



Office Use Only

Application Number:

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 lodgment? Yes / No

2. Type of Consent being applied for (more than one circle can be ticked):

- Land Use, Fast Track Land Use*, Subdivision, Discharge, Extension of time (s.125), Change of conditions (s.127), Change of Consent Notice (s.221(3))

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

Other (please specify)

*The fast track for simple land use consents is restricted to consents with a controlled activity status and requires you provide an electronic address for service.

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

Yes/ No

4. Applicant Details:

Name/s: John & Angela Sanders

Electronic Address for Service (E-mail):

Phone Numbers:

Postal Address: (or alternative method of service under section 352 of the Act)

5. Address for Correspondence: Name and address for service and correspondence (if using an Agent write their details here).

Name/s: Donaldson's Surveyors Ltd

Electronic Address for Service (E-mail):

Phone Numbers:

Postal Address: (or alternative method of service under section 352 of the Act)

6. Details of Property Owner/s and Occupier/s: Name and Address of the Owner/Occupiers of the land to which this application relates (where there are multiple owners or occupiers please list on a separate sheet if required)

Name/s: John & Angela Sanders

Property Address/
Location: 886 Purerua Road, Kerikeri

7. Application Site Details:

Location and/or Property Street Address of the proposed activity:

Site Address/
Location: 886 Purerua Road, Kerikeri

Legal Description: Lot 1 DP 556589

Val Number:

Records of Title: RT 972523
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.**

8. Description of the Proposal:

Please enter a brief description of the proposal here. Attach a detailed description of the proposed activity and drawings (to a recognized scale, e.g. 1:100) to illustrate your proposal. Please refer to Chapter 4 of the District Plan, and Guidance Notes, for further details of information requirements.

Proposed subdivision to create one additional lot.

If this is an application for an Extension of Time (s.125); Change of Consent Conditions (s.127) or 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) or extension being sought, with reasons for requesting them.

9. Would you like to request Public Notification?

Yes/No

10. Other Consent required/being applied for under different legislation (more than one circle can be ticked):

Building Consent (BC ref # if known) Regional Council Consent (ref # if known)

National Environmental Standard consent Right of Way Section 348 LGA

11. 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 (further information in regard to this NES is available on the Council's planning web pages):

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
Exempt as production land

Is the proposed activity an activity covered by the NES? (If the activity is any of the activities listed below, then you need to tick the 'yes' circle). yes no don't know

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

12. 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.

Please attach your AEE to this application. See within the planning report

13. 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 all names in full)

Donaldson's Surveyors Limited

Email:

Postal Address:

Phone Numbers:

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: Micah Donaldson

Signature:

(signature of bill payer – **mandatory**)

Date: 2 October 2024

14. Important Information:

Note to applicant

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

You may apply for 2 or more resource consents that are needed for the same activity on the same form.

You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

Fast-track application

Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement.

A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

Privacy Information:

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

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

Name: Micah Donaldson (please print)

Signature:  (signature) Date: 2 October 2024

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

Checklist (please tick if information is provided)

- Payment (cheques payable to Far North District Council)
- A current Certificate of Title (Search Copy not more than 6 months old)
- 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.

Digital Applications may be submitted via E- mail to: Planning.Support@fndc.govt.nz

Only one copy of an application is required, but please note for copying and scanning purposes, documentation should be:

UNBOUND

SINGLE SIDED

NO LARGER THAN A3 in SIZE

Donaldson's Surveyors Limited

90 Kerikeri Road - PO Box 211
Kerikeri 0245 - Northland - New Zealand

P 09 407 9182
F 09 407 7366
E info@donaldsons.net.nz
W www.donaldsons.net.nz



DONALDSONS

REGISTERED LAND SURVEYORS

PLANNING REPORT

PROPOSED SUBDIVISION

J.J. & A.C. SANDERS, 886 PURERUA ROAD, KERIKERI

Date: 1 October 2024

Reference: 8507



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SURVEYORS
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A DIVISION OF THE NEW ZEALAND INSTITUTE OF SURVEYORS

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INTRODUCTION

The applicants John and Angela Sanders own 8.34 hectares along Purerua Road, Kerikeri, and seek Resource Consent to subdivide off one lot, leaving the existing residence on the balance area.

The proposed allotment areas include:

Lot 1 = 3.26ha

Lot 2 = 5.06ha (*existing residential unit*)

The subdivision is located within the General Coastal zone under the operative district plan, and Rural Production with Coastal Overlay under the Proposed District Plan, aligning with rule (SUB-R6 *Environmental benefit subdivision*) to protect over 4ha of bush in support for one additional lot. The application is presented overall as a Non Complying Activity.

The applicant had a favourable pre-development meeting with council on the 1 August 2024 (customer number 31186547 and Application number CDM-2025-41), and it was recommended that the professional reports used during the previous subdivision RC 2200535 be resubmitted to allow that information to be cross referenced given the near identical similarities with landscape, soil type and environmental impacts.

OUTLINE OF THE PROPOSAL

This application assesses the effect of the proposal to create one additional lot within a well vegetated site.

Lot 2 has an existing residential unit located near the coastal margin that forms part of the built environment, along with other unique characteristics such as a school, scattered residential units, and the densely populated settlement of Te Tii.

Lot 1 does not have any structures being covered in regenerating scrub over the upper level contours and bush within the steeper grades. It is proposed to designate two building envelopes (one for a principal dwelling and the other a minor dwelling) to ensure the land is appropriately managed and its use restricted.

The building envelopes position well back from the coastal fringe (approximately 400m), and directly alongside legal road facilitating access requirements and availability to services, or the need for unnecessary bush clearing and earthworks.

The effects associated with clearing the bush and constructing a building at this location presents a level of effects that are deemed less than minor on the basis that the parent title could already build a shed or minor dwelling in this location.

The General Coastal zone is the closest example to the rural zone, being primarily for farm related use, having a similar need for intermixing rural residential lots for such reason as providing for rural workers to have a place of residence. The coastal zone requires landowners to enact a fair and reasonable balance between actual entitlements to subdivide and correlating with the directives of the Northland Regional Policy Statement to achieve positive environmental outcomes.

The subject site is unique in that it has never been farmland and instead presents a well-vegetated bush cover inappropriate for any productive use, proving more acquainted to purposes of lifestyle

living. The proposal seeks to expand on the sites existing lifestyle theme by establishing title for one additional residential unit as shown, proposed Lot 1.

The applicant seeks to promote the existing environment and offer positive outcomes through extensive bush protection as described by areas V, W & X.

The subject site has the added advantage of adjoining the densely populated coastal settlement of Te Tii, where there are many established residences clustered urban in style, knowing that development is preferable near other built environments, this is further described under the principles of the Coastal Policy Statement.

SITE DESCRIPTION

The property is located along Purerua Road, approximately 10km from Kerikeri Township. The legal references include:

Estate	Record of Title	Appellation	Area	Owners
Fees Simple	972523	Lot 1 DP 556589	8.3410ha	John Sanders & Angela Sanders

Lot 1 does not currently have an entrance, and this would be constructed midway along Te Tii Road frontage.

Lot 2 has an existing entrance leading to the established dwelling that is in good condition having recently passed resource consent compliance.

Lot 2 has one unapproved entrance that provides basic access to a cleared grassed area currently used by the landowner for camping. Conditions of consent shall include that the entrance be upgraded to council engineering standards.

The existing residence on Lot 2 resembles a coastal bach with sleepouts and storage sheds.

Lot 1 is mostly in regenerating bush over an undulating contour that slopes southwards towards the Te Puna Inlet.

Te Puna Inlet borders the southern boundary, offering approximately 75 metres of frontage. Due to the existing residence being situated within 20 metres of the mean high water line, an esplanade strip is not feasible in this instance.

ASSESSMENT OF ENVIRONMENTAL EFFECTS

The key provisions of the RMA which are relevant to assessing this application are: Part 2 (particularly sections 5, 6(a), 7(b), (c) and (f)); sections 104 and 104D, and Schedule 4.

In particular, Schedule 4 requires that an application for a resource consent include:

2 Information required in all applications

(1) *An application for a resource consent for an activity (the activity) must include the following:*

...

