain views towards the proposed development on the application site.

This assessment will identify the current landscape character and context the site is located within. It will define the potential effects of the proposal and determine the level of visual amenity effects generated by the proposal.

Viewpoint 1, 2 & 3

Existing View

The viewing positions are located opposite side of the site entry on Peacock Garden Drive, from the entry to Peacock Garden Public Reserve to the south corner of the application site, looking northeast towards the application site.

The application site forms a small portion of the front view of this mixture of the residential and coastal living subdivision. Due to the developed nature of the subdivision and mature vegetation within the subdivision, there are limited views from within the Peacock Garden Drive development, which takes in Kerikeri Road to the south, Peacock Garden Public Reserve to the north, and residential blocks to the west, and lifestyle blocks to the east.

The existing building and shed that are located on the proposed lot 11 are screened from view by the existing landform and vegetation along Peacock Garden Drive.

The rest of the proposed building site is mostly screened from view by the vegetation along Peacock Garden Drive.

⁵Civil Design for Proposed Subdivision Development by PK Engineering Limited

Potential Effects

The potential viewing audience has the potential to view future development on the site including visitors to visitors to the Blue Penguin Drive area and the residents within the subdivision. Their view will vary considerably depending on their location within the subdivision. Generally, the view of the site is reasonably limited, and only forms a small portion of the backdrop view.

The existing dwelling and shed on proposed Lot 11 are well screened from view from this area. The existing structures are located at an elevated position on the higher part of the site and are visually absorbed in the landscape by the surrounding vegetation, which demonstrates the high visual absorption capacity of the site.

The proposed driveway to the building sites of Lots 2,3 and 5-11 will be formed as an extension from the existing driveway, which is located in the western middle of the site and only the entry part will be visible from this location. The rest of the driveway will be screened by the existing and proposed vegetation. The proposed driveway to the building site of Lot 1 will be located on the southwest corner of the site and will be screened by the proposed vegetation from this location.

Further built development on Lots 1-3 will be located on the lower contours of the property and will be screened from this area by the presence of the existing and proposed native bush located along the Peacock Garden Drive road frontage. Building height restrictions within FNDP will ensure that any future building built on these three lots will not exceed a certain height so that the dwellings do not protrude obtrusively above the vegetation line.

Any future dwelling will be viewed with a backdrop of vegetation behind it that would be made of a combination of the proposed mitigation planting and the existing vegetation located on the site.

With the implementation of the mitigation matures proposed the development on proposed Lots 1-10 can be achieved in a similar and positively better manner to what has been achieved by the existing dwelling on proposed Lot 11. This will result in a low level of potential adverse visual effects so that the overall adverse effects will be less than minor.

Viewpoint 4

Existing View

The viewing position is the closest view of the open site from within the Peacock Garden Public Reserve area.

The location of the proposed building sites on the lots has been indicated. However, none of the building sites is visible due to the presence of the existing vegetation on and adjacent to the site and along the Waipēkākōura River.



Potential Effects

Due to the presence of the existing vegetation along the north and west boundaries of the site and the building height restriction within FNDP, there will be no adverse visual effects generated by developments on proposed lots as the buildings will not be visible to this viewing audience.

Any future buildings on proposed Lots 7 and 8 will have limited heights as required by the FNDP. This will result in dwellings being screened from view by the existing vegetation present and proposed mitigation planting along the north and west boundaries, with perhaps (depending on the design of the dwelling) part of the upper roof structure being visible between the canopy of the native bush.

Considering the conditions above, the overall potential adverse visual effects will be less than minor.

Viewpoint 5

Existing View

This viewing position is located at the eastern side of the Twin Coast Discovery Highway bridge crossing the Waipetakakoura River. This highway bridge has an 80 km/h speed limit and a pedestrian and cyclist pathway on the east side. Drivers, pedestrians and cyclists coming from the south direction will have the application site as a small part of their view passing the bridge.

The existing dwelling is fully screened by the existing vegetation along the western side of the Waipetakakoura River. The proposed building sites on Lot 1-10 are obscured by the existing vegetation along the western side of the Waipetakakoura River.

Potential Effects

All future development on the application site will be viewed set within the context of the well-vegetated landscape along the Waipetakakoura River and where they will be fully screened by the presence of the existing vegetation patterns. The location of development below the ridgeline also assists with minimising any potential adverse visual effects.

This will also be the case for future development on the application site. Future dwellings placed on Lots 1-3 and 5-7, which will be set on a similar level, will mostly be screened by the vegetation along the Waipetakakoura River and within the existing households along Peacock Garden Drive, and will generate less than minor potential visual effects for these viewers.

The development of the building sites on proposed Lots 3 and 8-11 are more elevated than on Lots 1-3 and 5-7 so will potentially be more visible. The vegetation on site and adjoining areas however reduce the overall magnitude of change on the landscape. The development on these lots will be sensitive to the surrounding landscape and will be mitigated through the proposed

enhancement plantings. This will assist with minimising any potential adverse landscape and visual effects to a less than minor level.

Viewpoint 6

Existing View

This viewing position is located on the south end of Amsharlo Drive before the loop looking southeast towards the application site.

Potential Effects

This is a view of visitors and residents on the eastern side of Amsharlo Drive and the proposed development on the application will be further screened by the future development on the southern side of Amsharlo Drive and existing vegetation between Amsharlo Drive and Twin Coast Discovery Highway.

The proposed plantings in addition to the presence of the screening effects of the existing vegetation along the Waipetakoura River, the future development on the proposed lots will be difficult to distinguish. Overall the potential adverse landscape and visual effect generated by the development of this viewing audience will be nil.

Viewpoint 7

Existing View

The part of Kerikeri Road within Kerikeri Basin Heritage Precinct has no spot that can see the application site due to the well-vegetated landscaping along the road frontage. This viewing position is located on the bridge, which is the closest open view to the site from within historic sites in Kerikeri Basin, in Kororipo Heritage Park looking west towards the application site.

The location of the proposed building sites on the lots has been indicated. However, none of the building sites is visible due to the presence of the existing landform and vegetation on and adjacent to the site in Booths Farm Reserve.

Potential Effects

Due to the location and landform of the application site rolling down from the ridgeline on the west side of Booths Farm Reserve, all future development on the application site will be screened by the existing landform and vegetation within and adjoining Booths Farm Reserve.

The proposed plantings in addition to the presence of the screening effects of the existing landform and vegetation along the Waipetakoura River will ensure that future developments on the application site will not be seen from Kerikeri Basin Heritage Precinct. Overall the potential adverse effects on landscape and visual effects generated by the development of this viewing audience will be nil and for the same reason, the proposed development will fully avoid visual dominance in relation to the Kerikeri Mission Station building and to Kororipo Pa.

6.5 Natural Character Effects

Refer to **Appendix 1 - Site Location**
Appendix 3 - Site Photographs
Tree Health & Safety Report

The quality of a landscape portrays and its resulting 'natural' character are dependent on the degree of cultural modification, and how well the natural process is functioning.

Natural character is a term used to describe the naturalness of an environment. The degree or level of natural character within an area depends on:

- The extent to which natural elements, patterns and processes are functioning, and
- The nature and extent of modifications to the ecosystem and landscape/riverscape

The highest degree/level of natural character occurs where there is the least amount of modification. The effect of different types of modification on the natural character of an area varies with the existing content and may be perceived differently by different individuals.

Natural elements relate to the presence of unmodified land and water bodies and the lack of built elements, while natural patterns related to the perceived naturalness of the appearance of the landscape, which appears to be a result of nature rather than being man-made. The natural process relates to the ecological workings of a landscape, and how well these processes are functioning to maintain the natural appearance of the landscape.

The application site is a modified landscape. The open grass areas with exotic plantings and the existing dwelling are evidence of this. These areas are the most modified and exhibit low levels of natural character.

The bush pattern is also modified and is not the original forest, the existing native bush is also fairly exotic species and weed infested.

The proposed development will result in all built development being located along the driveway, which expanded from the existing driveway on-site, with a short distance of extension for two lots (Lots 4 and 8), except a direct driveway off Peacock Garden Drive for the proposed Lot 1. This arrangement will minimize the vegetation removal and earthwork to form the access and platform for the proposed dwellings so that the most mature parts of the site will be maintained.

The landscape mitigation plan with planting and maintenance schedules will also ensure that the proposed development will be sensitive to the existing environment and features of the property that contributes to the natural character values of the area. The development will be subservient and will result in less than a minor level of effect upon natural character values.

7. Mitigation Measures

Refer to **Appendix 5 - Landscape Mitigation Plan**
Appendix 6 - Planting Schedule
Appendix 7 - Maintenance Schedule

Landscape mitigation and enhancement plantings are proposed to assist with integrating the proposed development into the landscape as depicted in the Landscape Mitigation Plan contained in Appendix 5.

This will minimise the potential adverse visual effects and retain the natural character of the existing urban and coastal environments.

Maintenance schedule will ensure the proposed and existing vegetation within the application site is kept and maintained in a good manner and condition. Details refer to appendix 7.

The proposed mitigation and enhancement plantings are made up of:

Feature Trees

The use of large grade feature trees that are capable of achieving the specified height requirement along the roadside and scattered among the development will form a continuous canopy layer to blend the development into the surrounding landscape.

- The use of Kowhai will reflect the proximity of the stream while the Puka and Titoki will enhance the natural character along the road frontage.
- Titoki trees along the driveway will provide visual softening of the widened driveway and between neighbours.
- Puriri trees scattered among the proposed development will replace the ones that will be removed for the formation of the building platform.
-

Proposed Revegetation Planting

The revegetation plantings will use the thriving native species found on-site to connect with the existing bush areas that will be maintained to form a proper backdrop for the proposed development and enhance the natural screening from the views of the surrounding environment.

Detention Pond Planting

The detention pond planting will use water-and-shade-tolerant species with a mixture of the native species in various scheduled sizes to provide a natural buffer and amenity enjoyment for the visitors and residents around.

Easement Planting

The easement planting along both sides of the shared driveway with native species to soften the concrete edges and provide natural screening between proposed lots.

8. Conclusion

The application site is set along the southern side of the Waipetakoura River between the existing residential areas of Waipapa Road and Kerikeri Road. These areas accommodate built developments set within a vegetated setting. The proposed subdivision development will be viewed in context with these areas and will blend in with the current settlement patterns.

The property is a modified landscape as a result of the existing residential practice. This has over the years degraded the natural character of the site. Built development will be located within the most modified parts of the site.

When assessed the site has a high capacity to visually absorb the proposed development into this landscape without generating adverse landscape and visual effects. This is due to the visual absorption capacity of the site's limited visibility and screening of future development. The proposed building and mitigation measures will ensure that adverse effects are kept to a low level.

The vegetated area around the boundary of the site that adjoining the existing bush in Peacock Garden Public Reserve and screening the site from life block neighbours will be enhanced with proposed revegetation planting and maintained by the future households. The proposed development will set along the central driveway, where is the most modified part of the site, to ensure the quality and continued regeneration of the native bush.

The subdivision proposal has been assessed to be in accordance with the relevant landscape objectives and policies within the planing documents providing the mitigation and enhancement paintings, and maintenance schedule are implemented.

This will result in a development that has less than minor adverse effects on the landscape and visual quality values, and will have positive effects upon natural character values.

The development is sensitive to the urban and coastal environments it is located within and is consistent with the relevant assessment criteria, objectives and policies found within the FNDP, RPS, NZCPS and RMA.

Yours Sincerely



Sijia Wei
BLA [Hons]
Northscape



Data Source: Northland Regional Council - Property and Boundaries

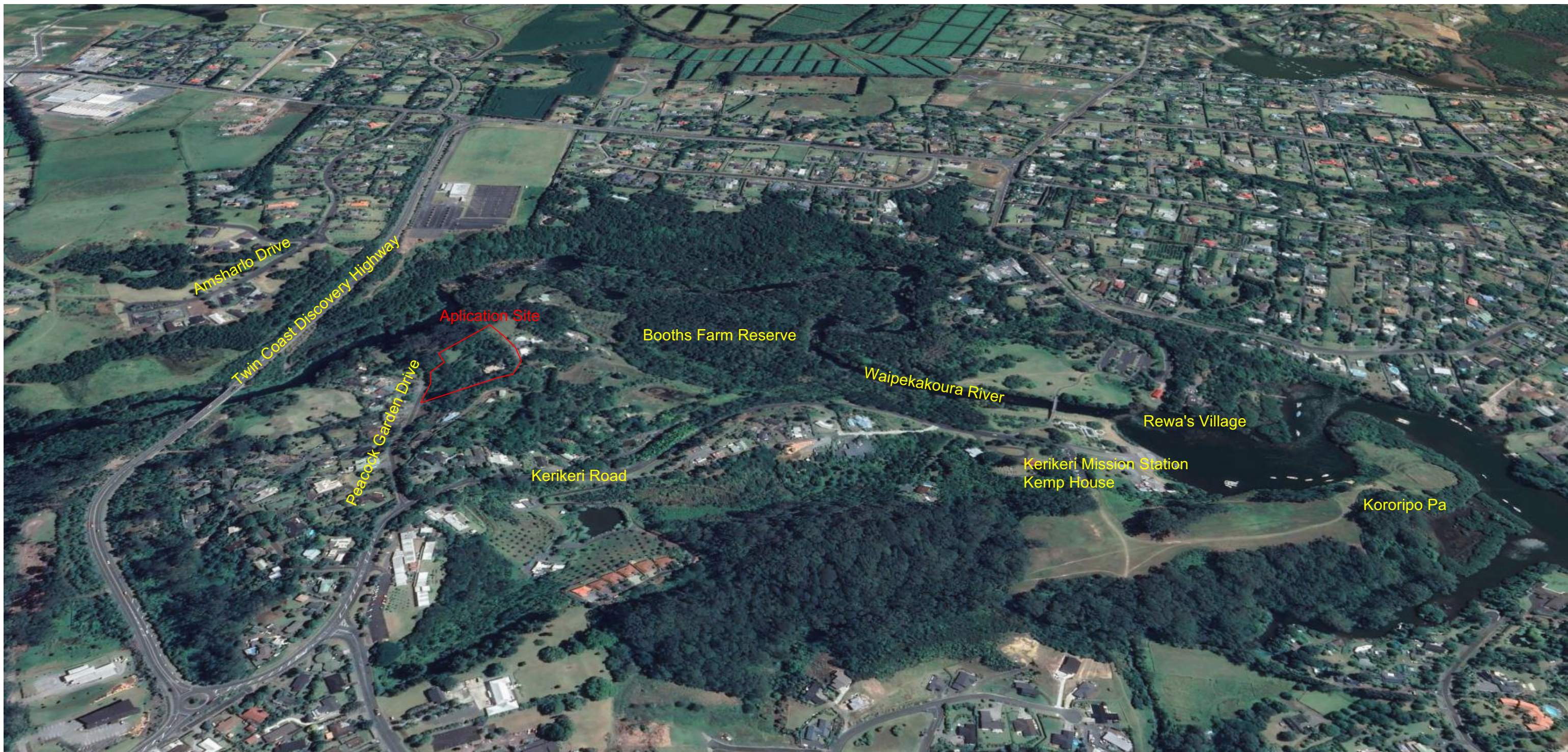


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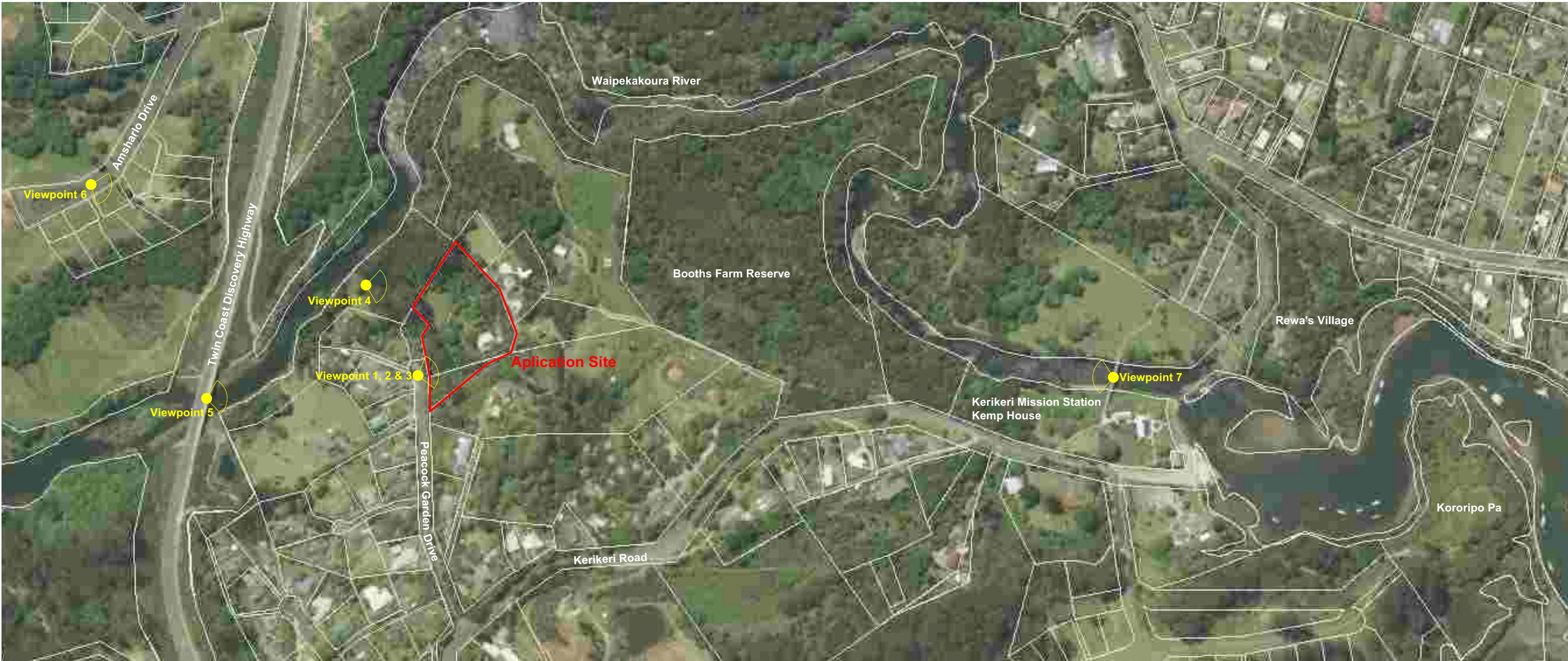
021 433 780
sales@northscape.co.nz
www.northscape.co.nz