(f) *an assessment of the activity against the matters set out in Part 2; and*

(g) *an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b).*

(2) *The assessment under subclause 1(g) must include an assessment of the activity against -*

(a) *any relevant objectives, policies or rules in a document;*

...

An application must also include an assessment of the activity's effects on the environment that -

(a) *includes the information required by clause 6; and*

(b) *addresses the matters specified in clause 7;*

This part of the report sets out the assessment against the matters in Part 2 and the information required in clauses 6 and 7 of Schedule 4, as well as the permitted baseline and existing environment. An assessment of the relevant plan provisions (District Plan, and policy statements) is carried out in the sections that follow.

PART 2 PURPOSE AND PRINCIPLES

The relevant text of Part 2 is set out below:

5 Purpose

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

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

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

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

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

6 Matters of 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;*

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—

- (b) *the efficient use and development of natural and physical resources;*
- ...
- (c) *the maintenance and enhancement of amenity values;*
- ...
- (f) *maintenance and enhancement of the quality of the environment;*

The proposal achieves the sustainable management purpose and principles of the RMA as it manages the use, development, and protection of natural and physical resources in a manner, which maintains and enhances the environment, while providing for both economic and social well-being.

Mitigation measures have been incorporated as part of the allotment design to reduce as far as practical any adverse effects on the environment ensuring it sits comfortably with both regional and coastal policy statements.

SCHEDULE 4

Clause 6 - Information required in assessment of effects

Clause 6(1) specifies the information that must be included in the assessment of effects:

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

The application identifies key vulnerable characteristics, specifically indigenous vegetation, and strategically locates buildings to minimise landscape impacts. By effectively managing both the placement and scale of construction, the applicant demonstrates a commitment to environmental preservation. While some vegetation will be removed, the overall approach ensures that the majority remains protected, reflecting a balance between development and conservation.

The subdivision proposal minimises intrusion on untouched landscapes, as most of the built environment is already established, with the exception of Lot 1. Its unique location near medium-density housing along Te Tii Road further integrates it into the existing community. Alternative boundary layouts are unlikely to significantly alter the impact, as the designated building sites are surrounded by vegetation that effectively screens and softens visual effects from the public vantage points. This serves to enhance both privacy and aesthetics while maintaining the area's natural character.

The effects of land development include wastewater and stormwater discharge. However, for allotments larger than 2 hectares that are densely vegetated and situated near the tidal inlet, the potential impacts are minimal. The natural environment itself effectively mitigates these effects, promoting a sustainable approach to land use while preserving the ecological integrity of the area.

- (b) *an assessment of the actual or potential effects on the environment of the activity.*

Actual and potential development effects causing changes to the landscape can be significant; however, in this case, the proposal includes measures to protect approximately 98% of the landscape. This extensive preservation not only safeguards the natural environment but also plays a crucial role in maintaining biodiversity and ecological balance.

By limiting development to a small portion of the area (approximately 1350m²), the proposal effectively minimises disruption to habitats and natural processes. As a result, the majority of impacts associated with development causing landscape alterations are reduced to a less-than-minor level. This careful planning demonstrates a commitment to environmental stewardship, ensuring that the integrity of the landscape and its ecosystem are upheld while still promoting social and economic wellbeing through the creation of additional land for development purposes.

Furthermore, preserving such a large percentage of the landscape can enhance the overall aesthetic value of the wider area, contributing to the local community's quality of life. It also helps maintain natural water drainage and filtration systems, which can further mitigate potential adverse effects associated with stormwater runoff. In this way, the proposal not only addresses immediate development needs but also fosters long-term sustainability and resilience in the landscape.

The visual impact assessment prepared for the earlier subdivision investigates the level of potential effects relative to the environment, and this could be further elaborated to include how the environment may be altered under permitted activity provisions.

The report notes that within the LA4 worksheets the site has a moderately high visual absorption capacity (VAC) - an ability to absorb change into a landscape without adverse visual effects. The elements which heighten the VAC of the property are the existing development located at Te Tii, the predominant vegetation and the undulating terrain minimising visibility. The existing dwelling on lot 3 demonstrates this capacity.

For the most part the applicant seeks to adopt all the building mitigation measures that are recommended in the visual impact assessment and implemented on adjoining Lot 2 DP556589.

The potential level of effects are considered well understood, and further reassurance alleviated through the applicants offering to mitigate visual effects of any future building activity by way of restrictive building covenants registered pursuant to Section 221 RMA (described further under easements and covenants).

The level of potential adverse effects is adequately understood, and effects are deemed less than minor when considered alongside the positive effects from extensive preservation measures.

- (c) *if the activity includes the use of hazardous substances and installations, an assessment of any risk to the environment that are likely to arise from such use.*

Not applicable.

- (d) *if the activity includes the discharge of any contaminants, a description of -*
 (i) *the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and*
 (ii) *any possible alternative methods of discharge, including discharge into any other receiving environment:*

Effluent disposal will adhere to the high standards outlined in TP-58. Given the size of the site and its dense vegetation, the natural absorption of wastewater through infiltration will effectively mitigate potential impacts.

Stormwater is predominantly clean from roof surfaces, and displaces as sheetflow to the vegetated gully which supports natural absorption.

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

The applicant offers consent conditions that require all earthworks to comply with GD05 sediment control standards and Heritage NZ protocols in the event archaeological remains are uncovered. These measures implement safeguards for common site effects.

Mitigation measures are proposed for the future building activity likened to the recommendations in the visual impact assessment, and building positions are to be identified on the survey plan.

The control of wastewater is to meet industry standard guidelines.

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

There are no adjoining landowners considered affected by this proposal given the subdivision only introduces one new building site that is located in an isolated position that is completely surrounded by vegetation.

The visual impact is to be compared with the permitted baseline, and determines that a building structure in this exact location is possible in any event under permitted guidelines.

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

No monitoring is considered necessary.

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

No concern.

Clause 7 - Matters that must be addressed by assessment of environmental effects

Clause 7(1) specifies the matters that must be addressed by an assessment of environmental effects.

(a) *any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:*

Although presented for assessment as a non-complying activity, the proposal has little effect on any adjoining properties compared in fairness with the surrounding environment, having a far lower density and intensity than the prevailing Te tii community.

The application site does not lend itself to a management plan because the proposal is for only one additional lot.

Any adverse impacts are further mitigated through setting building design guidelines that overall minimise change to the visual character of the landscape.

(b) any physical effects on the locality, including any landscape, and visual effects.

The visual impact assessment considers building in the upper ridge area as low impact due to mature vegetation obscuring structures.

The effects are further compared under the permitted baseline, where the property has an entitlement to construct additional buildings without resource consent involvement.

(c) Any effects on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity.

The proposal does not result in any physical ground disturbance or any change to the landscape.

(d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural values, or other special value, for present and future generations:

The proposal is not seen to deplete any vulnerable aesthetic value, therefore the effects of this development are unlikely to compromise future generations in that regard. The applicant does offer to engage the protection of a further 50% of the site area, resulting in a total of 90% protection.

(e) any discharge of contaminants in to the environment, including any unreasonable emissions of noise, and options for the treatment and disposal of contaminants:

Sewage is the main discharge, and on a site this large all in vegetation there are no concerns.

Lot 2 has an existing working system that presents an acceptable level of effects through use of relevant technical standards.

(f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.

No concern.

PERMITTED BASELINE AND EXISTING ENVIRONMENT

The following are included in the assessment to describe how an environment may look as of right, and the assessment is to compare those effects against those proposed. The aim is to explore actual or permissible effects on the environment and where effects are more than minor initiate affected party's consultation.

The permitted baseline demonstrates permitted activities a site can incur, and provides the council with discretion to remove those effects from consideration when assessing resource consents.

Additionally, the receiving environment (beyond the subject site) is the environment upon which a proposed activity might have effects. The Environment Court in *Eyres Eco Park v Rodney District Council* (A147/04) suggested that existing use rights are part of the environment.

When assessing the environmental impact, it is permissible and often desirable or necessary to consider the future state of the environment upon which effects will occur, including:

- The future state of the environment as it might be modified by permitted activities.
- The environment as it might be modified by implementing resource consents that have already been granted at the time a particular application is being considered.

In terms of how these aspects relate to the proposal:

The property has 8.3-hectares:

Under the General Coastal zone the rules allow non-habitable buildings up to 50m² or habitable at 25m² as of right where the exterior cladding upholds the low reflectance values.

With 8.3ha of land available, it is possible for a large number of farm style sheds or accommodation units, provided the impermeable surface cover does not exceed 10% or 8300m².

This forms a rather broad comparison of permitted activity that can occur without need for Resource Consent.

10.6.5.1.3 Scale of Activity

The total number of people engaged at any one period of time in activities on a site, including employees and persons making use of any facilities, but excluding people who normally reside on the site or are members of the household shall not exceed 4 persons per site or 1 person per 1ha of net site area whichever is the greater.

It is possible for the existing residences to function as a bed and breakfast with up to 8 guests, based on one person per hectare.

The only restriction is on the number of traffic movements, where the permitted amount is 30 oneway, however this could be overcome by incorporating a tour bus to pick up guests, restricting traffic movements to the permitted 30 per day. This overall demonstrates the site has considerable development entitlements that could change the environment in much the same way as proposed.

Consideration of existing use rights confirms the existing residence on proposed Lot 2 forms part of the environment, and similarly so to do the many residences located on the adjoining Te Tii Mangonui A3 block, representing high-density development.

On this basis, the proposal does not exhibit any out of character effects, and could debatably be seen to have a level of effects that are less than minor under the permitted baseline.

DISTRICT PLAN

The property is located in the General Coastal zone and has an outstanding landscape overlay. The outstanding landscape and influence of PNA P04/092, which extends alongside the coastal fringe at a width of approximately 80-100 metres.

General Coastal zone

Context:

This zone is generally rural with a coastal focus, and natural character predominates. The General Coastal Zone includes controls on development to preserve the natural character of the coastal environment and protect it from inappropriate subdivision and use.

Lot 2 adjoins the Marginal strip alongside Te Puna Inlet capturing part of the Outstanding Landscape under resource overlay Map 22, along the property's southern boundary.



SUBDIVISION ASPECTS

The subdivision standards are as follows:

Restricted Discretionary
A minimum lot size of 20ha

Discretionary
An average lot size of 6ha (<i>subject to a management plan</i>)

The proposal does not comply with the zone standards and is presented as a low impact non complying activity that offers to bolster the protection of evident indigenous vegetation in compensation for the subdivision.

13.9.3 DEVELOPMENT BONUS

Where any proposed plan of subdivision provides for the formal protection of Outstanding Landscape (as shown on the Resource Maps), or Outstanding Landscape Features or Outstanding Natural Features (as listed in Appendices 1A and 1B and shown on the Resource Maps), or areas of significant indigenous vegetation or significant habitats of indigenous fauna (refer to criteria in Method 12.2.5.6 of the Plan), or heritage resources, the Council may grant a development bonus, on application for a resource consent. Notwithstanding the rules referred to below, bonus lots may not be located in Natural Resource Overlay Areas or in the General Coastal Zone.

The rules relating to development bonuses are as follows:

- (a) 12.1.6.3.1 (in respect of landscape and natural features);
- (b) 12.2.6.3.2 (in respect of indigenous flora and fauna);

12.2.6.3.2 DEVELOPMENT BONUS Where a site contains one or more areas of significant indigenous vegetation and/or significant habitats of indigenous fauna, and:

(a)

Where any or all of the area(s) and/or habitat(s) on the site is/are proposed by the applicant to be permanently protected, or where revegetation or enhancement is proposed but not where this is required by the Plan or as a condition of consent, either:

- (i) the residential intensity on the site may be increased by up to a maximum level that corresponds with the level provided for restricted discretionary activities (in the case of urban zones), and discretionary activities (in the case of non-urban zones). Where necessary, to give practical effect to this development bonus, the Council will not require compliance with the following rules: Traffic Intensity, Scale of Activities and Impermeable Surfaces; or
- (ii) the Council may grant consent to an application to subdivide one or more bonus lots. The new lot(s) may be created in addition to the rights to subdivide which otherwise apply, and may include the area to be protected, revegetated or enhanced. The minimum area of a bonus lot shall be the minimum area provided for as a discretionary subdivision activity in the relevant zone. If the site is located within the Rural Production Zone the minimum discretionary lot size of any bonus lot shall be 4.0 ha. This bonus lot provision cannot apply to the General Coastal Zone as there is no discretionary minimum lot size (management plan subdivision is the only option provided).

(b)

Where there is an ongoing comprehensive pest control programme within that area of significant indigenous vegetation or significant habitat of indigenous fauna, the Council may allow a bonus of up to 20% more open space and impermeable surface than is allowed as a restricted discretionary standard or alternatively increase the Scale of Activities rule up to the lower level that corresponds with that provided for under a discretionary activity in the relevant zone.

Unfortunately, the development bonus rule does not apply to the General Coastal zone. However, this does emphasise the value in protecting vegetation particularly within an outstanding landscape, and therefore should be viewed favourably by local authority when forming a decision. In this particular case, the applicant offers protection that totals up to 90% of the site.

The provisions of Rule 13.10 shall apply when assessing any proposed subdivision that is non-complying activity.

In addition, because this is a non-complying activity, the proposal is assessed against the relevant objectives and policies of the plan. This assessment occurs following the assessment against the rules and assessment criteria noted above.

13.7.2 Allotment Sizes, Dimensions and Other Standards

- *13.7.2.2 Allotment dimensions*
the General Coastal zone specifies a minimum allotment dimension of 30m x 30m plus 10m setbacks, and this complies on all lots.
- *13.7.2.3 Amalgamation of land in a rural zone with land in an urban or coastal zone*
There is no amalgamation of land.
- *13.7.2.4 Lots divided by zone boundaries*
not applicable.
- *13.7.2.5 Sites divided by an outstanding landscape, outstanding landscape feature or outstanding natural feature*
The site has an outstanding landscape overlay and the proposal seeks to protect this in its entirety.

13.10 ASSESSMENT CRITERIA

Allotment Sizes and Dimensions

The allotment sizes are all acceptable, being capable of providing for the main necessities; building, parking, outdoor areas, disposal of effluent and control of stormwater.

The proposed lot sizes are consistent with the nature of the surrounding environment, which displays a mix of coastal residential, lifestyle and farming / forestry activity.

The areas of Lots 1 & 2 have been carefully considered, in respect of the General Coastal zone expectations, the presence of the adjoining coastal densities, and the discretionary minimum area standards.

Hazards

There are no known natural hazards.

Lot 2 is the only vacant site, however the building site is elevated and unlikely to be compromised by speculative sea level rises.

The site is not known for any HAIL site activities to concern the NES Regulation 2011.

Water Supply

Water supply is through use of onsite roof surface collection and storage in water tanks.

Firefighting water supply requirements are not considered appropriate for Lot 2 as the site is already lawfully developed.

Lot 1 may include a consent notice that requires a future building activity to provide an adequate firefighting water supply in accordance with SNZ PAS 4509:2008.

Stormwater

The property has a moderate undulating contour sloping to central gullies and onto the coast. The site is not subject to flooding and has no adverse impact on lower catchment properties, where the discharge is directly into the Te Puna Inlet.

Impermeable surfaces are readily compliant with the permitted activity standards.

All existing impermeable surfaces are approved under former building permit activity and accordingly uphold existing use rights pursuant to Section 10 RMA 1991, and therefore do not require mitigation of post development effects.

The existing impermeable surfaces on the site disperse stormwater in a controlled manner, with sheet flow from the driveway displacing across the ground and then into the defined central gullies that lead to the foreshore.

The combination of sheet flow and the length of open flow within the gullies together achieves a high rate of absorption and filtration prior to stormwater discharging to any defined watercourse, in particular there would be no impact on the coastal waters.

The even dispersion of stormwater means there is no requirement for overland flowpaths or stormwater easements.

Sewage

Effluent disposal exists on Lot 2, and Lot 1 has ample area for onsite disposal and 100% backup without concern.

Energy Supplies & Telecommunications

Comments from Top Energy are attached and their requirements are nil.

Chorus is not interested in developments where there are no new lead-ins, and therefore were not consulted.