Appendix 1 - Site Location

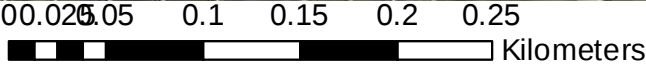
Landscape and Visual Effects Assessment | Picture Perfect Properties Ltd



Data Source: Google Earth



Data Source: Northland Regional Council - Property and Boundaries



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sales@northscape.co.nz
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Viewpoint 1

This viewpoint is located on the entry of Peacock Garden Public Reserve just north of the site entry. The site is screened by the existing vegetation along the northwest boundary of the application site, the further centre of the site can be viewed partially through the gap created by the existing driveway. This view is obtained by visitors and residents within the Peacock Garden Drive subdivision.



Viewpoint 2

This viewpoint is located on Peacock Garden Drive opposite side of proposed Lot 1. The site is screened by the existing vegetation along the northwest boundary of the application site, the further centre of the site can be viewed partially through the gap created by the existing driveway. This view is obtained by visitors and residents within the Peacock Garden Drive subdivision.



Viewpoint 2

This viewpoint is located on Peacock Garden Drive opposite side of proposed Lot 1. The site is screened by the existing vegetation along the northwest boundary of the application site, the further centre of the site can be viewed partially through the gap created by the existing driveway. This view is obtained by visitors and residents within the Peacock Garden Drive subdivision.

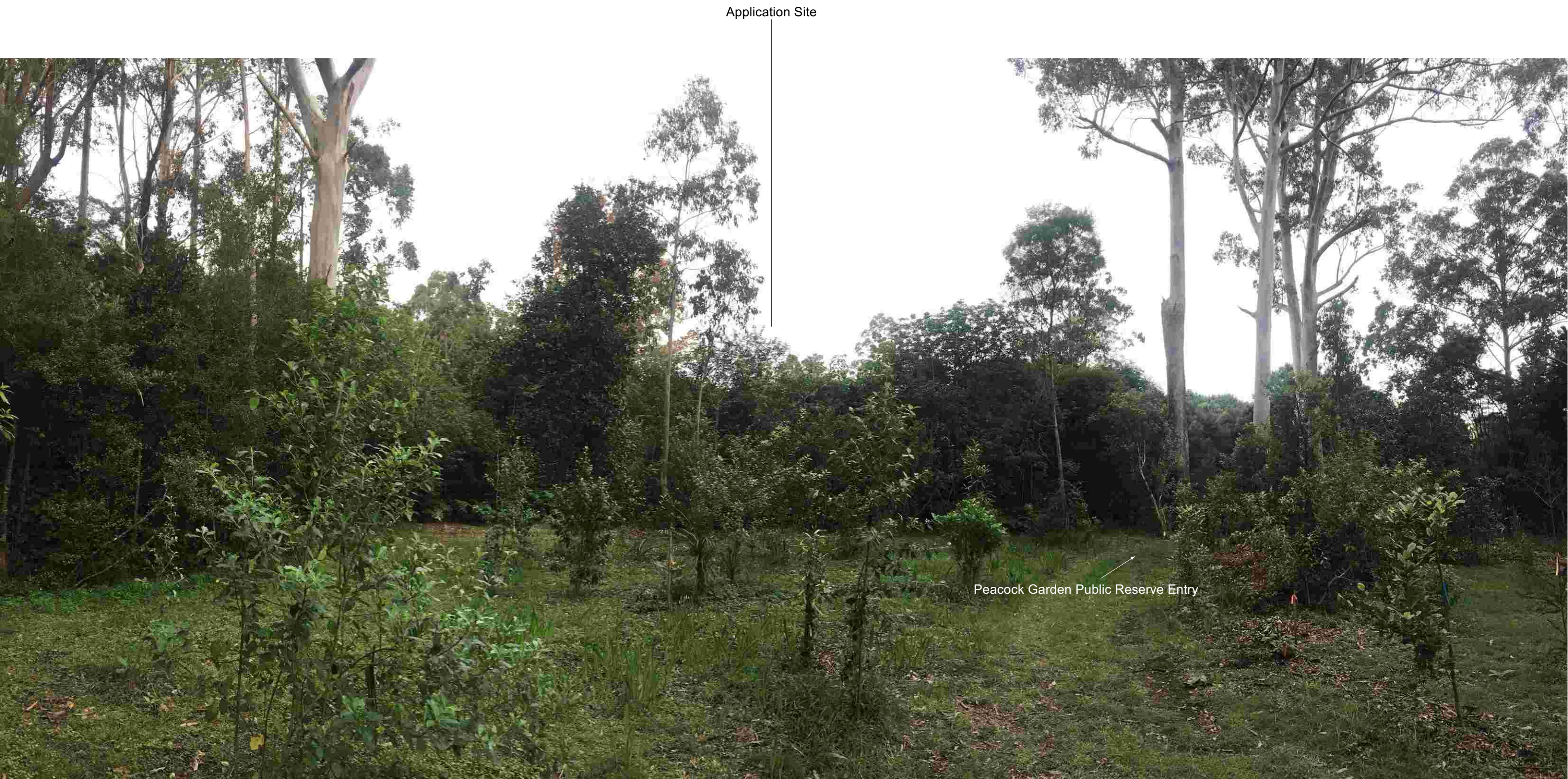


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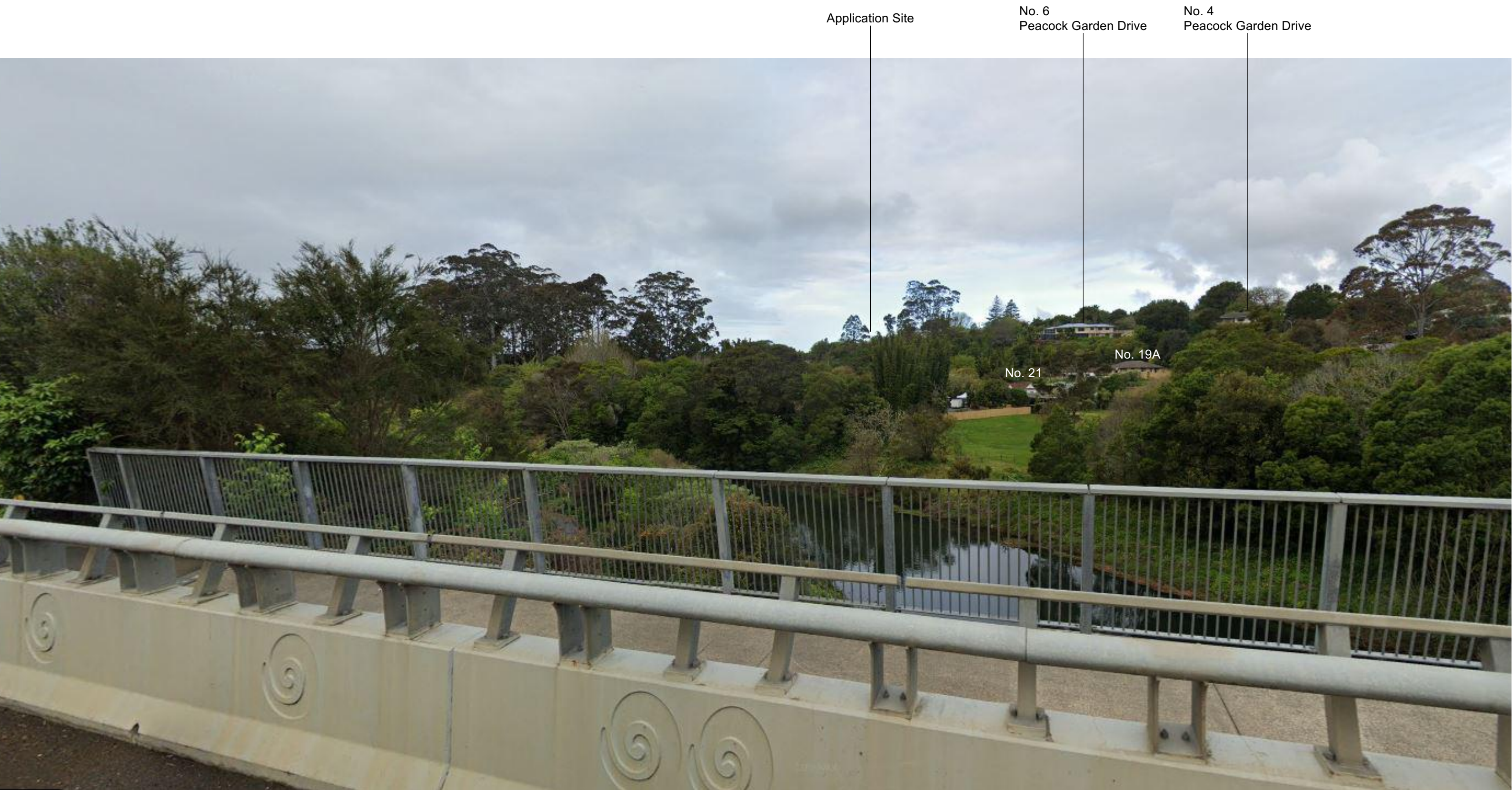
Appendix 3 - Site Photographs

Landscape and Visual Effects Assessment | Picture Perfect Properties Ltd



Viewpoint 4

This viewpoint is located in Peacock Garden Public Reserve northwest of the application site. The reserve area was tidied up recently, while the application site has the existing vegetation in self-generating condition with weed and exotic species present. Visitors to Peacock Garden Public Reserve obtain this view.



Viewpoint 5

This viewpoint is located on the east side of the Twin Coast Discovery Highway bridge crossing the Waipেকakoura River to the southwest of the site. The site can be viewed partially through the gap of the existing landform and vegetation along Waipেকakoura River and Peacock Garden Drive. This view is obtained by drivers, pedestrians and cyclists travelling north and is momentary as they pass by.



Viewpoint 6

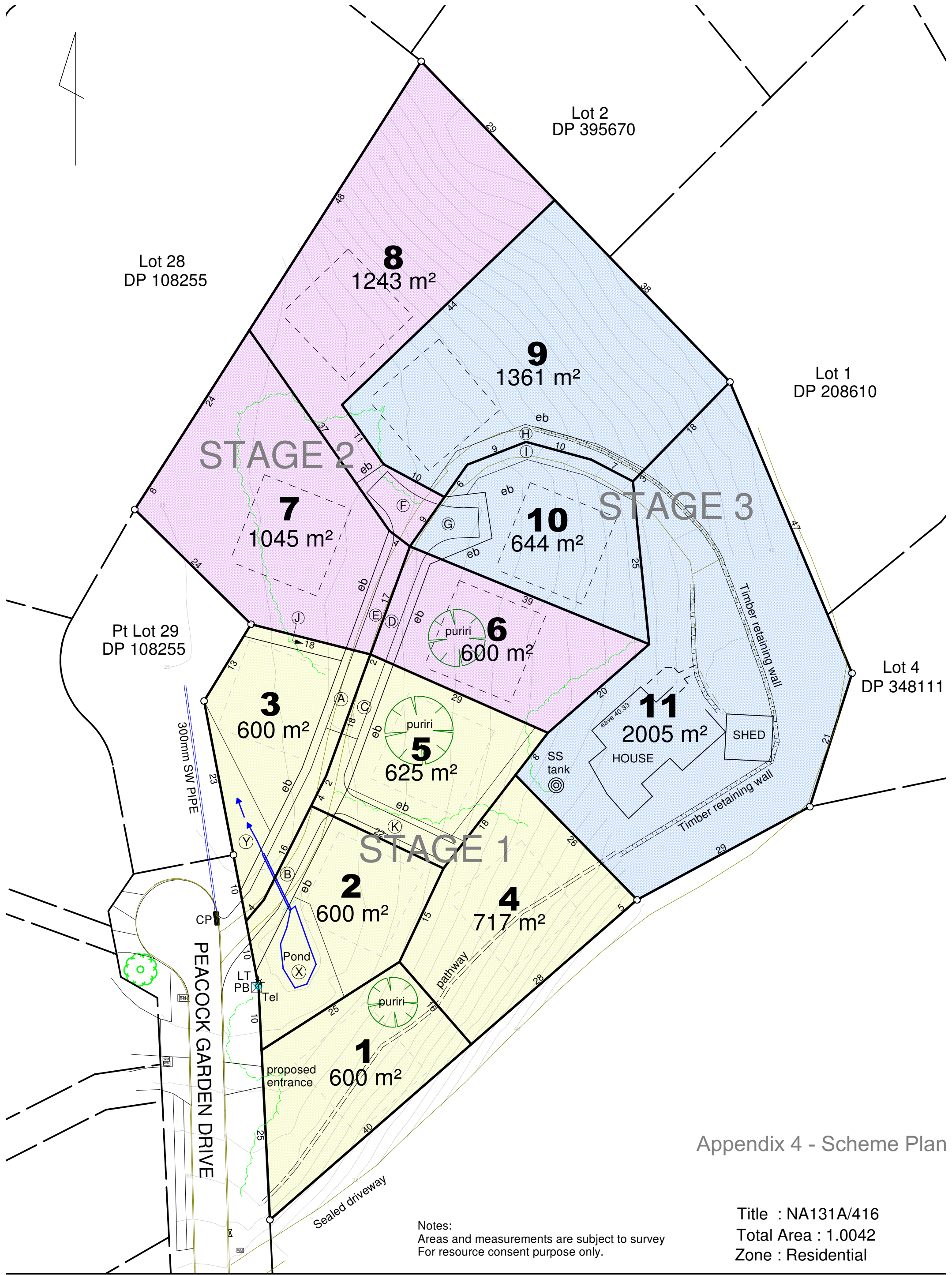
This viewpoint is located on Amsharlo Drive looking southeast crossing Twin Coast Discovery Highway and Waipেকakoura River to the application site. The application site is fully screened by the existing landform and vegetation along Twin Coast Discovery Highway and Waipেকakoura River. This view is obtained by visitors and residents within the Amsharlo Drive subdivision.

Application Site



Viewpoint 7

This viewpoint is located on the bridge crossing the Wiapekakoura River within Kororipo Heritage Park. The site is screened by the existing landform and vegetation within Booths Farm Reserve along the Waipekakoura River. This view is obtained by visitors to the Kororipo Heritage Park.



Appendix 4 - Scheme Plan

Title : NA131A/416
Total Area : 1.0042
Zone : Residential

Notes:
Areas and measurements are subject to survey
For resource consent purpose only.