Easements / Covenants & Advice Note**Easements**

There is one existing appurtenant easement shown as area 'A' for purpose of Rights of Way and service rights over Lot 2 DP 556589 in favour of proposed Lot 2.

There are no proposed easements.

Land Covenants (Pursuant to Section 221 RMA)

Proposed land covenants

- The owners shall preserve the indigenous trees and bush areas 'V, W & X' on DP _____, and shall not without the prior written consent of the council can then only in strict compliance with any conditions imposed, cut down,, damage or destroy any of the trees or bush.

[LOT 1]

- *At the building consent stage for any residential unit on the site, the applicant shall provide evidence in accordance with NZFS Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008.*

[LOT 1]

- *At the time of lodging an application for Building Consent the landowner is to provide a report from a Chartered Professional Engineer with recognised competence in relevant geotechnical and structural matters, which addresses the sites investigation undertaken, sets out the specific design of the buildings foundations and addresses, earthworks, stormwater disposal and safe areas for the disposal of wastewater.*

[LOT 1]

- *Reticulated power supply or telecommunication services are not a requirement of this subdivision consent. The responsibility for providing both power supply and telecommunication services will remain the responsibility of the property owner.*

[LOT 1]

- *Buildings and access to the site are to be designed and constructed in accordance with section 2.4 "Building Design Guidelines" of the landscape assessment review, prepared for JJ Sanders, by Hawthorn Landscape Architects dated 20 August 2020".*

[LOT 1]

- *At the time of building consent submit, for the approval of the Council's Resource Consents Manager or other delegated officer, a detailed native revegetation and enhancement planting and maintenance plan, to be prepared by a suitably qualified and experienced person.*

[LOT 1]

Existing Land covenants (CONO 12237573.7) to carry over onto the titles of Lots 1 & 2

1)

No occupier of, or visitor to the site, shall keep or introduce to the site carnivorous or omnivorous animals (such as cats, dogs or mustelids) which have the potential to be kiwi predators.

2)

The pest and weed eradication management plan prepared with RMASUB 2200535 shall be observed and continued by the landowners and the plan shall not cease to be amended without the express permission of council.

3)

The owner shall preserve the indigenous trees and bush areas X, Y, Z on DP 556589.

Advice Note:

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).

Property Access

The entrance to Lot 1 is proposed off Te Tii Road as a metal formation, and the attached assessment covers the Transportation standards without concern.

The entrance to Lot 2 exists, and is in as new condition as a concrete formation.

A second entrance is proposed to Lot 2 for purpose of providing access to a cleared area currently used by extended family for holiday camping. This entrance has been assessed in the attached assessment with proposed upgrades to comply with council engineering standards and guidelines.

Conditions of consent shall include that both proposed entrances be constructed in accordance with council engineering standards and guidelines.

Effects of Earthworks and utilities

The subdivision does not require any internal earthworks.
There are no effects caused by earthworks.

Soil

The sites life supporting capacity of soil is low and remains uncompromised.
The site is not a production parcel.

Access to water bodies

Public access to the coast has not been offered.

Land Use Incompatibility

The proposal is in keeping with the surrounding environment, and there are no reverse sensitivity effects occurring from adjoining or nearby sites.

There are no known land use incompatibles.

No mitigation is considered necessary.

Proximity to Airports

No concern.

Natural Character of the coastal environment

The visual impact assessment submitted with RC 2200535 discusses in detail natural character of this coastal environment, concluding the site is appropriate for subdivision provided future building activity incorporates recommended low impact design strategies.

Compared to the level of effects possible under other planning avenues, such as through constructing a number of sheds, the proposal is considered to have less than minor effects on the environment and net positive outcome through introducing extensive bush protection and building guidelines to the title.

Energy Efficiency

The proposal is considered to adopt an acceptable level of energy efficiency with all lots orientated on an easy grade open to good solar gain.

NATURAL AND PHYSICAL RESOURCES

The site includes an outstanding landscape that the applicant seeks to protect by way of land covenant pursuant to section 221 RMA.

There is no vegetation clearance necessary to complete the subdivision, and any clearing at the building stage would be governed by land use consent where required.

Similarly, the subdivision does not require any earthworks and any occurring at the building consent stage would be subject to control measures governed in the proposed consent notice.

ASSESSMENT AGAINST OTHER RELEVANT PARTS OF THE DISTRICT PLAN

In assessing the proposal, it is also relevant to consider the environmental outcomes expected and the objectives and policies for subdivisions, the Coastal Environment, and General Coastal zone.

Subdivision

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 or indirectly from subdivision, including reverse sensitivity effects, are avoided, remedied or mitigated.*

13.3.4 *To ensure that subdivision does not adversely affect scheduled heritage resources through alienation of the resource from its immediate setting/context.*

13.3.5 *To ensure that all new subdivisions provide a reticulated water supply and/or on-site water storage sufficient to meet the needs of the activities that will establish all year round.*

13.3.6 *To encourage innovative development and integrated management of effects between subdivision and land use which results in superior outcomes to more traditional forms of subdivision, use and development, for example the protection, enhancement and restoration of areas and features which have particular value or may have been compromised by past land management practices.*

The proposal is considered to uphold the subdivision objectives and there is no particular relevance to the policies due to the low environmental impact associated with the activity.

In outline of the General Coastal zone Environmental Provisions the following provides emphasis on the zones capacity to support a variety of activities and land uses.

Coastal Environment

10.2 ENVIRONMENTAL OUTCOMES EXPECTED

10.2.1 *The natural character of the coastal environment is preserved.*

10.2.2 *The landscape and visual qualities of the coastline and the coastal environment are protected from inappropriate subdivision, use and development.*

10.2.3 *Wherever possible, development is consolidated in existing settled areas to provide medium and low density settlements along the coastline.*

10.2.8 *Activities and development occurs in a manner that is compatible with the historic heritage and amenity values of the coastal environment.*

10.2.9 *Non residential activities that have a functional relationship with the coast are provided for in an environmentally appropriate manner.*

10.3 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.*

General Coastal zone

8.6.2 ENVIRONMENTAL OUTCOMES EXPECTED

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

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

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

The general coastal zone demonstrates that a variety of activities can take place in the zone provided they are consistent with sustainable management of natural and physical resources. The applicant's property has limited potential for land use or production based activities, making it essential to consider all opportunities particularly when the impact on the environment has positive outcomes and defines an example where development is consolidated in existing settled areas.

The notion to protect the natural character of the coastal environment is not undermined as extensive bush protection would occur. Furthermore, the subject landscape is not of high natural character, having been cleared during historic forestry and vastly altered in its wider context by the Te Tii community settlement.

The size of all proposed Lots promotes the adjoining pattern of coastal development.

10.6.3 OBJECTIVES

10.6.3.1 To provide for appropriate subdivision, use and development consistent with the need to preserve its natural character.

10.6.3.2 To preserve the natural character of the coastal environment and protect it from inappropriate subdivision, use and development.

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

The site's proximity to a substantial settlement presents an opportunity for development that integrates with the surrounding community. The proposed subdivision includes extensive areas designated for bush protection and effective pest management, both of which are essential for maintaining local ecosystems.

In contrast to the permitted baseline, this proposal enhances rather than compromises the area's natural values. By prioritising environmental preservation, it actively protects the region's natural character.

Consequently, the subdivision is designed to ensure that it does not result in measurable adverse effects on significant natural values. Instead, it promotes the maintenance of amenity values, fostering a balance between development and environmental integrity. This approach reflects a

commitment to sustainable practices, ensuring that both the community and the natural landscape can co-exist.

10.6.4 POLICIES

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

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

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

(a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;

The proposal clusters the lots alongside a built environment of both urban and lifestyle proportions, and being of land that already has residences established, means it does not require any unreasonable physical change to the natural character and its elements.

(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;

The subdivision activity does not require vegetation clearance, and what occurs at the future development stage is in keeping with permitted parameters.

The existing building is well screened from public viewpoints, and the proposed mitigation measures would reduce the impact of future building activity to a standard that is less intrusive than the permitted activity standards, in particular where the building is non-habitable.

(c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas;

Esplanade areas are not practical on Lot 2, and public access through the property is not considered practical.