1 **Landscape Mitigation Plan**
Scale: 1:500

Appendix 5

 northscape PREMIUM LANDSCAPE SOLUTIONS 021 433 780 sales@northscape.co.nz www.northscape.co.nz	Drawn by: SW	Project:	Sheet name:	Sheet No.:	Scale:
	Revision: 02	Lot 4 DP 108255 & Lot 1 DP 203232	Landscape Mitigation Plan	Sheet 01	1:500 @A3
	Approved by: EF	Site: 8a & 10 Peacock Garden Drive, Kerikeri	Date: 5/24/2022	 0 5 10 25 40m	



Species	Common Name	Scheduled Size	Qty/Percent	Spacing
Proposed Feature Trees				
Alectryon excelsus	Titoki	PB 95	4	As shown
Meryta sinclairii	Puka	PB 95	3	As shown
Sophora microphylla	Kowhai	PB 95	4	As shown
Vitex lucens	Puriri	PB 95	4	As shown
Revegetation Planting				
Cordyline australis	Cabbage Tree	PB 5	5	2 Plants/sq m
Corynocarpus laevigatus	Karaka	PB 8	10	1.2 Plants/sq m
Kunzea ericoides	Kanuka	PB 5	15	1.2 Plants/sq m
Leptospermum scoparium	Manuka	PB 5	15	1.2 Plants/sq m
Phormium tenax	Harakeke, NZ Flax	2L	15	2 Plants/sq m
Piper excelsum	Kawakawa	PB 5	15	1.2 Plants/sq m
Pittosporum eugenioides	Lemonwood	PB 5	10	1.2 Plants/sq m
Pseudopanax arboreus	Five Finger	PB 5	10	1.2 Plants/sq m
Sphaeropteris medullaris	Mamaku, Black Tree Fern	PB 8	5	2 Meters on center
Detention Pond Planting				
Apodasmia similis	Oioi	1L	20	0.45 Meters on center
Astelia fragrans	Kakaha, Bush Flax	1L	20	0.45 Meters on center
Carex virgata	Pukio / Swamp Sedge	1L	20	0.45 Meters on center
Cordyline australis	Cabbage Tree	PB 8	10	2 Plants/sq m
Leptospermum scoparium	Manuka	PB 8	15	1.2 Plants/sq m
Pseudopanax crassifolius	Lancewood	PB 5	5	2 Meters on center
Sphaeropteris medullaris	Mamaku, Black Tree Fern	PB 8	10	2 Meters on center
Easement Planting				
Arthropodium cirratum	Rengarenga, Rock Lily	1L	10	0.6 Meters on center
Dianella nigra	Turutu	1L	10	0.6 Meters on center
Coprosma repens	Taupata	1L	20	0.8 Meters on center
Pittosporum tenuifolium	Kohuhu, Black Matipo	PB 5	20	1 Meters on center
Pittosporum eugenioides	Tarata, Lemonwood	PB 5	20	1 Meters on center
Pittosporum crassifolium	Karo	PB 5	10	1.5 Meters on center
Carex comans	New Zealand Grass, Sedge	1L	10	0.6 Meters on center



Alectryon excelsus



Meryta sinclairii



Sophora microphylla



Vitex lucens



Cordyline australis



Corynocarpus laevigatus



Kunzea ericoides



Leptospermum scoparium



Phormium tenax



Piper excelsum



Pittosporum eugenii



Pseudopanax arboreum



Sphaeropteris medullaris



Apodasmia similis



Astelia fragrans



Carex virgata



Pseudopanax crassifolium



Arthropodium cirratum



Dianella nigra



Coprosma repens



Pittosporum tenuifolium



Pittosporum crassifolium



Carex comans

Appendix 7 - Maintenance Schedule

Landscape mitigation and enhancement plantings are proposed to assist with integrating the proposed development into the landscape as depicted in the Landscape Mitigation Plan contained in Appendix 5. This will minimise the potential adverse visual effects and retain the natural character of the existing urban and coastal environments.

The following document details the maintenance schedule to ensure the proposed and existing vegetation within the application site is kept and maintained in a good manner and condition.

SITE PREPARATION FOR PLANTING

PRELIMINARY

The work shall be carried out in accordance with and shall conform to the By-Laws and Regulations of the Local Authority.

SCOPE

The work involved under this specification shall include all labour, equipment and materials necessary for the preparation of planting areas, in accordance with this specification and the accompanying plans.

PREPARATION OF PLANTING AREAS

Preparation shall include the control of all weeds that may be present. The landowner will be responsible for herbicide spraying of all areas to be modified at least two weeks in advance of any site disturbance. The herbicide mix used shall be composed to kill all weed species present. A further application of herbicide shall be applied at least 7 days prior to planting as necessary to kill any emerging weeds.

All areas to be planted that have original soil conditions shall be cultivated to a depth of 300mm prior to backfilling.

Areas to be planted with shrubs shall have a minimum topsoil depth of 300mm, and areas with tree pits excavated and backfilled with topsoil to a minimum depth of 800mm.

Areas to be grass seeded shall have a minimum topsoil depth of 150mm.

Topsoil shall be to a level 100mm below adjoining paving.

If topsoil depths are insufficient, the landowner shall advise the project manager.

The landowner is responsible for presenting all areas to be planted in a clean form, including removal of any litter or construction rubbish present. The landowner shall advise the project manager in any instances where reinstatement has not been carried out in a satisfactory manner.

The landowner shall be responsible for any setting out necessary to ensure that his work does not interfere with or damage any existing services, whether buried or visible.

PLANTING

PRELIMINARY

The work shall be carried out in accordance with and shall conform to the By-Laws and Regulations of the Local Authority.

SCOPE

The work involved under this specification shall include all labour, equipment and materials necessary for the following:

- selection and supply of plants;
- siting of plants in accordance with planting plan drawing No: 18159_01LMP Rev A;
- preparation of planting holes;
- placement of the plant;
- incorporating fertiliser and backfilling of the planting hole;
- watering in newly planted shrubs;
- mulching planting areas;
- staking of shrubs and trees, and;
- maintenance.

PLANT MATERIAL



All plants shall be the best nursery stock, being healthy and vigorous. Root systems shall be well developed and in balance with the amount of foliage growth of the plant. Root-bound plants or those with badly spiralling root systems shall not be acceptable. Plants should have a rootball of fine, fresh root growth. This should be sliced through vertically with a sharp knife when removing the planter bag.

Plant size is largely specified by planter bag size. Plants are expected to be of typical size for specimens typically sold in the specified container size, being neither excessively large nor particularly small.

Plants are to be planted as soon as possible after delivery and no later than 3 days after delivery.

All necessary pruning shall be done at the time of planting.

SITING OF PLANTS

Plants are to be in the locations and in the quantities shown on the following landscape plan.

Layout and spacing are to be referred to in the following landscape plan and plant schedule.

PLANTING HOLES

Planting holes are to be twice the diameter of the plant root ball and 1.5 times the depth of the root ball.

Holes for large plants may exceed the depth of topsoil. In these cases, the subsoil is to be thoroughly broken. Any compacted soil pan is to be thoroughly broken by appropriate measures ensuring good root penetration and drainage.

PLACEMENT OF THE PLANT

The base of the planting hole is to be filled and firmed with backfilling material to a level where the top of the plant root ball is level with the surrounding ground.

The plant shall be plumb and orientated so that the weathered face of the main stem, if evident, faces north.

All care shall be taken to keep the root ball of the plant intact during placement

FERTILISER AND BACKFILLING

A controlled-release fertiliser such as "Nutricote" or "Osmocote Plus" shall be applied to each planting hole in accordance with the manufacturer's recommendations for plant size.

Backfilling shall be in no more than 100mm layers, evenly firming material without compaction and without damaging the plant rootball.

Surplus material from planting holes shall be spread evenly over the surrounding area, taking care not to cover rootballs with additional fill.

WATERING IN

Immediately after planting, all plants are to be thoroughly watered until the planting hole is saturated. The foliage of plants is also to be thoroughly wetted. This is to be done even if soil conditions are already wet.

SUPPLY AND SPREADING OF MULCH

Areas to be planted with shrubs and trees on the landscape plan shall be mulched with 100mm weed-free Ecomulch mulch or similar approved.

PLANT SCHEDULE

Species	Common Name	Scheduled Size	Qty/Percent	Spacing
Proposed Feature Trees				
Alectryon excelsus	Titoki	PB 95	4	As shown
Meryta sinclairii	Puka	PB 95	3	As shown
Sophora microphylla	Kowhai	PB 95	4	As shown
Vitex lucens	Puriri	PB 95	4	As shown
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Kunzea ericoides	Kanuka	PB 5	15	1.2 Plants/sq m
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Phormium tenax	Harakeke, NZ Flax	2L	15	2 Plants/sq m
Piper excelsum	Kawakawa	PB 5	15	1.2 Plants/sq m
Pittosporum eugenioides	Lemonwood	PB 5	10	1.2 Plants/sq m
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Astelia fragrans	Kakaha, Bush Flax	1L	20	0.45 Meters on center
Carex virgata	Pukio / Swamp Sedge	1L	20	0.45 Meters on center
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Sphaeropteris medullaris	Mamaku, Black Tree Fern	PB 8	10	2 Meters on center
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Arthropodium cirratum	Rengerenga, Rock Lily	1L	10	0.6 Meters on center
Dianella nigra	Turutu	1L	10	0.6 Meters on center
Coprosma repens	Taupata	1L	20	0.8 Meters on center
Pittosporum tenuifolium	Kohuhu, Black Matipo	PB 5	20	1 Meters on center
Pittosporum eugenioides	Tarata, Lemonwood	PB 5	20	1 Meters on center
Pittosporum crassifolium	Karo	PB 5	10	1.5 Meters on center
Carex comans	New Zealand Grass, Sedge	1L	10	0.6 Meters on center

MAINTENANCE

General Maintenance

General maintenance shall include watering, weed removal, plant trimming, cultivation, insect and disease control, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth and generally keep the area neat and tidy. Maintenance shall be undertaken for an initial establishment period as required in the condition of consent. After this initial period, the site shall be maintained thereafter in perpetuity.

Watering

Where planter beds and trees are watered by an automatic irrigation system, the landowner is required to operate and manage the system to ensure that all beds receive adequate water at all times and to adjust the watering periods as necessary to accommodate seasonal fluctuations.

Trees planted into paved areas which may incur increased water stress associated with impervious paving surfaces shall be monitored regularly for symptoms of water stress and additional watering provided as necessary.

Transplanted trees are susceptible to water stress and will require additional watering at the time of planting and may require crown thinning. These specimens should be carefully monitored for symptoms of water stress and additional watering provided as necessary. The landowner shall water all plants over periods of dry weather as part of the landowner's obligations relating to defects liability of the agreed maintenance contract. In addition to the defects liability requirement to ensure the plants survive and grow, the landowner shall undertake additional watering by hand or automatic systems installed by the landowner at its expense, to the frequency stated in the Maintenance Schedule to create lush vegetation. Water shall be applied until the top 200mm of topsoil around each plant is saturated.

Watering should not be undertaken during the hot part of the day. Watering nozzles shall be fine rose or sprinkler heads to prevent damage to growth areas of the plants.

Weed Control

The landowner shall remove and control weeds regularly throughout the period of maintenance. Removal of weeds at the end of the defects liability/maintenance period only is not acceptable.

All cultivated planted areas shall be kept weed-free to the extent that perennial weed species are eradicated and annual weed species are well controlled. Care shall be taken to avoid

disturbances of the shrub roots and excessive compaction of the bed surface. The landowner shall remove all arisings, litter and other debris and dispose off-site at the end of each day.

Weeds shall be removed to best horticultural practice. Spaying of weeds with an approved herbicide will be required. Focused weed control shall be required in spring when the ground warms and seeds in the soil germinate.

Herbicide application shall be spot sprayed using a protective spray nozzle/cone. Chemicals shall be selected to target weed species and avoid damaging any landscape assets through spray drift or run-off.

Inadequate mulch depth may allow excessive weed growth; therefore mulch shall be kept topped up to the originally specified depth.

Fertiliser

Slow-release fertiliser is applied to the bedding soil of plants at the time of plant installation.

Further applications of approved, NPK (nitrogen, phosphorus, and potassium) balanced; slow-release fertiliser shall be applied in accordance with the Maintenance Schedule. Application rates shall be as recommended by the fertiliser manufacturer with regard to the size of the plant.

The fertiliser should be watered in after application.

Fertiliser shall be applied to grassed areas in accordance with the maintenance programme above. Fertiliser shall be (add product) i.e. Osmocote, or similar to be approved, Applied at the rate of 20gm/m² or at a rate recommended by the manufacturer.

General Pests

The landowner shall monitor the works for insect and plant problems (e.g. disease), on identifying a problem the landowner shall apply appropriate remedy through accepted horticultural practices including isolating the area, chemical control or biological control methods.

The landowner is responsible to take all suitable precautions for the safe handling and application of herbicides, fungicides and insecticides and shall use these strictly in accordance with the manufacturer's specifications. In all cases, sprays shall be applied on windless days. The public shall be advised by signage that spraying is occurring and shall be directed away from the spray area.

Damage to neighbouring properties caused by the landowner's spraying shall be made good at the landowner's expense.

Mulch

The landowner shall supply and install additional mulch and/or bark (the same material as originally placed) to ensure all mulch areas have a depth of not less than 100mm with not less than 75mm depth remaining after settling.

Specimen Trees

Planted trees are to be encouraged to grow to maturity as naturally as possible to achieve their natural characteristic form, through sound management practices including weeding, trimming, pruning and other accepted horticultural operations. Pruning may also be required as a safety measure to remove overhanging branches causing any obstruction.

Pruning

The landowner shall undertake pruning of specimen trees over a period of time as may be required. Broken or dangerously overhanging branches shall be removed.

Overhanging branches shall be pruned back to a minimum clearance of 2.3m above the ground. Dead and broken branches must be removed as they pose a safety hazard to the site as well as encourage wood-rotting organisms and termites. Care must be taken when removing branches to prevent damage to nearby vegetation as well as the tree being pruned. All pruning shall be undertaken in accordance with a health and safety plan.

Prune back to a sound healthy branch with a clean-cut, in accordance with good arboricultural practice. Final cuts shall be made as close as possible to the branch collar without damaging the collar. Final cuts and wound treatments are to be carried out in accordance with the principles and practice of good arboriculture. All pruning waste will be removed and disposed of offsite.

Shrubs and Ground Cover: Operations

The landowner shall maintain planting beds to establish good plantings, and achieve a high level of lush vegetation with visual impact. Maintenance shall include weed control, trimming, watering and fertilising.

Ground cover plants should grow to fully cover the ground and thus reduce weed growth and maintenance.

Planting beds shall be maintained to a neat and tidy appearance in the same condition as when the works were completed at Practical Completion.

Trimming

The landowner shall undertake regular trimming of shrubs to maintain the following aspects:

- Removal of dead or old weak growth,
- Cutting back to encourage growth vigour,
- Thinning out mass planted areas to allow stronger plants to dominate.

Generally, pruning operations for maturing shrubs will be unnecessary for some time.

Plant and Animal Pest Control

Undesirable weeds in planted areas shall be sprayed with approved herbicide strictly in accordance with the manufacturer's specifications and with all necessary safety precautions.

Undesirable weeds shall be sprayed with glyphosate or similar to be an approved target chemical mixed and applied in strict accordance with the manufacturer's specifications. Selective weed sprays may be used in appropriate circumstances.

Fungal infection and insect attack shall be controlled with appropriate chemical sprays as approved by the Local Authority, applied strictly in accordance with the manufacturer's specifications.



1 | **Site Locality Plan**
Scale: 1:1000

Drawing List

Sheet:	Rev:
Design Sheets	
A-01	Cover Page
A-02	Site Plan
A-03	Site Earthworks Plan
A-04	Floor Plan
A-05	Elevations

Proposed Dwelling for Picture Perfect Properties Limited
14 Kowhai Grove (Lot 11), Kerikeri 0230

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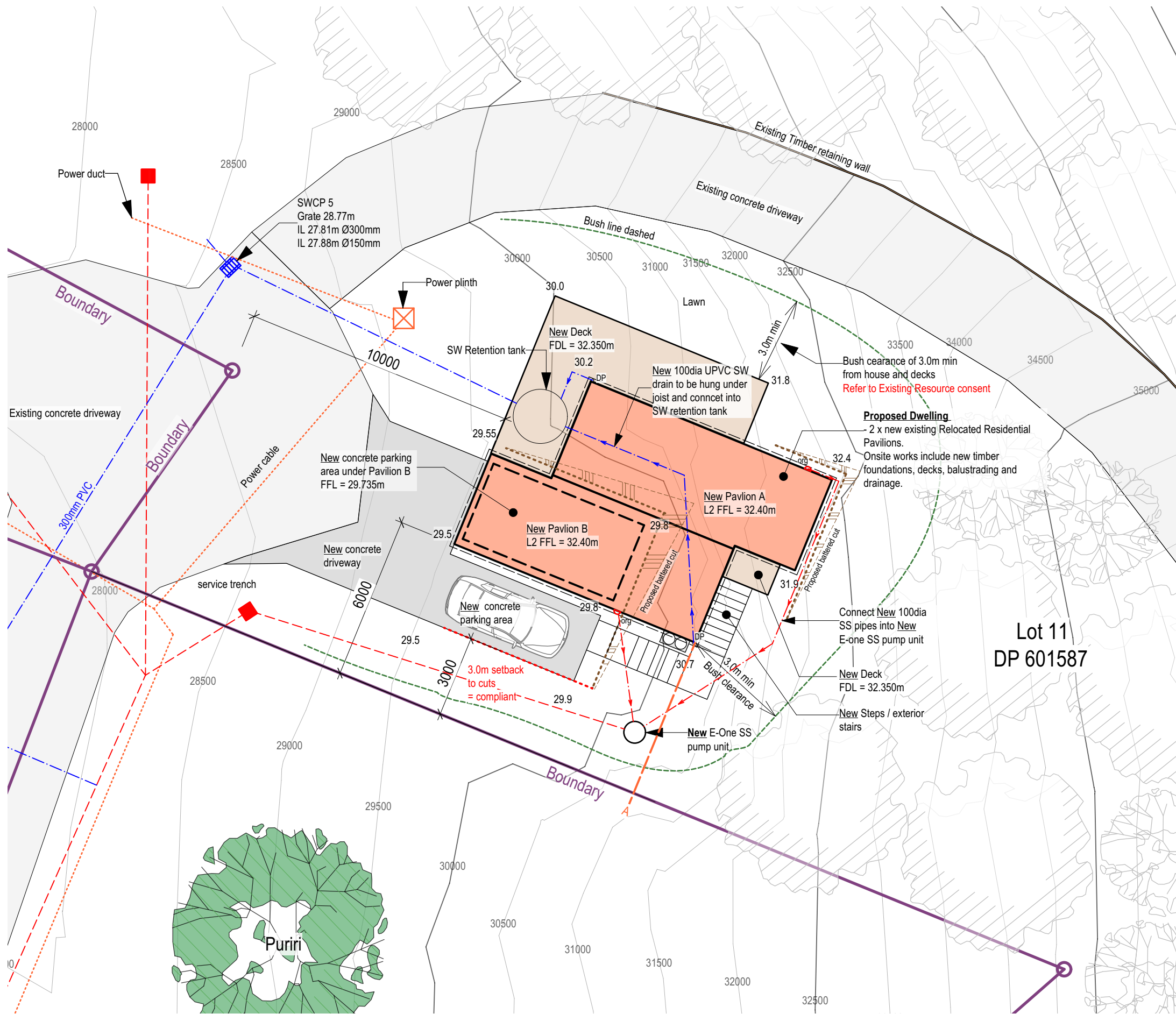
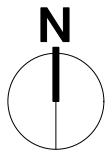
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Job:
New Dwelling for Picture Perfect
Properties Limited

Address:
14 Kowhai Grove, Kerikeri 0230

Dwg:	Cover Page		
Date:	1/09/2026	Rev:	
Ref:	26-09	Scale:	As Noted
Dwn:	VM	Ckd:	MG
Sheet:	A-01	Of:	5



SITE INFORMATION	
Lot No.	Lot 11
DP No.	DP 601587
Site Area	4012m2
Territorial Authority	Far North District Council
Planning Zone	Residential Zone
Wind Zone	Very High (BRANZ MAP)
Earthquake Zone	1
Corrosion Zone	C
Maximum Building Height	8m

Building Coverage

Existing House	= 210.0m2
Existing Shed	= 47.4m2

Proposed New House	= 31.8m2
Proposed New Decks	= 71.0m2

Total Area	= 360.2m2
Compliant	= 8.9%

Impervious Areas

Existing House	= 210.0m2
Existing Shed	= 47.4m2
Existing Driveway/Pathways	= 452.7m2

Proposed New House	= 76.1m2
Proposed Driveway/Pathways	= 58.2m2

Total Area	= 844.4m2
Compliant	= 21.0%

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Dwg: Site Plan

Date:	1/09/2026	Rev:	
Ref:	26-09	Scale:	As Noted
Dwn:	VM	Ckd:	MG
Sheet:	A-02	Of:	5

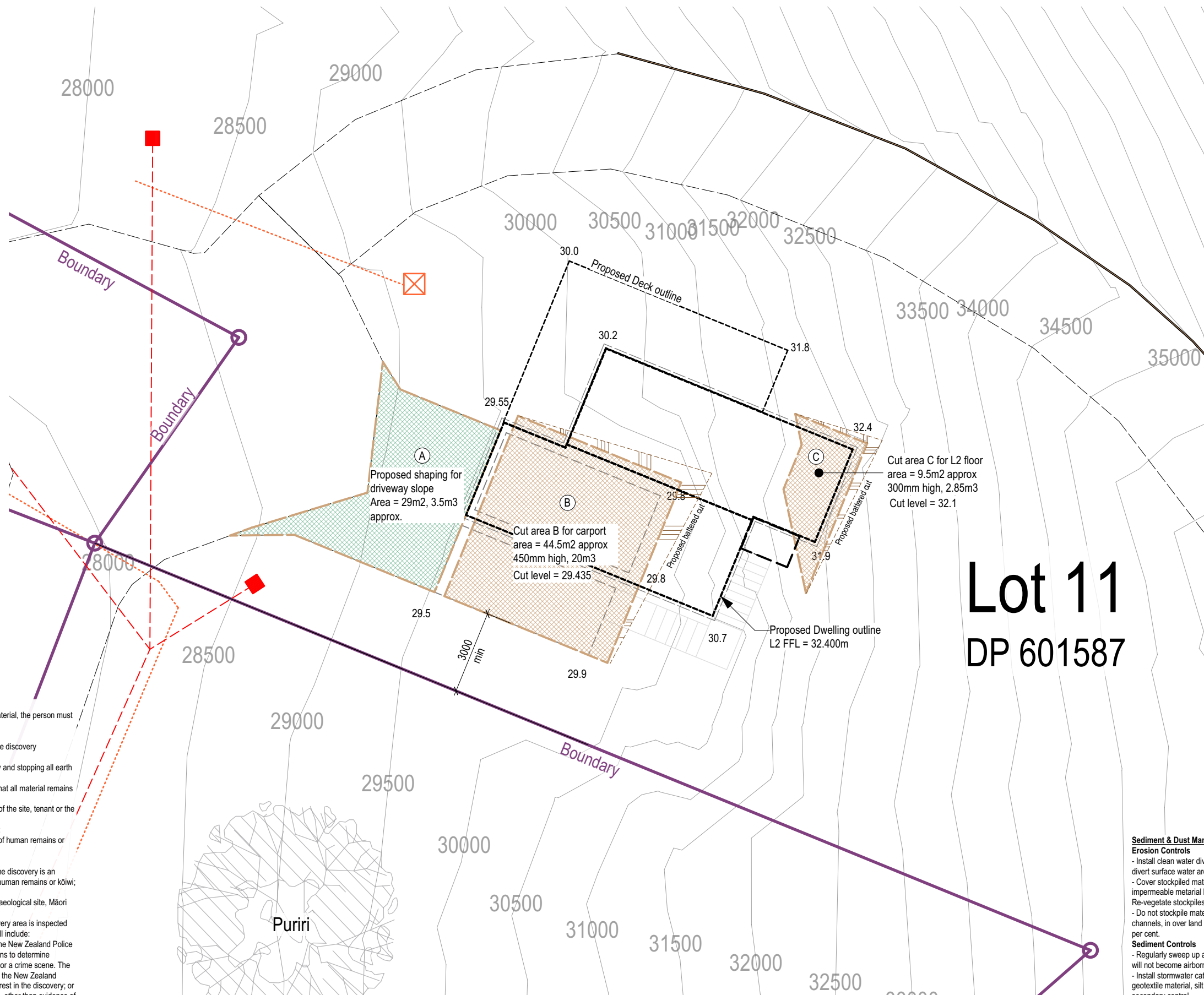
Earthworks / site preparation
Site to be cleared of topsoil for flat building platform.
All topsoil to be retained on site for reinstatement.

Construction Hazards / Site Safety
Building site area to be enclosed with 1.8m high temporary
steel and mesh safety barriers along open boundary lines in
accordance with NZBC F5 ensuring restricted access to
children, & allowing controlled access for contractors,
territorial authority or authorised personnel only.

Ensure all on site Hazards are clearly identified and listed
on Hazard Site Boards.

Drainage
All drainage is to comply with NZS/AS3500 & NZ Building
Code.
Confirm location & position of all drains on site.
Pipe junctions 45 degree or swept bends.
All downpipes 80mm dia sized to table NZBC E1 surface
water. and stormwater drainage laid as per E1/AS1.

1 Site Plan
Scale: 1:150



Lot No.	Lot 11
DP No.	DP 601587
Site Area	4012m2
Territorial Authority	Far North District Council
Planning Zone	Residential Zone
Wind Zone	Very High (BRANZ MAP)
Earthquake Zone	1
Corrosion Zone	C
Maximum Building Height	8m

Existing House = 210.0m²
Existing Shed = 47.4m²

Proposed House = 71.0m²

Total Area = 328.0m²
Compliant = 8.2%

Existing House = 210.0m²
Existing Shed = 47.4m²
Existing Driveway/Pathways = 452.7m²

Proposed House = 76.1m²
Proposed Driveway/Pathways = 58.2m²

Total Area = 844.4m²
Compliant = 21.0%

[illegible]

Total Cuts Area = 85.5m² = 25.85m³

1 Site Earthworks Plan

Scale: 1:150

14 Kowhai Grove, Kerikeri 0230

Dwg: **Site Earthworks Plan**

Date: 1/09/2026 Rev:

Ref: 26-09 Scale: As Noted

Dwn: VM Ckd: MG

Sheet: **A 02** Of: **5**

A-03

PAVILION SPECIFICATIONS
All timber framed construction to comply with
NZS 3604:2011 and the NZ Building Code.

All durability and framing for pavilions have been
calculated in accordance with NZS3604 and future site
wind zone (**Very High**) and corrosion zone (**Zone C**)

CONSTRUCTION NOTES
- FOUNDATIONS & PAVILIONS

Existing Pavilions A & B are pre-constructed and
completed offsite seperately prior to delivery. Pavilions
are to be transported and placed onto new foundations.

Walls Framing (VHWZ)
2.4m high walls = 90x45 H1.2 studs @ 400crs
2.7m high walls = 90x45 H1.2 studs @ 400crs
3.0m high walls = 90x45 H1.2 studs @ 300crs
Dwangs to be @ 800crs. Studs, lintels and beams to be
MSG8 grade.

Internal / non load-bearing wall framing:
2.4m high = 90x45 H1.2 studs @ 600crs.
2.7m high = 90x45 H1.2 studs @ 400crs.
3.0m high = 90x45 H1.2 studs @ 300crs.
Dwangs @ 800crs

Interior Linings
Internal linings to be standard 10mm Gib Board or 9mm
plywood. Gib Aqualine internal linings are to be fitted in
wet areas / bathrooms on walls & ceilings.

H1 / Insulation
- Ceiling insulation = Install new R7.4Skillion roof batts
between roof framing/rafters/trusses.
- Wall insulation = Install new R2.4 wall batts between
studs
- Floor insulation = Install new R2.5 Expol insulation
panels between floor joists.
- Windows / doors = External windows & doors to be
aluminium joinery, with Low E, R0.37

Rangehood & extraction fans
Fans to be extracted through soffits or walls where
indicated on plans. Where terminating under soffit line,
no specific weatherproofing req. Where terminating
through wall cladding, refer detail for weatherproofing
penetration. Min. Flow rates = 25L/s (shower & bath),
50L/s (cooktops), Laundry area = 20L/s (condensing
dryer) / 40L/s (non-condensing dryer)

Wet Areas
Selected Lino/Vinyl flooring to be laid in wet
areas/bathrooms and installed in accordance with
manufacturer specifications and in compliance with
NZBC E3 "Internal Moisture"

Flooring - Sinks, Laundry Tubs, Washing Machines
All floors within 1500mm of sanitary fixtures and
appliances are to be impervious and easily cleaned.

Lighting note:
Recessed down lights to comply with NZBC C2 &
AS/NZS 60598 2.2 - The insulation rating is IC or IC-F.
The IC-F rating is a NZ only rating that means that the
downlight can be installed under insulation that is only
rated to 90 degrees C.and also that the light is sealed
so insulation cannot get into the fitting.

Lighting features location and model to be agreed
between Owner and Electrician.

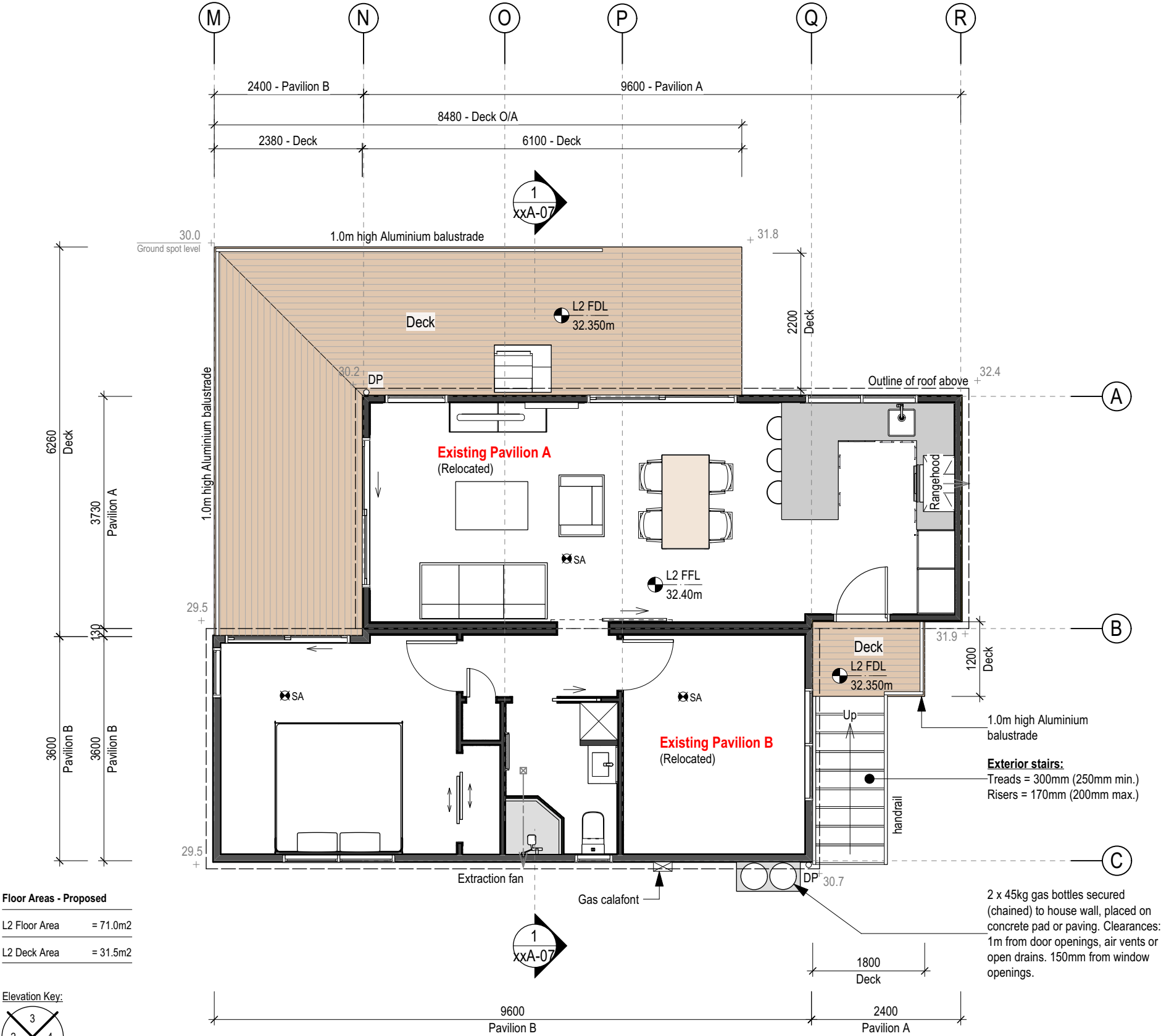
Smoke Alarms for Residential Houses

Type 1 - Domestic Smoke Alarm System
A type 1 is a smoke alarm or multiple interconnected
smoke alarm device, each containing a smoke detector
and an alarm sounding feature. The system shall
comply with NZS 4514 (2021).

Location of Smoke Alarms
The location of smoke alarms shall be as follows:
(a) Smoke alarms shall be located on or near the
ceiling;
(b) Smoke alarms shall be located in all bedrooms,
living spaces, hallways, and landings within the
building;
(c) Where a kitchen is seperated from the living spaces
and hallways by doors that can be closed, an alarm
specified by it's manufacturer as suitable for a kitchen
shall be located in the kitchen. This may be a heat
alarm to avoid nuisance activations;
(d) In a multi-level household unit, there shall be at
least one smoke alarm in each level; and
(e) Where more than one smoke alarm is needed,
these smoke alarms shall be interconnected so that
when one activates, all smoke alarm devices in teh
household unit will sound.