(d) through siting of buildings and development, design of subdivisions and provision of access, that recognise and provide for the relationship of Maori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Maori culture makes to the character of the District. (Refer Chapter 2 and in particular Section 2.5 and Council's "Tangata Whenua Values and Perspectives (2004)");

The proposal appears more environmental sensitive than the adjoining land use activity by local hapu where high density housing is evident, therefore it is considered to be in accordance with *mauri, tapu, mana, wehi and karakia*.

(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;

The proposal does not warrant additional planting as part of the subdivision activity as these are well vegetated sites.

(f) protecting historic heritage through the siting of buildings and development and design of subdivisions.

As per (d) above.

The intensity of the proposed subdivision is seen to be in keeping with the intent of the General Coastal zone and the density of the lots is not dissimilar from other allotments on the opposite side of Purerua Road.

The Coastal Environment objectives and policies express the unique nature of coastal vicinities and the need to recognise and provide for their diverse needs when considering development, whilst integrating with and promoting the natural environment. The proposal is considered to uphold these expectations.

We note Environment Court findings that determine; in assessing a proposal as to whether it is 'contrary' to a district plan's objectives and policies, the definition of 'contrary' to be applied is 'repugnant' to or 'opposed' to the objectives and policies, not simply that the proposal does not find support from them.

Reference:

The meaning of "contrary" has been defined in the decision of *Monowai Properties Ltd v Rodney District Council* (A215/03). The court determined that "a non-complying activity will rarely, if ever, find direct support in the objectives and policies of a Plan, but an absence of support does not equate to the activity being contrary to those provisions. Contrary to in this context means...repugnant to... or ... opposed to... the objectives and policies considered as a whole".

NORTHLAND REGIONAL POLICY STATEMENT

3.5 Enabling economic wellbeing

Northland's natural and physical resources are sustainably managed in a way that is attractive for business and investment that will improve the economic wellbeing of Northland and its communities.

Policy Explanation

We need people and businesses to choose Northland as a place to invest, and our economic development needs to be aligned with environmental outcomes.

The proposal provides greater investment through creating lifestyle allotments on land that has no profitable production based use, and this directly reduce pressure on productive versatile soils. The positive environmental outcome is that the bush area is to be permanently protected, and this secures and enhances over time the environmental components such as water quality, habitats of flora and fauna, and protects the coastal marine area and associated economic wellbeing.

3.11 Regional form

Northland has sustainable built environments that effectively integrate infrastructure with subdivision, use and development, and have a sense of place, identity and a range of lifestyle, employment and transport choices.

...

Policy Explanation:

Well planned, coordinated development and good urban design can lead to higher levels of amenity, lower infrastructure costs and greater community wellbeing.

...

It is acknowledged that rural settings are largely made up of businesses (including but not limited to primary production and their support industries). The objective seeks development that is compatible with surrounding uses and values, is served by an appropriate level of infrastructure and is appropriate within the context of the surrounding environment.

The proposal defines a partly as-built situation thus forms part of the environment, its sense of place and identity, to which the subdivision activity promotes.

The location is unique in that extensive development shapes the landscape.

The proposal forms a fair division of the land, achieving a balance between the existing lifestyle environment north of Purerua Road and the more intensive coastal residential living to the east, ensuring the potential for reverse sensitivity effects are no concern.

(2) Outside the coastal environment avoid significant adverse effects and avoid, remedy or mitigate other adverse effects (including cumulative adverse effects) of subdivision, use and development on the characteristics and qualities of outstanding natural features and outstanding natural landscapes and the natural character of freshwater bodies. Methods which may achieve this include:

a) In outstanding natural landscapes, requiring that the location and intensity of subdivision, use and built development is appropriate having regard to, natural elements, landforms and processes, including vegetation patterns, ridgelines and freshwater bodies and their margins;

b) In outstanding natural features, requiring that the scale and intensity of earthworks and built development is appropriate taking into account the scale, form and vulnerability to modification of the feature;

c) Minimising, indigenous vegetation clearance and modification (including earthworks / disturbance and structures) to natural wetlands, the beds of lakes, rivers and their margins.

Any impacts on the outstanding landscape have been assessed as acceptable through use of building design mitigation measures, and positive outcomes have been demonstrated through bush protection, and future long-term benefits to the ecology, and water bodies.

(3) When considering whether there are any adverse effects on the characteristics and qualities of the natural character, natural features and landscape values in terms of (1)(a), whether there are any significant adverse effects and the scale of any adverse effects in terms of (1)(b) and (2), and in determining the character, intensity and scale of the adverse effects:

- a) Recognise that a minor or transitory effect may not be an adverse effect;
- b) Recognise that many areas contain ongoing use and development that:
 - (i) Were present when the area was identified as high or outstanding or have subsequently been lawfully established
 - (ii) May be dynamic, diverse or seasonal;
- c) Recognise that there may be more than minor cumulative adverse effects from minor or transitory adverse effects; and
- d) Have regard to any restoration and enhancement on the characteristics and qualities of that area of natural character, natural features and/or natural landscape.

The proposal is consistent with this policy as the subdivision consolidates built development near existing residential development. The core infrastructure is already in place or accessible near the road boundary (access, power and telephone) and the surrounding environment is vastly modified.

5.1.3 Policy - Avoiding the adverse effects of new use(s) and development

Avoid the adverse effects, including reverse sensitivity effects of new subdivision, use and development, particularly residential development on the following:

- (a) *Primary production activities in primary production zones (including within the coastal marine area);*

The policy recognises that subdivision activity may cause adverse impacts on coastal marine activities and that those potential effects should be considered and mitigated.

The impacts occurring from the subdivision are unlikely to alter the state of the subject marine environment, particularly when the proposed building envelope for Lot 1 is 200m from the coastal fringe. Over time, ecological benefits would be apparent as the low scrub gives way to emergent native trees.

Subdivision, use and development should be located, designed and built in a planned and coordinated manner which:

- (a)** *Is guided by the ‘Regional Form and Development Guidelines’ in Appendix 2;*

5.1.1 Policy – Planned and coordinated development

Part A) Regional form and development guidelines

New subdivision, use and development should:

- (a) *Demonstrate access to a secure supply of water;*

All lots have a good supply of water through use of roof surface catchment and contained in water tanks.

(b) Demonstrate presence or capacity or feasibility for effective wastewater treatment;

In review of the earlier engineers report, the soil type in this locality is favourable for wastewater disposal, and on such a large site with gentle grades would not pose any obvious concerns.

(c) If of an urban or residential nature connect well with existing development and make use of opportunities for urban intensification and redevelopment to minimise the need for urban development in greenfield (undeveloped) areas;

The proposal is not urban in style but is considered to connect well with the wider urban setting.

(d) If of an urban or residential nature provide, where possible, opportunities to access a range of transport modes;

Not applicable.

(e) If of a community-scale, encourage flexible, affordable and adaptable social infrastructure that is well located and accessible in relation to residential development, public transport services and other development;

Not applicable.

(f) Recognise the importance of and provide for parks, in regards to medium and large-scale residential and residential / mixed use development.

Not applicable.

(g) If of a residential nature be, wherever possible, located close to or sited in a manner that is accessible to a broad range of social infrastructure;

Not applicable.

(h) Be directed away from regionally significant mineral resources and setback from their access routes to avoid reverse sensitivity effects;

There are no known nearby regionally significant mineral resources.

(i) Be designed, located and sited to avoid adverse effects on energy transmission corridors and consented or designated renewable energy generation sites (refer to 'Regional form and infrastructure' for more details and guidance);

There are no subject energy transmission corridors, or renewable energy sites.

(j) Be designed, located and cited to avoid significant adverse effects on transportation corridors and consented or designated transport corridors;

There is no known adverse effects on transportation corridors.

(k) Be directed away from 10-year and 100-year flood areas and high risk coastal hazard areas (refer to 'Natural hazards' for more details and guidance);

There is no known flooding or high risk coastal hazards.

(l) Seek to maintain or improve outstanding landscape and natural character values and provide for the protection of significant historic and cultural heritage from inappropriate subdivision, use and development (refer to 'Land, Water and Common Resources' for more details and guidance);

The applicant seeks to protect all the vegetation within the outstanding landscape.