Spacing
In locations where they are required, smoke alarms
shall be spaced as follows:
(a) The distance from any wall to a smoke alarm shall
not exceed 5m; and
(b) Smoke alarms shall be within 10m of each other in
any direction.

Note: Refer to NZS 4514 for guidance.



1 Floor Plan
Scale: 1:75

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Job:
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Properties Limited**
Address:
14 Kowhai Grove, Kerikeri 0230

Dwg: Floor Plan			
Date:	1/09/2026	Rev:	
Ref:	26-09	Scale:	As Noted
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Sheet:	A-04	Of:	5



1 Elevation 1
Scale: 1:100



2 Elevation 2
Scale: 1:100

Building Envelope Risk Matrix - Transported Pavilions

Single storey - All Elevations	Risk Severity							
Risk Factor	Low	Score	Med.	Score	High	Score	Extra High	Score
Wind Zone	0		0		1		2	X
Number of storeys	0	X	1		2		4	
Roof / Wall intersection design	0	X	1		3		5	
Eaves Width	0		1		2	X	5	
Envelope Complexity	0		1	X	3		6	
Deck Design	0	X	2		4		6	
Total Risk Score								5

Exteriors

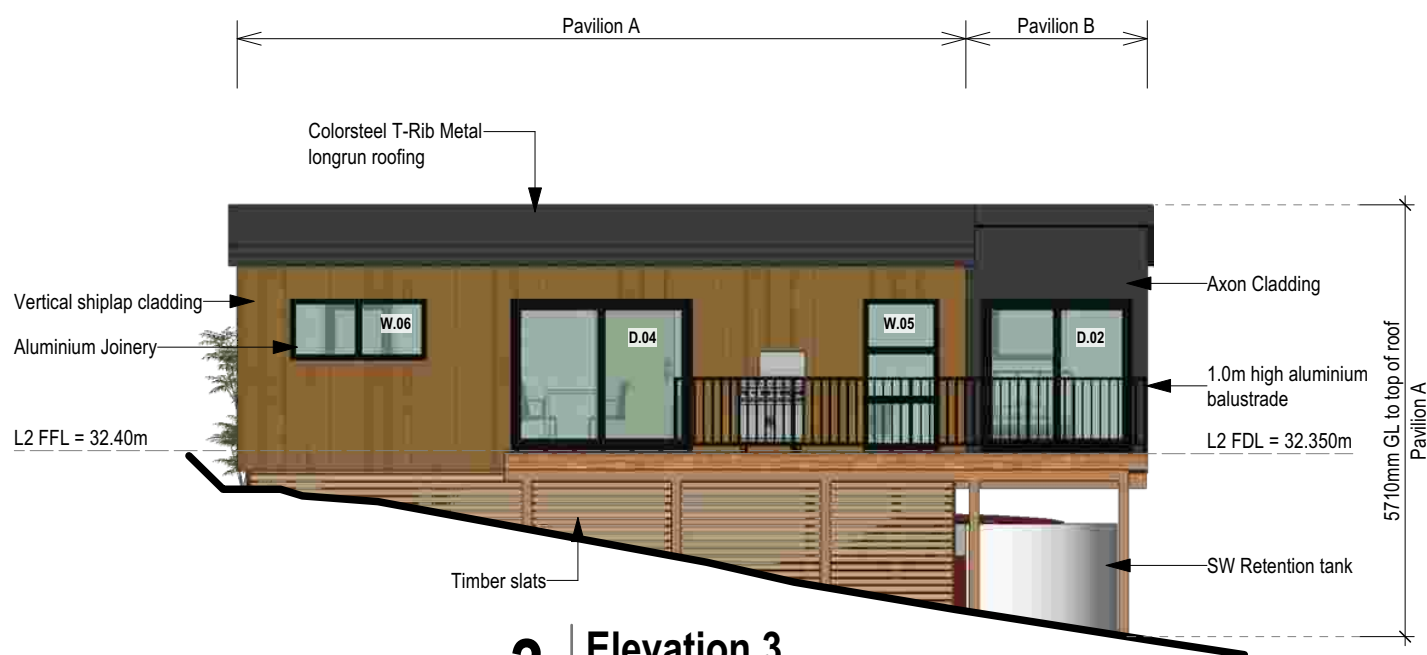
- Walls:**
- Axon cladding direct fixed over building wrap.
 - Vertical shiplap cladding direct fixed over building wrap
- Roof:**
- Colorsteel metal longrun roofing.



Job:
New Dwelling for Picture Perfect Properties Limited
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Dwg: Elevations

Date: 1/09/2026 Rev:
Ref: 26-09 Scale: As Noted
Dwn: VM Ckd: MG
Sheet: A-05 Of: 5



3 Elevation 3
Scale: 1:100



4 Elevation 4
Scale: 1:100

**DECISION ON COMBINED RESOURCE CONSENT APPLICATION
UNDER THE RESOURCE MANAGEMENT ACT 1991**

Decision

Pursuant to section 34(1) and sections 104, 104D, 106 and Part 2 of the Resource Management Act 1991 (the Act), the Far North District Council **grants** land use and subdivision resource consent for a Non-Complying activity, subject to the conditions listed below, to:

Council Reference: 2220889-RMACOM
Applicant: Shane Ronald Savill
Property Address: 10 Peacock Garden Drive, Kerikeri 0230
Legal Description: LOT 4 DP 108255 LOT 1 DP 203232

The activities to which this decision relates are listed below:

Activity A – Subdivision:

Undertake the subdivision of Lot 4 DP108255 (10 Peacock Garden Drive) and Lot 1 DP203232 (8A Peacock Garden Drive) to create a total of eleven (11) residential lots in three stages in the Residential and Coastal Living zones.

Landuse consent also required to address non-compliance with Transport Chapter resulting from subdivision; (private accessway serving more than 9 users).

Activity B – Land Use:

To locate three dwellings requiring resource consent for fire risk to residential dwelling, indigenous vegetation clearance, residential intensity, earthworks, new buildings within the Kerikeri Basin Heritage Precinct Buffer, Sunlight and traffic movements.

Subdivision Conditions

Pursuant to sections 108 and 220 of the Act, this subdivision consent is granted subject to the following conditions:

Stage 1 – Lots 1- 5

1. The activity shall be carried out in accordance with the approved plans prepared by Donaldsons, referenced Proposed Subdivision of Lot 4 DP 108255 & Lot 1 DP 203232, dated 25/10/2022, and attached to this consent with the Council's "Approved Stamp" affixed to it.
2. The survey plan, submitted for approval pursuant to Section 223 of the Act shall show:
 - a) All easements in the memorandum to be duly granted or reserved.
 - b) Areas marked 'X' and 'Y' are to be overland flow paths
 - c) Show a 630D PE rider main is laid within the site, as per PK Engineering drawing A3/ST1.1 Rev 0, which shall be located within an easement in favour of FNDC.
3. Prior to the issuing of a certificate pursuant to Section 223 of the Act, the consent holder shall:

- a) That prior to undertaking bulk earthworks for the internal roading, drainage, pond and outlet, the consent holder shall provide the evidence that a silt and sediment control plan has been approved by the Northland Regional Council. The plan is to contain information on and site management procedures for the following matters:
 - i. The measures proposed to minimise silt and sediment runoff during earthworks, and location of such measures. Such mitigation measures shall include interception drains, collection drains, silt fences, settlement ponds and points of discharge to vegetated areas.
 - ii. The timing of civil engineering, including hours of operation and key project and site management personnel and their contact details;
 - iii. The transportation of materials to and from the site, loading and unloading of materials and associated controls on vehicles through sign posted site entrances and exits;
 - iv. The excavation and filling works, including any retaining structures and any necessary de-watering requirements / methods, to be prepared by a Chartered Professional Engineer with suitable geotechnical qualifications and expertise;
 - v. Control of dust and any appropriate avoidance or remedial measures;
 - vi. Prevention of earth, mud, gravel or other material being deposited on adjoining roads by vehicles exiting the site; and remedial measures should that occur.
- b) That prior to undertaking any works on the site, (Stage 1) that plans have been submitted and approved by Far North District Council, for all earthworks, road improvements, vehicle entrances and other construction activities with their performance control measures will meet FNDC Engineering Standards.
- c) Provide as-built plans prepared for approval, prepared by a Chartered Professional Engineer or Licensed Cadastral Surveyor, that depict proposed completed works for:
 - i. The relocation of the road sign from a stand-alone post, to be mounted on the adjacent streetlight;
 - ii. The extension of the footpath on the left side (as seen when entering) to a new pram crossing, located across from the vehicle crossing to Colonial Lodge;
 - iii. The installation of a splitter island at the intersection with Kerikeri Road and Peacock Gardens Drive to narrow the intersection and to slow vehicle speeds.
- d) Produce evidence that the Northland Transport Alliance Road Safety and Traffic Engineer has reviewed and approved the proposed footpath, pram crossing and traffic island design to be constructed.
- e) A detailed assessment of the existing wastewater infrastructure on Peacock Garden Dr shall be undertaken to determine if any upgrades to the existing network are required to be provided. In particular, a capacity assessment of the rising main along the road is to be undertaken. Any upgrades to the existing public wastewater scheme shall be undertaken by a Council approved contractor at the consent holder's cost, and all works shall be certified by a Chartered Professional Engineer. The assessment and test results shall be submitted and approved by Council's Infrastructure department prior to issuing of the s223 certificate.
 - Provide evidence that a separate sewer connection has been provided to the boundaries of Lots 1-10, with a boundary kit and service connection for each Lot in accordance with the FNDC Engineering Standards
 - All connections to the existing sewer reticulation shall be undertaken by a Council authorized contractor
- f) A detailed assessment of the existing water supply infrastructure on Peacock Garden Dr shall be undertaken to determine if any upgrades to the existing network are required. In particular, a capacity assessment of the water supply main along the road and hydrant testing is to be undertaken to determine if there is sufficient pressure and flow for potable

and firefighting purposes. The assessment and test results shall be submitted and approved by Council's Infrastructure department prior to issuing of the s223 certificate.

- g) An erosion and silt control plan shall be submitted to Council and Ngati Rehia prior to earthworks activities commencing on site. The ESCMP is to be prepared in accordance with Auckland Council GD05 requirements
- h) Approval shall be obtained from the FNDC Parks and Reserves Planner and District Facilities Department for the use of the Council reserve for stormwater discharge purposes. Stormwater runoff from the subdivision shall not impede or cause nuisance to pedestrian or vehicular use of the adjacent recreation reserve.

Section 224(c) compliance conditions

4. Prior to the issuing of a certificate pursuant to section 224(c) of the Act, the consent holder shall:

- a) Provide and formed and concreted access to Lot 1 directly from Peacock Gardens which complies with the Councils Engineering Standard FNDC/S/2. [Lot 1]
- b) Provide evidence that a Traffic Management Plan (TMP) has been approved by Council's Corridor Access Engineer and a Corridor Access Request (CAR) obtained prior to vehicle crossings being constructed or upgraded. Application for TMP and CAR are made via <https://www.fndc.govt.nz/Our-Services/Transport/Roads/Road-closures-and-restrictions>
- c) Provide a formed and concreted double width entrance to the accessway which complies with the Councils Engineering Standard FNDC/S/2, section 3.3.7.1 of the Engineering Standard and NZS4404:2004. [Lots 2 - 5]
- d) Provide formed and concreted access founded upon the existing concrete accessway, which shall include provision for turning in accordance with Rule 15.1.6.1.2 of the Far North District Plan which is to be located within the balance Lot as per PK Engineering drawings 22-021 Rev 2, A3/SE sheets 1.0 to 1.8. The formation shall include kerbing or a concreted dish channel to contain stormwater runoff as well as catch pits and culverts as required to control and direct the discharge of stormwater runoff.
- e) The crossfall of the concrete accessway is to be no greater than 2%.
- f) The proposed 40mmØ low pressure wastewater line within the access easement, which will receive wastewater from new dwellings shall be connected to the existing WW valve chamber numbered 20181001134049, located within the berm of Peacock Gardens. **[Lots 2-5]**
- g) The outlet pipe from the existing LP wastewater pump serving the dwelling on proposed Lot 11, shall be re-directed across Lot 4, and lay within an easement to connect the delivery pipe to the common LP pressure wastewater line as per PK Engineering drawing A3/WW1.1.
- h) The consent holder is to install open stormwater pond to receive surface water from the accessway, with a flow attenuated outflow to limit run-off from the site to the pre-development levels as per calculation series from PK Engineering Ref 22-021 Dec 2022 and drawings A3/SW and sheets 1.0 to 4.3.
- i) All storm water originating from the accessway paved surfaces is to be piped to, and discharged into, the pond area located on Lot 2 as shown on drawing series "AS/SW" by PK Engineering reference 22-021 Rev 2_2.

- j) The consent holder shall install a commonly owned and maintained stormwater system to receive surface water from the accessway and deliver it to the attenuation pond including catchpits, pipework, manholes and/or other such devices required to provide for the proper operation of the stormwater system and the delivery from the outlet of the pond on Lot 2 to the outlet structure named KK_SWP0629 on Council's GIS.
 - k) Provide documentation that the service providers of electric power and telecommunications to the sites are satisfied with the arrangements made for the provision of these services to the boundary of all new allotments.
 - l) Provide evidence that each lot has a metered connection to Councils reticulated water supply system in accordance with the requirements of Councils Engineering Standards and Guidelines.
 - m) Provide evidence that the existing water service to the dwelling on Lot 11 has been relocated to common area / area covered by an easement over Lot 4.
 - n) Provide evidence that Implementation of the landscape plan referenced "Landscape Mitigation Plan, prepared by Northscape, Rev 02, dated 5/24/2022 has been undertaken. Where possible the revegetation shall be undertaken utilising eco sourced plant species. Note: The cultural impact assessment provided with RC2220889 provides recommendations relating the wellness of the ngahere.
 - o) Submit to the Resource Consents Manager or other duly delegated officer, a weed eradication programme detailing the methodology for weed eradication. The plan shall be prepared by a suitably qualified and experienced person; addressing the matters set out in the report prepared by Landscape Mitigation Plan (Northscape 2022)
 - p) As-built information and test results in accordance with the requirements of the FNDC Engineering Standards and Guidelines 2004-Revised 2009 and NZS 4404:2004 are to be submitted to Council on completion of the works.
 - q) Provide to the Council's resource consents manager or other duly delegated officer, an archaeological assessment of the site, prepared by a qualified archaeologist, in order to determine whether there is any archaeological material that may be damaged, removed or otherwise affected by the proposed development. Any recommendations made in the report are to be adhered to by the consent holder, including obtaining an authority from the NZ Historic Places Trust to modify, damage or destroy the archaeological site, if required.
5. Secure the conditions below by way of a Consent Notice issued under section 221 of the Act, to be registered against the titles of the affected allotment. The costs of preparing, checking and executing the Notice shall be met by the consent holder:
- i. In conjunction with any building constructed on Lots 1 - 5, the property owner shall obtain all necessary consents, and install an "E-One Extreme Series from ecoFlow" containing a raw sewage storage tank, macerating pump, and delivery line with a connection into the Council Low Pressure Reticulated Sanitary Sewerage System as shown on PK Engineering drawings 22-021 drawing A3/WW sheets 1.0 to 1.2. The raw sewage storage tank shall have a sufficient charge capacity to contain a minimum of 24 hours wastewater production and shall be fitted with a high level audible alarm installed to warn of pump or system failure.**[Lots 1-5]**
 - ii. In conjunction with any building constructed on each lot, the property owner shall obtain all necessary consents, and install a raw sewage storage tank, macerating pump, and delivery line

with a connection into the Council Reticulation Sanitary Sewerage System. The raw sewage storage tank shall have a sufficient charge capacity to contain a minimum of 24 hours wastewater production and shall be fitted with a high level audible alarm installed to warn of pump or system failure. **[Lots 1-5]**

- iii. The dwelling within Lot 1, shall have the E-One pump outlet connecting to the FNDC low pressure sewer 20180919100414 pressure wastewater line located adjacent to the road carriageway, as shown on PK Engineering drawings A3/WW sheet 1.1. **[Lot 1]**
- iv. All dwellings within the development, shall have the E-One pump outlet connecting to a common low-pressure 40mmØ PE pressure wastewater line as shown on PK Engineering drawings A3/WW sheet 1.1. **Lots 2 - 5]**
- v. The consent holder is to install stormwater retention tanks with a flow attenuated outflow to limit run-off from the site to the pre-development levels for proposed Lots 1 to 5 as per calculation series from PK Engineering Ref 22-021 Dec 2022 Rev2_2 and drawings as Building Consents are presented for the lots. The retention storage shall be installed within 3 months of the date of issue of the relevant Building Consent. **[Lots 1 - 5]**
- vi. Without the prior approval of the Council, no building shall be erected, nor any works which increase impermeable surfaces be undertaken, nor any planting or structure placed which may create a flow obstruction, on Easements X and Y of the Donaldson's scheme plan set aside for stormwater attenuation pond (X) and flowpath (Y). **[Lots 2 - 3]**
- vii. The approved landscaping/planting is to maintained for the duration of the consent. Any plants that are removed or damaged are to be replaced as soon as possible, or within the next planting season (1st May to 30th September). **[All Lots]**
- viii. The pest and weed eradication management plan to protect the native vegetation shall be observed and continued by the landowners and the plan shall not cease or be amended without the express permission of Council. **[All Lots]**
- ix. The lot is shown to be susceptible to natural hazards and any future development on the lot will require an engineering report from a suitably qualified Chartered Professional Engineer addressing the mitigation measures required to address the hazards present on the site. Such a report shall be submitted with any application for building consent. **[Lots2-4]**
- x. Any recommendations made in the Archaeological Report prepared by Northern Archaeological Research are to be adhered to by the consent holder, including obtaining an authority from the NZ Historic Places Trust to modify, damage or destroy the archaeological site, if required. **[All Lots]**

Stage 2 – Lots 6 - 8

- 6. The activity shall be carried out in accordance with the approved plans prepared by Donaldsons, referenced Proposed Subdivision of Lot 4 DP 108255 & Lot 1 DP 203232, dated 25/10/2022, and attached to this consent with the Council's "Approved Stamp" affixed to it.