(m) Protect significant ecological areas and species, and where possible enhance indigenous biological diversity (refer to 'Maintaining and enhancing indigenous ecosystems and species' for more details and guidance);

The proposal does not adversely impact on indigenous biological diversity, or aspects of indigenous ecosystems to any greater degree than what is already feasible.

(n) Maintain and improve public access to and along the coastal marine area, lakes and rivers;

Public access to the coast is not proposed.

(o) Avoid or mitigate adverse effects on natural hydrological characteristics and processes (including aquifer recharge), soil stability, water quality and aquatic ecosystems, including through low impact design methods where appropriate;

No concern.

(p) Adopt, where appropriate, sustainable design technologies such as the incorporation of energy-efficient (including passive solar) design, low-energy street lighting, rain gardens, renewable energy technologies, rainwater storage and grey water recycling techniques;

These aspects can be incorporated into future building designs.

(q) Be designed to allow adaptation to the projected effects;

No concerns.

(r) Consider effects on the unique tangata whenua relationships, values, aspirations, roles and responsibilities with respect to the site of development;

The proposal does not depict effects more than minor.

(s) Encourage waste minimisation and efficient use of resources (such as through resource-efficient design and construction methods); and

The proposal utilises existing access formations and direct access from legal road.

(t) Take into account adopted regional / sub-regional growth strategies; and

No concern with this small scale subdivision.

(u) Where appropriate, encourage housing choice and business opportunities, particularly within urban areas.

Lifestyle allotments are an important component of the coastal and rural environment, as they provide a place of residence for workers within the rural sector.

(b) Is guided by the 'Regional Urban Design Guidelines' in Appendix 2 when it is urban in nature;

Not applicable.

(c) Recognises and addresses potential cumulative effects of subdivision, use, and development, and is based on sufficient information to allow assessment of the potential long-term effects;

The vicinity has a defined theme such that the subdivision does not introduce any precedent or change in character to concern cumulative effects.

(d) Is integrated with the development, funding, implementation, and operation of transport, energy, water, waste, and other infrastructure;

The lots are designed with consideration of these components.

(e) Should not result in incompatible land uses in close proximity and avoids the potential for reverse sensitivity;

The proposal defines infill development with lifestyle lots, absent of any reverse sensitivity effects.

(f) Ensures that plan changes and subdivision to / in a primary production zone, do not materially reduce the potential for soil-based primary production on land with highly versatile soils, or if they do, the net public benefit exceeds the reduced potential for soil-based primary production activities; and

No concern as a bush clad site with poor soil qualities.

(g) Maintains or enhances the sense of place and character of the surrounding environment except where changes are anticipated by approved regional or district council growth strategies and / or district or regional plan provisions.

The proposal does not change the sense of place or character.

(h) Is or will be serviced by necessary infrastructure.

The sites are adequately served by necessary infrastructure.

COASTAL POLICY STATEMENT

Matters of National Importance

(i) *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;*

The applicant offers substantial protection measures that will protect the coastal character into the future.

Policy 1.1.1

It is a national priority to preserve the natural character of the coastal environment by:

a) *encouraging appropriate subdivision, use or development in areas where the natural character has already been compromised and avoiding sprawling or sporadic subdivision, use or development in the coastal environment;*

The visual impact assessment describes the surrounding character as modified and its scale and form does not cause sprawling or a sporadic layout of lots.

b) *taking into account the potential effects of subdivision, use, or development on the values relating to the natural character of the coastal environment, both within and outside the immediate location.*

The potential effects from future building activity would remain predominantly imperceptible after applying the landscape design mitigation measures. The outcome presents a far more structured management of potential effects than what is currently possible on the parent title.

c) *avoiding cumulative adverse effects of subdivision, use and development in the coastal environment.*

In addition to the mitigation measures proposed the zone standards provide the necessary control not to be concerned about cumulative effects. This situation is adequately unique.

Policy 1.1.2

It is a national priority for the preservation of the natural character of the coastal environment to protect areas of significant indigenous vegetation and significant habitats of indigenous fauna in the environment by:

c) *protecting ecosystems which are unique to the coastal environment and vulnerable to modification including estuaries, coastal wetlands, mangroves and dunes and their margins;*

There are no known adverse impacts on ecosystems.

d) *recognising that any other areas of predominantly indigenous vegetation or habitats of significant indigenous fauna should be disturbed only to the extent reasonably necessary to carry out approved activities.*

There is no disturbance to indigenous vegetation or habitats as part of the subdivision.

SUMMARY

The assessment of environmental effects defines an activity that is capable of merging in with the character of the environment in a manner that best utilises non-productive land, without causing any adverse effects on the environment, a direction that upholds best planning practice.

The RPS outlines a vast array of policies that encourage assessment flexibility, where although an activity may not correlate entirely with a set rule, the assessment is to consider and compare the level of effects on merit.

The proposed development is a supplementary action to what is already occurring onsite with two independent residences, and the additional residence as a whole has local economic benefits that warrants support in order meet expectations of the RPS and the purpose and principles, set out in Part 2 of the RMA.

The assessment of environmental effects demonstrates that the proposed activity can integrate with the existing character of the environment. It effectively utilises non-productive land without causing any adverse impacts on the ecosystem, aligning with best planning practices.

The Regional Policy Statement (RPS) provides a comprehensive framework of policies that promote flexibility in assessments. This means that even if an activity does not fully conform to specific regulations, its impacts can still be evaluated based on their merits and overall effects.

The proposed development serves as a complementary extension of the current site, which already hosts an independent residence. The addition of a new residence offers local economic benefits that justify its support, aligning with the objectives of the RPS and adhering to the purpose and principles outlined in Part 2 of the Resource Management Act (RMA). This approach not only addresses housing needs but also promotes community growth while respecting environmental considerations.

(1)

If a consent authority does not publicly notify an application for a resource consent for an activity, it must decide (under sections 95E and 95F) if there are any affected persons or affected order holders in relation to the activity.

(2)

The consent authority must give limited notification of the application to any affected person unless a rule or national environmental standard precludes limited notification of the application.

(3)

The consent authority must give limited notification of the application to any affected order holder even if a rule or national environmental standard precludes public or limited notification of the application.

95E Consent authority decides if person is affected person

(1)

For the purpose of giving limited notification of an application for a resource consent for an activity to a person under section 95B(4) and (9) (as applicable), a person is an affected person if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but are not less than minor).

95B Limited notification of consent application

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

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

There are none.

(3)

Determine—

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

There are no known statutory acknowledgement under Schedule 11.

(4)

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

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

(5)

Determine whether the application meets either of the criteria set out in subsection (6) and,—

(a) *if the answer is yes, go to step 4 (step 3 does not apply); and*(b) *if the answer is no, go to step 3.*

(6)

The criteria for step 2 are as follows:

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

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

(7) In the case of a boundary activity, determine in accordance with section 95E whether an owner of an allotment with an infringed boundary is an affected person.

(8) In the case of any other activity, determine whether a person is an affected person in accordance with section 95E.

(9) Notify each affected person identified under subsections (7) and (8) of the application.

Step 4: further notification in special circumstances

(10) Determine whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined to be eligible for limited notification under this section (excluding persons assessed under section 95E as not being affected persons), and,—

(a) if the answer is yes, notify those persons; and

(b) if the answer is no, do not notify anyone else.

The subdivision impact does not relate to an effect being more than minor.

The application successfully demonstrates that rural lifestyle lots are an acceptable supplementary use of rural land under the right environmental parameters.

On this basis, it is fair to conclude that there are no affected parties.

PROPOSED DISTRICT PLAN

The property is zoned Rural Production under with a Coastal Overlay under the Proposed District Plan.

If the subdivision rule had legal effect, the proposal would align with ecosystem protection under the environmental benefit rule. The site is not susceptible to natural hazards, archaeological sites, and there is no significant earthwork, therefore the proposed district plan has limited legal effect.

Overview

The Rural Production zone is the largest zone in the district and accounts for approximately 65% of all land. The Rural Production zone is a dynamic environment, influenced by changing farming and forestry practices and by a wide range of productive activities.

Rural land is an important resource as it underpins the social, economic and cultural well-being of the Far North District. The historic fragmentation of rural land has undermined the integrity of the rural environment and its ability to function for its intended purpose. It is important to protect this finite resource from inappropriate land use and subdivision to ensure it can be used for its primary purpose. In particular, primary production activities should be able to operate without experiencing reverse sensitivity effects based on complaints about noise, dust, heavy traffic and light spill (which may be temporary or seasonal in nature) that should be anticipated and tolerated in a rural environment.

Conversely, rural lifestyle development is not provided for in the Rural Production Zone unless an environmental benefit is obtained through the protection of indigenous biodiversity in perpetuity (as provided for in the subdivision chapter).

Council has a responsibility under the RMA and the Northland Regional Policy Statement to manage the rural land resource to provide for the economic, social and cultural well-being of people and communities, protect highly versatile soils, and avoid reverse sensitivity effects on primary production activities.

The zoning context establishes a comprehensive set of goals aimed at safeguarding the rural production environment, particularly land with versatile soils, from further fragmentation. There is a pressing need to protect natural habitats, reflecting a commitment to environmental stewardship.

Conversely, the zone is classified as dynamic, recognising that lifestyle lots can be an appropriate use of land, provided they are aligned with the goal of permanent habitat protection and do not compromise land with versatile soils. This principle is well-supported by the proposed subdivision, which prioritises the protection of both the land and avoidance of versatile soil.

Objectives

RPROZ-01 *The Rural Production zone is managed to ensure its availability for primary production activities and its long-term protection for current and future generations*

The land is not classed as highly productive, and by establishing another site in this rural environment it will reduce pressure on highly productive rural land.

RPROZO3 *Land use and subdivision in the Rural Production zone:*

a. protects highly productive land from sterilisation and enables it to be used for more productive forms of primary production;

The subdivision upholds this intent.

RPROZO4 *The rural character and amenity associated with a rural working environment is maintained.*

The rural character and amenity of this environment is undoubtedly lifestyle focused given the proximity to a school and urban settlement. The subdivision does not detract from that theme.

Policies

RPROZP5

Avoid land use that:

- a. is incompatible with the purpose, character and amenity of the Rural Production zone;*
- b. does not have a functional need to locate in the Rural Production zone and is more appropriately located in another zone;*
- c. would result in the loss of productive capacity of highly productive land;*
- d. would exacerbate natural hazards; and*
- e. cannot provide appropriate on-site infrastructure.*

RPROZP6

Avoid subdivision that:

a. results in the loss of highly productive land for use by farming activities;

The proposal does not result in the loss of highly productive land.

b. fragments land into parcel sizes that are no longer able to support farming activities, taking into account:

1. the type of farming proposed; and

The land offer no farming potential.

2. whether smaller land parcels can support more productive forms of farming due to the presence of highly productive land.

Bee Apiary.

c. provides for rural lifestyle living unless there is an environmental benefit.

The proposal does support an environmental benefit.

SUBDIVISION**Objectives**

SUB-O1 Subdivision results in the efficient use of land, which:

a. achieves the objectives of each relevant zone, overlays and district wide provisions;

The sites unique environment is considered to adequately uphold relevant zone objectives.

b. contributes to the local character and sense of place;

The character and sense of place is well defined and the proposal accords with this theme.

c. avoids reverse sensitivity issues that would prevent or adversely affect activities already established on land from continuing to operate;

There are no reverse sensitivity concerns, as there is no agricultural farming in the immediate vicinity.

d. avoids land use patterns which would prevent land from achieving the objectives and policies of the zone in which it is located;

The site is uniquely positioned near high-density housing and community facilities, such as a school, making it well-aligned with rural objectives and policies.

SUB-O2 Subdivision provides for the:

- a. *Protection of highly productive land; and*
- b. *Protection, restoration or enhancement of Outstanding Natural Features, Outstanding Natural Landscapes, Natural Character of the Coastal Environment, Areas of High Natural Character, Outstanding Natural Character, wetland, lake and river margins, Significant Natural Areas, Sites and Areas of Significance to Māori, and Historic Heritage.*

In collaboration with the subdivision the applicant offers to protect a generous area of vegetation.

SUB-P3 Provide for subdivision where it results in allotments that:

- a. *are consistent with the purpose, characteristics and qualities of the zone;*
- b. *comply with the minimum allotment sizes for each zone;*
- c. *have an adequate size and appropriate shape to contain a building platform; and*
- d. *have legal and physical access.*

The proposal is considered to accord with these preferred parameters.

SUB-P8 Avoid rural lifestyle subdivision in the Rural Production zone unless the subdivision:

- a. *will protect a qualifying SNA in perpetuity and result in the SNA being added to the District Plan SNA schedule; and*
- b. *will not result in the loss of versatile soils for primary production activities.*

The proposal is considered to accord with these parameters.

SUB-R3 Subdivision of land to create a new allotment.

Activity status where compliance not achieved with CON-2:
Discretionary

Where:

DIS-1

- 1. compliance with SUB-S1 Minimum allotment sizes - controlled activity is not achieved, but discretionary activity achieved.

Activity status where compliance not achieved with DIS-1: Non-complying

SUB-S1 Minimum allotment sizes

Rural Production	40ha (Controlled)	8ha (discretionary)
------------------	-------------------	---------------------

SUB-R6 Environmental benefit subdivision

Restricted Discretionary Activity

Table 1

Total area of significant indigenous vegetation or significant indigenous habitat to be legally protected on an individual Record of Title	Maximum Number of additional lots that can be created on an individual Record of Title
--------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------

Greater than 4ha - less than 10ha	1
Greater than 10ha - less than 20ha	2
Greater than 20ha	3

Table 2

Total area of natural wetland to be legally protected on an individual Record of Title	Maximum Number of additional lots that can be created on an individual Record of Title
Greater than 0.5ha - less than 1ha	1
Greater than 1ha - less than 2ha	2
Greater than 2ha	3

There is no known wetland, but the site does have over 4.0ha of indigenous vegetation that the applicant offers to protect. The proposal would therefore align with the development bonus rule if the plan were operative.

NOTIFICATION

While the proposal is assessed as a non-complying activity, it is considered that the proposal is appropriate to be processed non-notified for the following reasons:

- Any potential adverse effects of the proposal are minor or potentially less than minor;
- There is no rule or national environmental standard which requires notification;
- The applicant has not requested notification (indeed it requests the opposite);
- The location within the zone is not materially different from the urban style theme of development in proximity.
- Net positive environmental effects are evident through bolstering habitat protection.

The applicant therefore requests that the application be processed non-notified.

CONCLUSION

The applicant proposes the creation of two lots: one will retain the established residence, while the other will be a vacant site subject to restrictive covenants to minimise the impacts of future development.

This proposal aligns with the objectives of the General Coastal Zone, promoting diversity in land use and prioritising positive environmental outcomes.

The future use of these lots poses no environmental concerns; in fact, the subdivision may reduce potential impacts compared to current possibilities, resulting in an overall effect that is less than minor. By leveraging land adjacent to other developed sites along Purerua Road and Te Tii Road, the proposal demonstrates compatibility with the Regional Policy Statement (RPS) and Coastal Policy Statement (CPS).

We recommend that the proposed subdivision be supported by the Council.