Survey plan approval (s223) conditions

- 7. The survey plan, submitted for approval pursuant to Section 223 of the Act shall show:
 - a) All easements in the memorandum to be duly granted or reserved.

Section 224(c) compliance conditions

8. Prior to the issuing of a certificate pursuant to section 224(c) of the Act, the consent holder shall:
 - a) Provide formed and concreted access founded upon the existing concrete accessway, which shall include provision for turning in accordance with Rule 15.1.6.1.2 of the Far North District Plan which is to be located within Lots 8 & 10 as per PK Engineering drawings 22-021 Rev 2, A3/SE sheets 1.0 to 1.8. The formation shall include kerbing or a concreted dish channel to contain stormwater runoff as well as catch pits and culverts as required to control and direct the discharge of stormwater runoff.
 - b) The crossfall of the concrete accessway is to be no greater than 2%.
 - c) The consent holder shall install a commonly owned and maintained stormwater system to receive surface water from the accessway and deliver it to the attenuation pond including catchpits, pipework, manholes and/or other such devices required to provide for the proper operation of the stormwater system and the delivery from the outlet of the pond on Lot 2 to the outlet structure named KK_SWP0629 on Council's GIS.
 - d) Provide evidence that the proposed 40mmØ low pressure wastewater line within the access easement, which will receive wastewater from new dwellings is to be connected to the existing WW valve chamber numbered 20181001134049, located within the berm of Peacock Gardens.**[Lots 6-8]**
 - e) All storm water originating from the accessway paved surfaces is to be piped to, and discharged into, the pond area located on Lot 2 as shown on drawing series "AS/SW" by PK Engineering reference 22-021 Rev 2_2.
 - f) Provide documentation that the service providers of electric power and telecommunications to the sites are satisfied with the arrangements made for the provision of these services to the boundary of all new allotments.
 - g) Provide evidence that each lot has a metered connection to Council's reticulated water supply system in accordance with the requirements of Council's Engineering Standards and Guidelines.
9. Secure the conditions below by way of a Consent Notice issued under section 221 of the Act, to be registered against the titles of the affected allotment. The costs of preparing, checking and executing the Notice shall be met by the consent holder:
 - i. In conjunction with any building constructed on the lot, the property owner shall obtain all necessary consents, and install an "E-One Extreme Series from ecoFlow" containing a raw sewage storage tank, macerating pump, and delivery line with a connection into the Council Low Pressure Reticulated Sanitary Sewerage System as shown on PK Engineering drawings 22-021 drawing A3/WW sheets 1.0 to 1.2. The raw sewage storage tank shall have a sufficient charge capacity to contain a minimum of 24 hours wastewater production and shall be fitted with a high-level audible alarm installed to warn of pump or system failure.**[Lots 6-8]**
 - ii. All dwellings within the development, shall have the E-One pump outlet connecting to a common low-pressure 40mmØ PE pressure wastewater line as shown on PK Engineering drawings A3/WW sheet 1.1.**[Lots 6-8]**
 - iii. The consent holder is to install stormwater retention tanks for with a flow attenuated outflow to limit run-off from the site to the pre-development levels for proposed Lots 6 to 8 as per calculation series from PK Engineering Ref 22-021 Dec 2022 Rev2_2 and drawings as Building Consents are presented for the lots. The retention storage shall be installed within 3 months of the date of issue of the relevant Building Consent.

- iv. The lot is shown to be susceptible to natural hazards and any future development on the lot will be required to have a finishing floor level of no less than 500mm freeboard above 27.11m. **[Lots 7-8]**
- v. The approved landscaping/planting is to be maintained for the duration of the consent. Any plants that are removed or damaged are to be replaced as soon as possible, or within the next planting season (1st May to 30th September). **[All Lots]**
- vi. The pest and weed eradication management plan to protect the native vegetation shall be observed and continued by the landowners and the plan shall not cease or be amended without the express permission of Council. **[All Lots]**
- vii. The lot is shown to be susceptible to coastal and natural hazards and any future development on the lot will require an engineering report from a suitably qualified Chartered Professional Engineer addressing the mitigation measures required to address the hazards present on the site. Such a report shall be submitted with any application for building consent. **[Lots 7-8]**
- viii. Any recommendations made in the Archaeological Report prepared by Northern Archaeological Research are to be adhered to by the consent holder, including obtaining an authority from the NZ Historic Places Trust to modify, damage or destroy the archaeological site, if required. **[All Lots]**

Stage 3 – Lots 9 – 11

The activity shall be carried out in accordance with the approved plans prepared by Donaldsons, referenced Proposed Subdivision of Lot 4 DP 108255 & Lot 1 DP 203232, dated 25/10/2022, and attached to this consent with the Council's "Approved Stamp" affixed to it.

Survey plan approval (s223) conditions

10. The survey plan, submitted for approval pursuant to Section 223 of the Act shall show:

- a) All easements in the memorandum to be duly granted or reserved.

Section 224(c) compliance conditions

11. Prior to the issuing of a certificate pursuant to section 224(c) of the Act, the consent holder shall:

- a) Provide formed and concreted access founded upon the existing concrete accessway, which shall include provision for turning in accordance with Rule 15.1.6.1.2 of the Far North District Plan which is to be located within the balance Lot as per PK Engineering drawings 22-021 Rev 2, A3/SE sheets 1.0 to 1.8. The formation shall include kerbing or a concreted dish channel to contain stormwater runoff as well as catch pits and culverts as required to control and direct the discharge of stormwater runoff.
- b) The proposed 40mmØ low pressure wastewater line within the access easement, which will receive wastewater from new dwellings shall be connected to the existing WW valve chamber numbered 20181001134049, located within the berm of Peacock Gardens. **[Lots 9-10]**
- c) All storm water originating from the accessway paved surfaces is to be piped to, and discharged into, the pond area located on Lot 2 as shown on drawing series "AS/SW" by PK Engineering reference 22-021 Rev 2_2. **[Lots 9-10]**

- d) The consent holder shall install a commonly owned and maintained stormwater system to receive surface water from the accessway and deliver it to the attenuation pond including catchpits, pipework, manholes and/or other such devices required to provide for the proper operation of the stormwater system and the delivery from the outlet of the pond on Lot 2 to the outlet structure named KK_SWP0629 on Council's GIS.
- e) Provide documentation that the service providers of electric power and telecommunications to the sites are satisfied with the arrangements made for the provision of these services to the boundary of all new allotments. **[Lots 9-10]**
- f) Provide evidence that each lot has a metered connection to Council's reticulated water supply system in accordance with the requirements of Council's Engineering Standards and Guidelines. **[Lots 9-10]**
- g) Secure the conditions below by way of a Consent Notice issued under section 221 of the Act, to be registered against the titles of the affected allotment. The costs of preparing, checking and executing the Notice shall be met by the consent holder.
 - i. In conjunction with any building constructed on Lots 9 - 10, the property owner shall obtain all necessary consents, and install an "E-One Extreme Series from ecoFlow" containing a raw sewage storage tank, macerating pump, and delivery line with a connection into the Council Low Pressure Reticulated Sanitary Sewerage System as shown on PK Engineering drawings 22-021 drawing A3/WW sheets 1.0 to 1.2. The raw sewage storage tank shall have a sufficient charge capacity to contain a minimum of 24 hours wastewater production and shall be fitted with a high level audible alarm installed to warn of pump or system failure. **[Lots 9-10]**
 - ii. All dwellings within the development, shall have the E-One pump outlet connecting to a common low-pressure 40mmØ PE pressure wastewater line as shown on PK Engineering drawings A3/WW sheet 1.1. **[Lots 9-10]**
 - iii. The consent holder is to install stormwater retention tanks for with a flow attenuated outflow to limit run-off from the site to the pre-development levels for proposed Lots 9 to 10 as per calculation series from PK Engineering Ref 22-021 Dec 2022 Rev2_2 and drawings as Building Consents are presented for the lots. The retention storage shall be installed within 3 months of the date of issue of the relevant Building Consent. **[Lots 9-11]**
 - iv. The approved landscaping/planting is to be maintained for the duration of the consent. Any plants that are removed or damaged are to be replaced as soon as possible, or within the next planting season (1st May to 30th September). **[All Lots]**
 - v. The pest and weed eradication management plan to protect the native vegetation shall be observed and continued by the landowners and the plan shall not cease or be amended without the express permission of Council. **[All Lots]**
 - vi. Any recommendations made in the Archaeological Report prepared by Northern Archaeological Research are to be adhered to by the consent holder, including obtaining an authority from the NZ Historic Places Trust to modify, damage or destroy the archaeological site, if required. **[All Lots]**

Subdivision Advice Notes

Lapsing of Consent

1. Pursuant to section 125 of the Act, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;
 - a) A survey plan is submitted to Council for approval under section 223 of the RMA before the lapse date, and that plan is deposited within three years of the date of approval of the survey plan in accordance with section 224(h) of the RMA; or
 - b) An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Act.

General

2. This consent has been granted on the basis of all the documents and information provided by the consent holder, demonstrating that the new lot(s) can be appropriately serviced (infrastructure and access).

Land Use Conditions

Pursuant to sections 108 of the Act, this land use consent is granted subject to the following conditions:

1. All earthworks will be carried out during the summer earthworks season.
2. Prior to construction commencing the consent holder is to establish and mark the location of the boundary pegs and mark all property boundaries adjacent to the proposed earthworks. No authorisation is given for works on legal road or on private property other than the lots subject to the land use consent. Where the consent holder is not the lot owner, the applicant is responsible for obtaining approval from the lot owner prior to commencing work.
3. The consent holder is responsible for arranging for buried services to be located and marked prior to commencing earthworks and is also responsible for the repair and reinstatement of any underground services damaged as a result of the earthworks.
4. The consent holder is to provide evidence to the FNDC Resource Consents Monitoring Officer (Email to: Consents Monitoring rcmonitoring@fndc.govt.nz) that sediment control measures are constructed and maintained in accordance with the principles and practices contained the Auckland Council document entitled "GD05: Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region" are installed prior to the commencement of any earthworks. These measures are to be maintained during the construction phase and can only be removed once appropriate stabilization has been completed.
5. The consent holder shall ensure that stormwater diversion and silt control measures are in place prior to the commencement of bulk earthworks. A perimeter silt fence is to be installed across the lower edge of the construction site to remove silt and debris from Stormwater runoff prior to its discharge.
6. The consent holder shall ensure that all consented earthworks to be undertaken on the site are to be supervised by a Chartered Professional Engineer to be engaged by the consent Holder. The Council Resource Consent Monitoring officer or designate is to be advised in writing (email: rcmonitoring@fndc.govt.nz) of the appointment of the engineer and notified when work is to commence, and when it has been completed.
7. The Consent holder shall complete the earthworks and associated stormwater in general accordance with the plans provided with of the application, specifically Site Development Report prepared by PK Engineers, dated April 2022
8. The Consent holder shall ensure that any earthworks to be removed from the site is to an approved fill disposal area. It is the responsibility of the landowner and/or the principal contractor to ensure compliance with this condition.
9. The consent holder shall ensure that stockpiles of fill are located away from overland or drainage paths, and all temporary stockpiles shall be covered to suppress dust or reduce erosion.

10. The consent holder shall install a new clean water diversion drain around the top of the excavated area to reduce stormwater flow across the site for the duration of the earthworks construction period.
11. The final sedimentation and erosion plan is provided to Ngāti Rēhia for review prior to any earthworks commencing.

Dwelling one (Lot 1)

12. The activity shall be carried out in accordance with the approved plans prepared by Beard Architecture, referenced S Savill-Peacock Garden Drive, Lot 1, and attached to this consent with the Council's "Approved Stamp" affixed to them.
 - Site Plan, Dated 04/02/2022, Sheet A001
 - Floor Plan, Dated 04/02/2022, Sheet A007
 - Elevations (North), Dated 04/02/2022, Sheet A008
 - Elevations (South & East), Dated 04/02/2022, Sheet A009

Dwelling two (Lot 2)

13. The activity shall be carried out in accordance with the approved plans prepared by Beard Architecture, referenced S Savill-Peacock Garden Drive, Lot 2 and attached to this consent with the Council's "Approved Stamp" affixed to them.
 - Site Plan, Dated 04/02/2022, Sheet A001
 - Floor Plan, Dated 04/02/2022, Sheet A007
 - Elevations (South West & South East), Dated 04/02/2022, Sheet A008
 - Elevations (North East & North West), Dated 04/02/2022, Sheet A009

Dwelling three (Lot 4)

14. The activity shall be carried out in accordance with the approved plans prepared by Beard Architecture, referenced S Savill-Peacock Garden Drive, Lot 4 and attached to this consent with the Council's "Approved Stamp" affixed to them.
 - Site Plan, Dated 01/02/2022, Sheet A001
 - Floor Plan, Dated 01/02/2022, Sheet A007
 - Elevations (North & West), Dated 01/02/2022, Sheet A008
 - Elevations (East & South), Dated 01/02/2022, Sheet A009

Dwelling Four - (Lot 11)

Existing Dwelling
No conditions required.

Land Use Advice Notes

Lapsing of Consent

1. Pursuant to section 125 of the Act, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;
 - a) The consent is given effect to; or

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

General Advice Notes

Right of Objection

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

Archaeological Sites

2. Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority issued pursuant to that Act. Should any site be inadvertently uncovered, the procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains). A copy of Heritage New Zealand's Archaeological Discovery Protocol (ADP) is attached for your information. This should be made available to all person(s) working on site.

General Advice Notes

3. During the assessment of your application, it was noted that a private Land Covenant exists on your property. Council does not enforce private land covenants, and this does not affect Council approving your plans. However, you may wish to get independent legal advice, as despite having a resource consent from Council, the private land covenant can be enforced by those parties specified in the covenant.
4. All contractors completing works onsite will undergo a cultural induction by Ngāti Rēhia prior to work starting.

Reasons for the Decision

1. By way of an earlier report that is contained within the electronic file of this consent, it was determined that pursuant to sections 95A and 95B of the Act the proposed activity will not have, and is not likely to have, adverse effects on the environment that are more than minor, there are no affected persons and no special circumstances exist. Therefore, under delegated authority, it was determined that the application be processed without notification.
2. The application is for a Non-Complying activity resource consent as such under section 104 the Council can consider all relevant matters.
3. In regard to section 104(1)(a) of the Act the actual and potential effects of the proposal will be acceptable as:
 - a. The proposal will also result in positive effects, relating to the provision of 11 additional houses in the residential Kerikeri area. This allows people to provide for their social and economic wellbeing.
 - b. Reverse sensitivity and cumulative effects are less than minor as the application is located in a residential area and the density of the lots is consistent with the surrounding environment.
 - c. Due to the topography and existing landforms in the immediate environment, the proposed allotments, proposed residential dwellings and future dwellings are not visible from the significant historical buildings located approximately 800 meters north east of the site.
 - d. Ngati Rehia have provided a cultural impact assessment in support of the proposal. The applicant has agreed to adhere to the proposed recommendations in the cultural impact

assessment. The proposed recommendations have also been provided as conditions and/or advice notes

4. In regard to section 104(1)(ab) of the Act there are no offsetting or environmental compensation measures proposed or agreed to by the applicant for the activity.
5. In regard to section 104(1)(b) of the Act the following statutory documents are considered to be relevant to the application:
 - a. Northland Regional Policy Statement 2016,
 - b. Operative Far North District Plan 2009,
 - c. Proposed Far North District Plan 2022

Regional Policy Statement

Vegetation clearance will be required to allow construction of dwellings and associated access at the Site, specifically at Lots 1 – 4 and 8 – 10. Although the vegetation within these lots does not meet the criteria for ecological significance set out in the RPS.

The report concludes that the vegetation at 8A and 10 Peacock Garden Drive, Kerikeri includes native elements, but is currently compromised by a range of exotic weeds and is of low ecological value. In part because of the local dominance of weeds, particularly in the understorey, the vegetation does not meet the criteria for ecological significance set out in the proposed Far North District Plan.

Operative Far North District Plan

- *Chapter 7 – Urban Environment – Section 7.6 Residential*
- *Chapter 10 – Coastal Environment – Section 10.7 Coastal Living*
- *Chapter 13 – Subdivision*
- *Chapter 12 – District Wide Matters*
- *Chapter 15 - Transportation*

The proposal is not contrary to the relevant objectives and policies of the District Plan. The subdivision and associated construction works will enable residential development on land zoned for this purpose, with appropriate mitigation measures for the proposed earthworks.

The landscape and residential amenity outcome of the finished works will be in character with the density pattern and form of the surrounding area and the expectations of the District Plan. Appropriate infrastructure for water, stormwater and wastewater will be provided, and internal roading including private access.

The proposed development will not adversely affect the natural character values of the coastal environment. The landscape mitigation plan will ensure the current amenity values are retained and will be no adverse effects on natural character values. The planting with the maintenance schedule is also likely to improve the overall visual amenity within and offsite

Proposed Far North District Plan

The activity is consistent with the relevant objectives, policies and assessment criteria of the Proposed District Plan. Relevant objectives and policies are located within Chapter General Residential (GRZ). Objectives and Policies seek to consolidate urban residential development and reduce urban sprawl while also ensuring provision for adequate services. Built development should reflect high amenity, privacy and sunlight.

The application is consistent with these outcomes as it provides for residential development consistent with the surrounding environment and has detailed the provision for adequate

servicing through the developers agreement. The housing in the masterplan provides for appropriate amenity, privacy and sunlight.

For this resource consent application the relevant provisions of both an operative and any proposed plan must be considered. Weighting is relevant if different outcomes arise from assessments of objectives and policies under both the operative and proposed plans.

As the outcomes sought are the same under the operative and the proposed plan frameworks, no weighting is necessary.

6. In regard to section 104(1)(c) of the Act the following other matters are relevant:

Precedent

The non-compliance is largely technical in nature and any precedent set is not considered undesirable and approval of the application will not undermine the integrity of the District Plan.

The approval of the proposal will not undermine the integrity of the District Plan as the activity will produce only localised and minor effects, if any, and will not set an undesirable precedent.

7. In regard to section 104D of the Act the activity meets both tests as any adverse effects arising from this proposed activity will not be more than minor, and the activity will not be contrary to the objectives and policies of the Operative District Plan. Therefore, consent can be granted for this non-complying activity.
8. In terms of s106 of the RMA the proposal is not considered to give rise to a significant risk from natural hazards, and sufficient provision has been made for legal and physical access to the proposed allotments. Accordingly, council is able to grant this subdivision consent subject to the conditions above.

The proposal sought dispensation to have residential dwelling within 20 metres of existing vegetation. New Zealand fire service have provided written approval in support of the application. Due to the site being able to connect to councils reticulated services, as well as a fire hydrant located in close proximity to the site.

The subject site is also partially susceptible to flooding. Council's consultant has recommended that the Lots affected have a minimum floor level. Future dwellings will be required to be constructed to have a certain finishing floor level.

9. Based on the assessment above the activity will be consistent with Part 2 of the Act.
- The activity will avoid, remedy or mitigate any potential adverse effects on the environment while providing for the sustainable management of natural and physical resources and is therefore in keeping with the Purpose and Principles of the Act. There are no matters under section 6 that are relevant to the application. The proposal is an efficient use and development of the site that will maintain existing amenity values without compromising the quality of the environment. The activity is not considered to raise any issues in regard to Te Tiriti o Waitangi.
10. Overall, for the reasons above it is appropriate for consent to be granted subject to the imposed conditions.

Approval

This resource consent has been prepared by Whitney Peat, Senior Resource Planner. I have reviewed this and the associated information (including the application and electronic file material) and for the reasons and subject to the conditions above, and under delegated authority, grant this resource consent.

Barry Mosley

Independent Hearing Commissioner

14 April 2023

APPROVED PLAN
Planner: Whitney Peat
pp: ENathan
RC: 2220889-RMACOM
Date: 14/04/2023

Lot 28
DP 108255
Recreation Reserve

Lot 2
DP 395670

Lot 1
DP 208610

Lot 4
DP 348111

Pt Lot 29
DP 108255
Local Purpose Reserve

11
6900 m²
Imp 690 m²

3
600 m²
Net Site Area 385 m²
Imp 40 m²

5
625 m²
Net Site Area 430 m²
Imp 20 m²

2
600 m²
Net Site Area 400 m²
Imp 50 m²

4
717 m²
Net Site Area 691 m²

1
600 m²
Net Site Area 600 m²

Stage 1 of 3

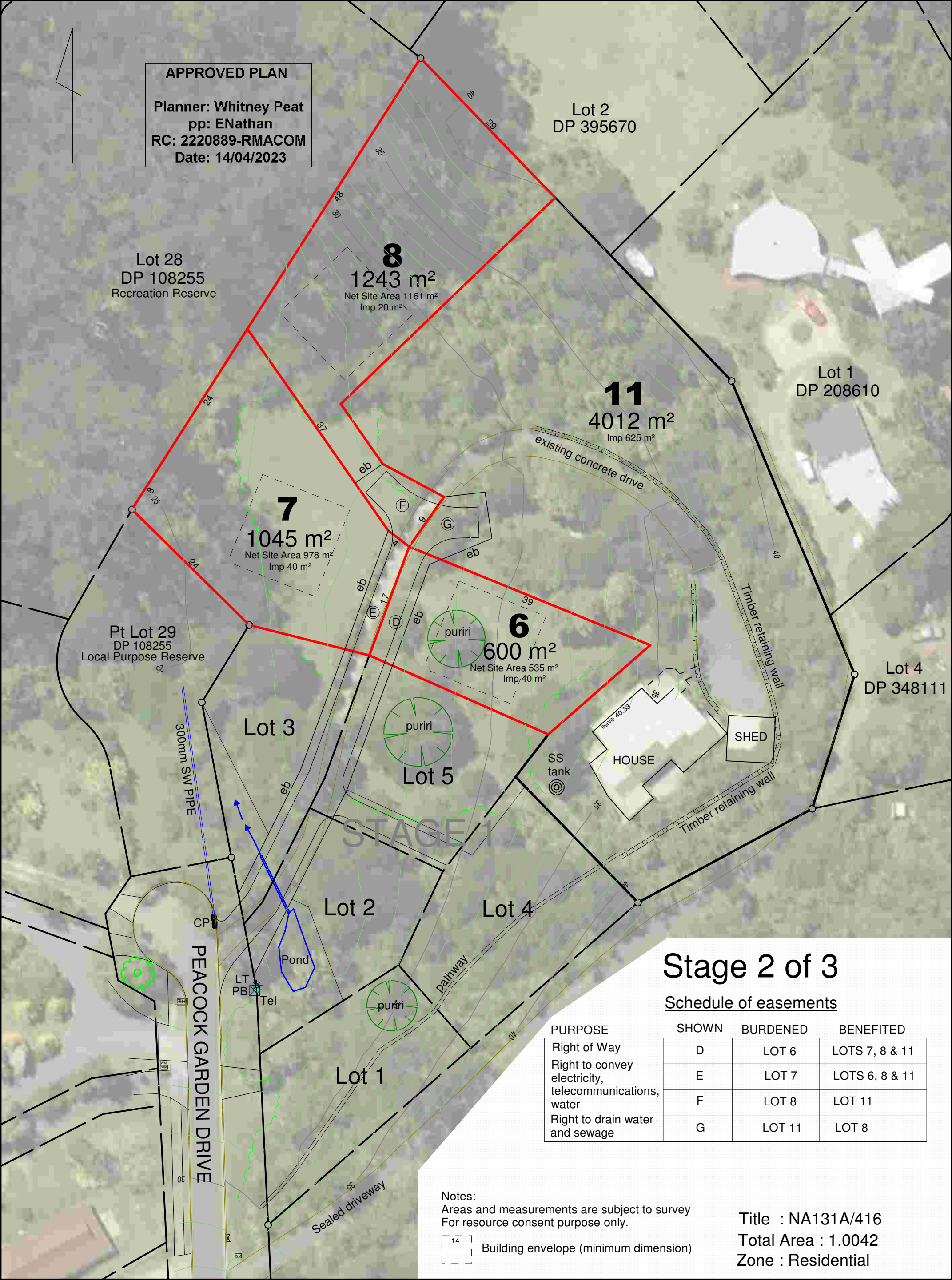
Schedule of easements

PURPOSE	SHOWN	BURDENED	BENEFITED
Right of Way	A	LOT 3	LOTS 2, 4, 5 & 11
Right to convey electricity, telecommunications, water	B	LOT 2	LOTS 3, 4, 5 & 11
Right to drain water and sewage	C	LOT 5	LOTS 3, 4 & 11
Right to drain water and sewage	K	LOT 5	LOT 4
Right to drain water	X	LOT 2	LOTS 1, 3, 4, 5, 11
Right to drain water	Y	LOT 3	LOTS 1, 2, 4, 5, 11
Right to drain water and sewage	J	LOT 4	LOT 11
	K	LOT 5	

Notes:
Areas and measurements are subject to survey
For resource consent purpose only.

14 Building envelope (minimum dimension)

Title : NA131A/416
Total Area : 1.0042
Zone : Residential /
Coastal Living



APPROVED PLAN
Planner: Whitney Peat
pp: ENathan
RC: 2220889-RMACOM
Date: 14/04/2023

Lot 28
DP 108255
Recreation Reserve

Lot 2
DP 395670

Lot 1
DP 208610

Pt Lot 29
DP 108255
Local Purpose Reserve

Lot 4
DP 348111

Lot 3

Lot 5

Lot 2

Lot 4

Lot 1

Stage 2 of 3

Schedule of easements

PURPOSE	SHOWN	BURDENED	BENEFITED
Right of Way	D	LOT 6	LOTS 7, 8 & 11
Right to convey electricity, telecommunications, water	E	LOT 7	LOTS 6, 8 & 11
Right to drain water and sewage	F	LOT 8	LOT 11
	G	LOT 11	LOT 8

Notes:
Areas and measurements are subject to survey
For resource consent purpose only.

14 Building envelope (minimum dimension)

Title : NA131A/416
Total Area : 1.0042
Zone : Residential

APPROVED PLAN
Planner: Whitney Peat
pp: ENathan
RC: 2220889-RMACOM
Date: 14/04/2023

Lot 28
DP 108255
Recreation Reserve

Lot 2
DP 395670

Lot 8

Lot 1
DP 208610

STAGE 2

Lot 7

9
1361 m²
Net Site Area 1304 m²

10
644 m²
Net Site Area 520 m²

Pt Lot 29
DP 108255
Local Purpose Reserve

Lot 3

Lot 6

Lot 4
DP 348111

Lot 5

11
2005 m²
HOUSE

SHED

STAGE 1

Lot 2

Lot 4

Lot 1

PEACOCK GARDEN DRIVE

LT
PB
Tel

Pond

proposed
entrance

Sealed driveway

Notes:
Areas and measurements are subject to survey
For resource consent purpose only.

Building envelope (minimum dimension)

Stage 3 of 3

Schedule of easements

PURPOSE	SHOWN	BURDENED	BENEFITED
Right of Way			
Right to convey electricity, telecommunications, water	H	LOT 9	LOT 11
Right to drain water and sewage	I	LOT 10	

Title : NA131A/416
Total Area : 1.0042
Zone : Residential

Contour interval : 1.0m
Scale @ A3 : 1:500
Date : 25/10/2022
REF : 8051

PROJECT INFORMATION MEMORANDUM

Section 34-39, Building Act 2004

Application Number: EBC-2026-1113/0

THE BUILDING

Street Address of Building

14 Kowhai Grove, Kerikeri 0230

Building Name:

Level/unit number:

Legal description of land where building is located:

Lot 11 DP 601587

Location of Building within site / block number:

THE OWNER

Name of Owner:

Picture Perfect Properties Limited

Mailing Address:

233C Wiroa Road

RD 3

Kerikeri 0293

Street Address / Registered Office:

Phone Number:

Daytime:

Email Address:

shane@dreamtimecabins.co.nz

Contact Person Name:

Shane Savill

Landline:

After Hours:

Mobile:

027 2315617

Facsimile Number:

Website:

First point of contact for communications with the Territorial Authority:

Milton Going

194 Wainui Road

Silverdale

Auckland 0932

Ph: 0274780009

Email: milton@goingarchitectural.co.nz

Building Work

This assessment has been carried out for the following building work:

PIM Only - New dwelling (2 x relocated residential pavilions) with new timber deck, timber foundations and drainage - Proposed Lot 10

Application Type:

Project Information Memorandum only

Council is aware of the following information that affects your project:-

Heritage Status and Special Features of the Land

There are no known features affecting the heritage status of this site.

Natural Hazards

The land on which the building work is to take place is subject to a hazard as indicated on the attached maps.

Land Features (Data from BRANZ Maps)

Wind zone: Very high

Earthquake zone:

Zone 1

Exposure zone: Zone C

Climate zone:

Zone 1

Site Contamination

Council has no knowledge of any land contamination affecting this site.

Services Available to site

Water Supply services are available to site.

Stormwater services are available to site.

Wastewater services are available to site.

Fire Evacuation Plan

N/A for the proposed building work.

Access and facilities for disabled persons

N/A for the proposed building work.

Network Utility Authorisations

N/A for the proposed building.

Building on two or more allotments

N/A for the proposed building work.

Details of authorisations which have been granted

Resource Consent 2220889 has been granted for the proposed building work.

Details of authorisations which have been refused

N/A for the proposed building work.

Notification of any authorisation which must be obtained before the proposed building work may be undertaken

Resource Consent is required prior to construction commencing.

Earthworks Permit is required prior to construction commencing.

This Project Information Memorandum is confirmation that

The proposed building work may be carried out subject to the requirements of a building consent and all other necessary authorisations being obtained.

Advice notes

Easement:

Part of the proposed works is to be constructed within an Easement registered on your Certificate of Title. Plans do not show Easement G to demonstrate if proposed building works are clear of this easement. You need to obtain written approval from any affected tenements before commencing work.

Consent Notice:

There are Consent Notices which apply to this project.

Earthworks Permit:

Assessment of your consent has highlighted the need for an Earthworks Permit under the Control of Earthworks Bylaw. Earthworks Permit must be granted prior to any earthworks commencing. For further information, contact the Duty Planner on 0800 920 029 or Duty.Planner@fndc.govt.nz

Resource Consent Requirement:

Once the 223 Certificate for Stage 3 of 3 of RC 2220889-RMACOM has been issued you may be required to obtain a Resource Consent for breach of the following District Plan rules:

Operative District Plan: Residential Zone 7.6.5.1.5 SUNLIGHT and 7.6.5.1.7 SET BACK FROM BOUNDARIES

Proposed District Plan – Decisions Version: GRZ-S2 Height in relation to boundary and GRZ-S3 Setback (excluding from MHWS or wetland, lake and river margins)

For further information, please contact Resource Consents Manager, Trish Routley on 0800 920 029 or Trish.Routley@fndc.govt.nz

Attachments

Form 4 Certificate.

GIS Maps.

Signature:

Trent Blakeman

Position:

Manager – Building Services

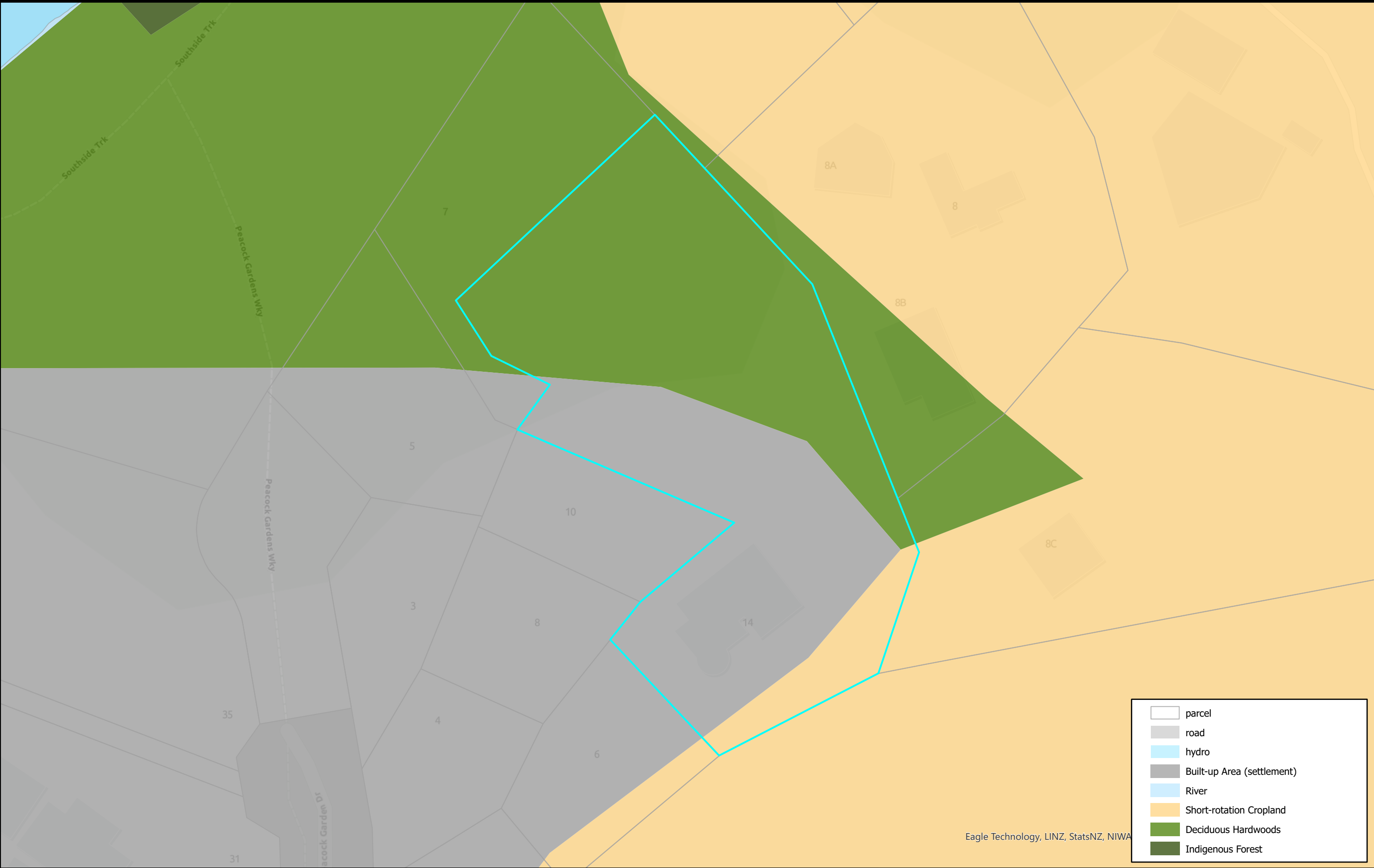
On behalf of:

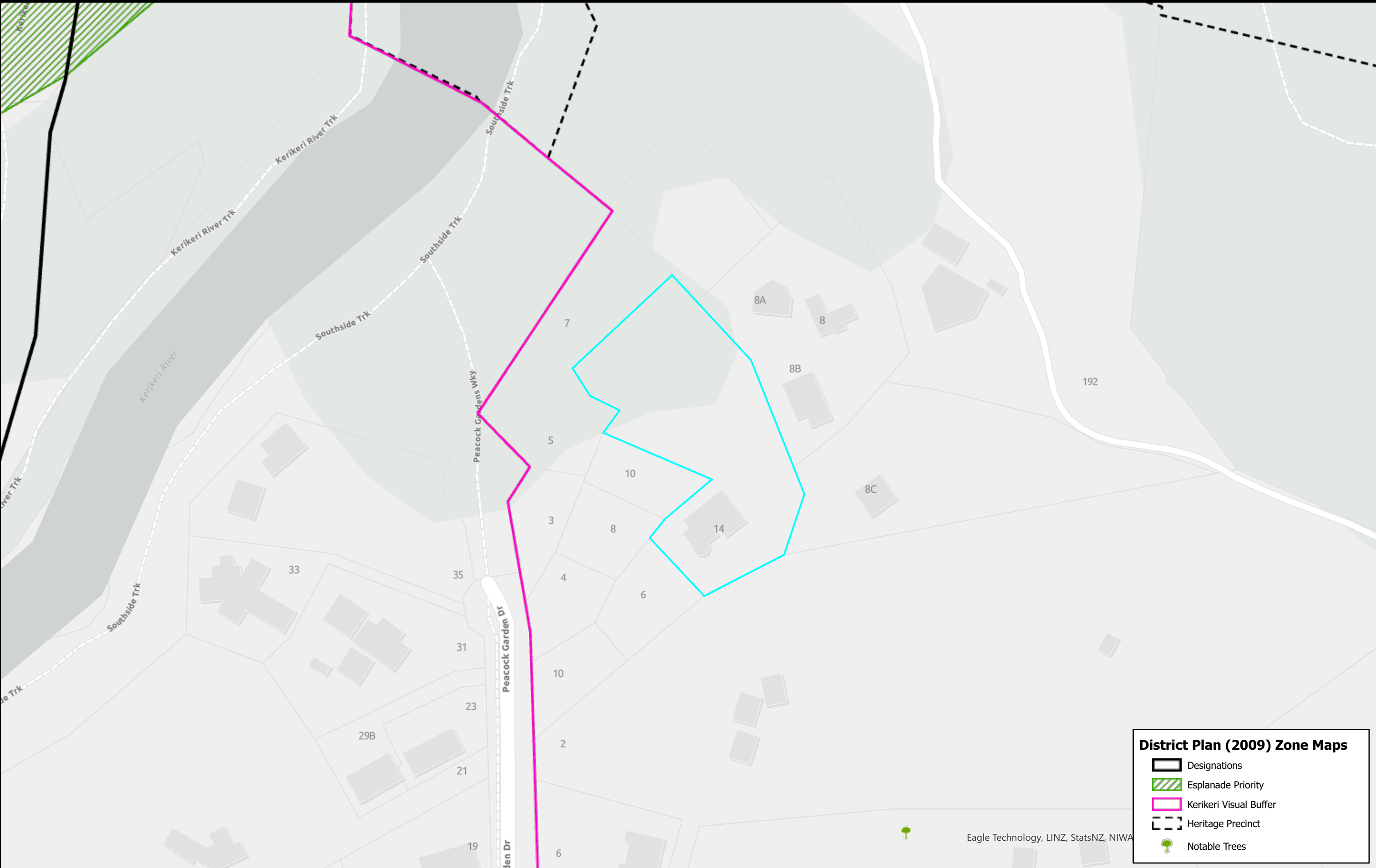
Far North District Council

(Building Consent Authority & Territorial Authority)

Date:

15-Jul-2026





District Plan (2009) Zone Maps

- Designations
- Esplanade Priority
- Kerikeri Visual Buffer
- Heritage Precinct
- Notable Trees

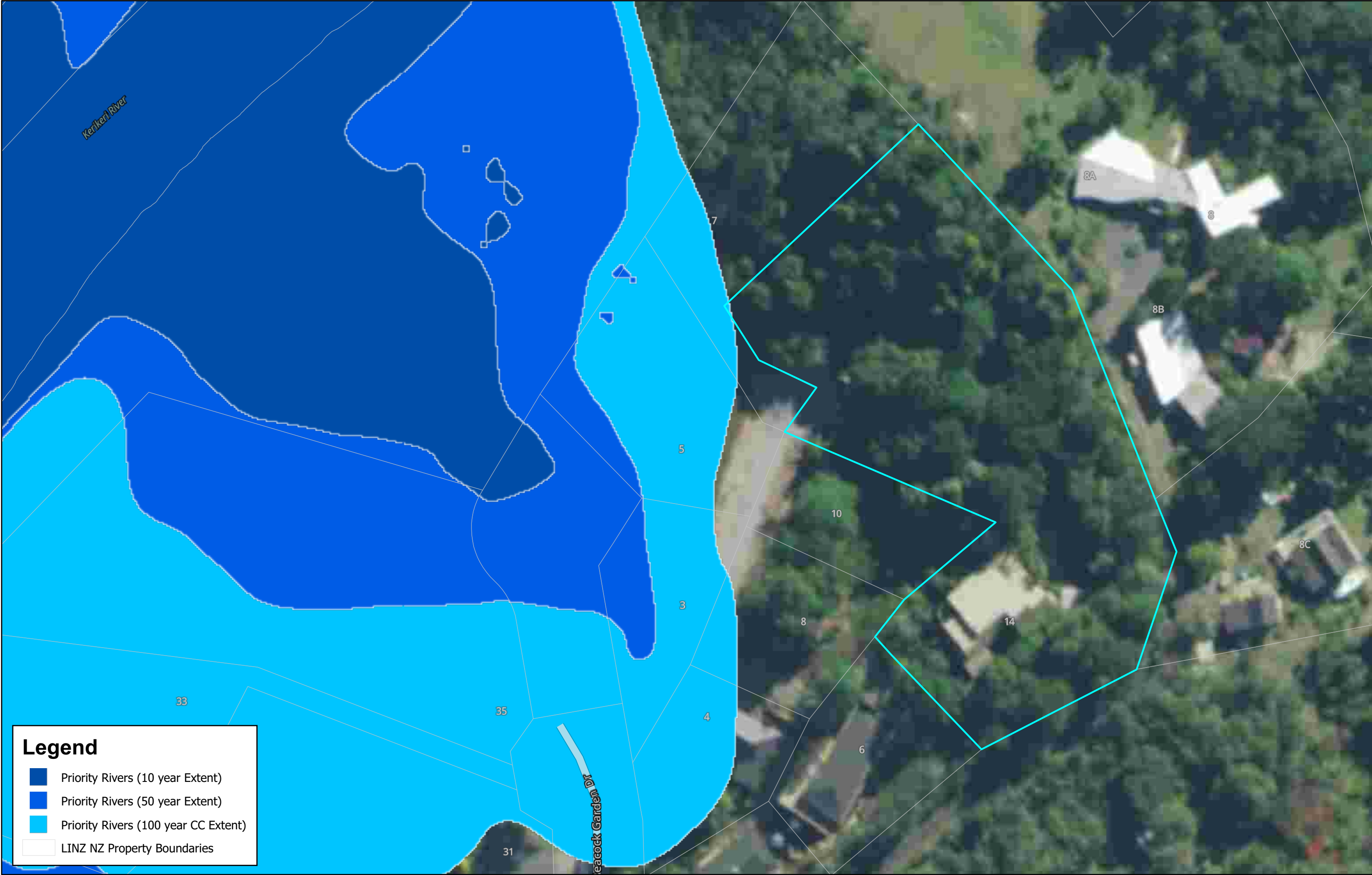


FNDP Operative District Plan



0 20 40 60 metres
Projection NZTM2000. Datum NZGD2000. Scale:1:1,128

DISCLAIMER:
While the Far North District Council strives to keep the data in this service current, it may not be the most recent or most accurate data available. No reliance on the information contained on this map by any person is permitted. FNDP will not be liable for any omissions or errors of information contained on this map. FNDP recommends that persons seek specific advice on individual properties from FNDP and other specialist organisations which may hold more up to date or accurate information.



15 July 2026

Picture Perfect Properties Limited
PO Box 104049
Lincoln North
Auckland 0654

Tēnā koe,

Building consent number: EBC-2026-1113/0
Property ID: 3365601
Address: 14 Kowhai Grove, Kerikeri 0230
Description: PIM Only - New dwelling (2 x relocated residential pavilions) with new timber deck, timber foundations and drainage - Proposed Lot 10

Requirement for Resource Consent

PIM Assessment of your application has highlighted the need for Resource Consent that must be granted prior to any building works or earthworks commencing.

NB: As of 27th July 2022, some rules and standards in the Far North District Council Proposed District Plan took legal effect and compliance with these rules applies to your building consent. Please visit our website to see these rules
[Far North Proposed District Plan \(isoplan.co.nz\)](http://isoplan.co.nz)

The site is zoned **Residential and Coastal Living** under the Operative District Plan. These works are wholly located within the Residential Zone and assessment based on these zone rules identify Resource Consent is required for breach of the following:

Rule:	12.4.6.1.2 FIRE RISK TO RESIDENTIAL UNITS
Reason:	As per aerial photos the works appear to be located within 20m of the dripline of any trees in a naturally occurring or deliberately planted area of scrub or shrubland, woodlot or forest.

Rule:	12.5A.6.3.3 ALTERATIONS AND/OR NEW BUILDINGS WITHIN THE KERIKERI BASIN HERITAGE PRECINCT VISUAL BUFFER
Reason:	New building proposed.

The site is zoned **General Residential** under the Proposed District Plan – Decisions version and Resource Consent is required for breach of the following:

Rule:	GRZ-S2 Height in relation to boundary
Reason:	Compliance not shown with 35 degrees at 2m above ground level at the southern boundary of the site.

Rule:	Earthworks: EW-S6 Setback
Reason:	Plans show Earthworks within 3m of a site boundary. NB: the minimum permitted setback is 1.5m if supported by engineered retaining walls.

Rule:	Earthworks: EW-S7 Land stability
Reason:	Earthworks must not result in any instability of land at or beyond the boundary of the property where the earthworks occurs. Compliance with EW-S6 can be deemed to satisfy this breach.

Please note there may be other rule breaches found during the Resource Consent process. It is your responsibility to ensure the Resource Consent approved plans match the Consented approved plans.

The application form can be downloaded from www.fndc.govt.nz and submitted to Council's (Planning Department) with the appropriate documentation and instalment fee.

If you have any queries, please contact the Duty Planner on Duty.Planner@fndc.govt.nz or 0800 920 029.

Nāku iti nei. nā

Lysigna Mare
PIM Officer
Delivery and Operations

Emailed to: milton@goingarchitectural.co.nz

FORM 4
Certificate attached to
PROJECT INFORMATION MEMORANDUM
Section 37, Building Act 2004

Building Consent Number: EBC-2026-1113/0

**RESTRICTIONS ON COMMENCING BUILDING WORK UNDER
RESOURCE MANAGEMENT ACT 1991**

The building work referred to in the attached Project Information Memorandum is also required to have the following **Resource Consent(s)** under the Resource Management Act 1991:

• **Resource Consent – REQUIRED**

As the above Resource Consent(s) will affect the building work to which the Project Information Memorandum relates, until this has been granted no building work may proceed.

Failure to comply with the requirements of this notice may result in legal action being taken against you under the Resource Management Act 1991.

Signature:



Trent Blakeman

Manager - Building Services –

Position:

Delivery and Operations

On behalf of:

Far North District Council (Building Consent Authority)

Date:

15 July 2026



Milton Going <milton@goingarchitectural.co.nz>

PIM EBC-2026-1113, 10 Kowhai Grove Kerikeri

Building Support <Building.Group@fndc.govt.nz>
To: Milton Going <milton@goingarchitectural.co.nz>

Wed, Jul 22, 2026 at 2:56 PM

Kia ora Milton

I see what you are saying. The Land Use aspect in the RC decision reads:

Activity B – Land Use:

To locate three dwellings requiring resource consent for fire risk to residential dwelling, indigenous vegetation clearance, residential intensity, earthworks, new buildings within the Kerikeri Basin Heritage Precinct Buffer, Sunlight and traffic movements.

And the approved stamped plans include plans for relocate dwellings on Lots 1, 2 and 4.

I recommend contacting the Planning Agent for the resource consent application to get clarification from the Resource Consent Planner or Resource Consent team to confirm if the Land Use approval applies to all proposed Lots under Stage 1, 2 and 3.

Nga mihi

From: Milton Going <milton@goingarchitectural.co.nz>
Sent: Wednesday, 22 July 2026 2:04 pm
To: Lysigna Mare <Lysigna.Mare@fndc.govt.nz>
Cc: Shane Savill <shane@dreamtimecabins.co.nz>
Subject: PIM EBC-2026-1113, 10 Kowhai Grove Kerikeri

CAUTION: This email originated from outside Far North District Council.
Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Lysigna,

I am just getting back to you regarding this PIM and the Resource Consent notice for the Fire Risk rule breach. We have a brief chat last week.

The attached Subdivision Resource Consent Decision actually mentions this rule and mitigating factors as part of the reasoning for the subdivision approval.

Wouldn't this cover this?

Under item 8, page 13.

Thanks

Milton Going

GOING architectural