Micah Donaldson
MNZIS - Assoc.NZPI - RPSURV

DONALDSONS
Land / Engineering Surveyors and Development Planners



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




R.W. Muir
Registrar-General
of Land

Identifier 972523
Land Registration District North Auckland
Date Issued 17 December 2021

Prior References
379120

Estate Fee Simple
Area 8.3410 hectares more or less
Legal Description Lot 1 Deposited Plan 556589

Registered Owners

John James Sanders and Angela Christine Sanders

Interests

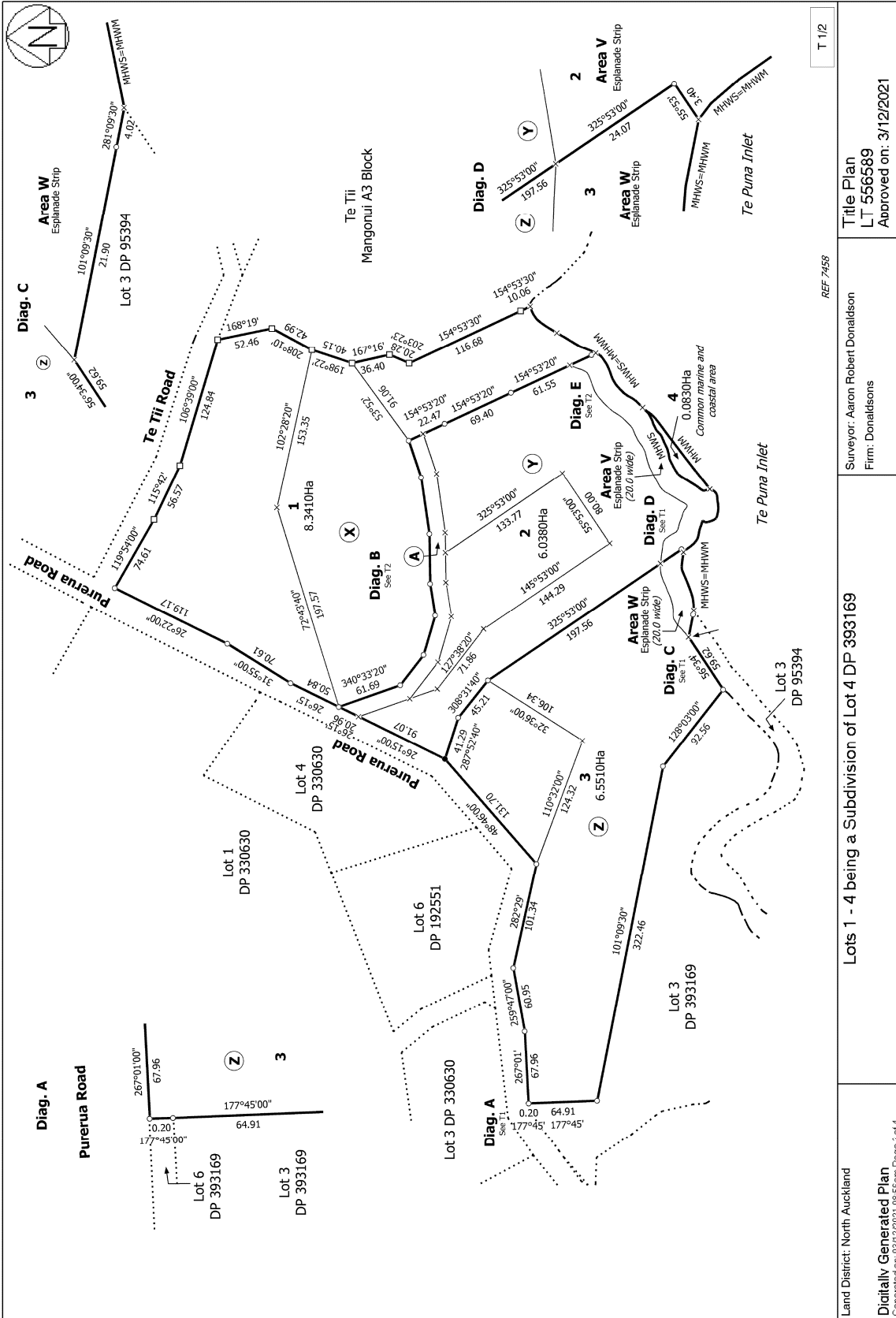
Appurtenant hereto is a right of way created by Transfer 034073.3 - 2.4.1973 at 1:36 pm

C917531.1 Certificate of consent pursuant to Section 115 Public Works Act 1981 - 7.11.1995 at 1:04 pm

12237573.7 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 17.12.2021 at 10:15 am

Appurtenant hereto is a right of way, right to convey electricity, telecommunications and water created by Easement Instrument 12237573.8 - 17.12.2021 at 10:15 am

The easements created by Easement Instrument 12237573.8 are subject to Section 243 (a) Resource Management Act 1991



T 112

REF 7458

Title Plan
LT 556589
Approved on: 3/12/2021

Surveyor: Aaron Robert Donaldson
Firm: Donaldsons

Lots 1 - 4 being a Subdivision of Lot 4 DP 393169

Land District: North Auckland
Digitally Generated Plan
Generated on: 02/12/2021 10:53am Page 1 of 4

View Instrument Details



Instrument No 12237573.7
Status Registered
Date & Time Lodged 17 December 2021 10:15
Lodged By Baker, Lisa Anne
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



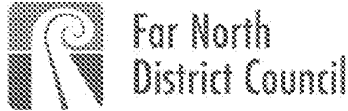
Affected Records of Title	Land District
972524	North Auckland
972525	North Auckland
972523	North Auckland

Annexure Schedule Contains 3 Pages.

Signature

Signed by Sarah Elizabeth Kayll as Territorial Authority Representative on 17/12/2021 10:10 AM

***** End of Report *****



Phone: 010 370 8000
Mobile: 010 370 8000
Facsimile: 010 370 8000
Name: 010 370 8000
Fax: 010 370 8000
Email: info@fncc.govt.nz
Website: www.fncc.govt.nz

Te Kaitiaki a Te Kōwhiri Kōwhiri

*The top place where spirit
walks to the world and heaven*

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC-2200535

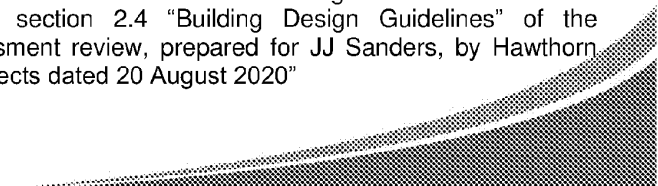
Being the Subdivision of Lot 4 DP 393169
North Auckland Registry

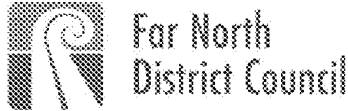
PURSUANT to Section 221 and for the purpose of Section 224 (c) (ii) of the Resource Management Act 1991, this Consent Notice is issued by the **FAR NORTH DISTRICT COUNCIL** to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner 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

Lot 2 DP 556589

- (i) At the time of lodging an application for Building Consent the landowner is to provide a report from a Chartered Professional Engineer with recognised competence in relevant geotechnical and structural matters, which addresses the site's investigation undertaken, sets out the specific design of the building's foundations and addresses, earthworks, stormwater disposal and safe areas for the disposal of wastewater.
- (ii) In conjunction with the construction of any dwelling on the lot 2, and in addition to a potable water supply, a water collection system with sufficient supply for firefighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509.
- (iii) Reticulated power supply or telecommunication services are not a requirement of this subdivision consent. The responsibility for providing both power supply and telecommunication services will remain the responsibility of the property owner.
- (iv) Buildings and access to the sites are to be designed and constructed in accordance with section 2.4 "Building Design Guidelines" of the landscape assessment review, prepared for JJ Sanders, by Hawthorn Landscape Architects dated 20 August 2020"





Phone: 010 430 8800
 0800 0140, New Zealand
 Facsimile: 010 430 8200
 Email: 010 430 8200
 Fax: 010 430 8200
 Email: 010 430 8200
 Website: www.fnc.govt.nz

Te Kaitiaki o Te Kaitiaki

*The app plan which shall
 work to the best use of the*

- (v) At the time of Building Consent submit, for the approval of the Council's Resource Consents Manager or other duly delegated officer, a detailed native revegetation and enhancement planting and maintenance plan, to be prepared by a suitably qualified and experienced person. The plan shall be prepared in accordance with the recommendations set out in the report entitled– prepared by Hawthorn landscape Architects dated 20th August 2020 and shall provide details of the areas to be replanted. The plan shall also provide for any enhancement planting required between building sites and to mitigate the visual effects of building sites and access ways taking into account the need to retain a cleared area around dwellings for fire hazard purposes. The plan shall detail the density of native plantings in stems per hectare and the required maintenance to ensure the ongoing health and survival of the revegetated areas. Where possible the revegetation shall be undertaken utilising eco sourced plant species.

Lots 1 – 3 DP 556589

- (vi) No building/structural development or vegetation removal shall occur on areas X, Y, Z as shown on the survey plan.
- (vii) The owner shall preserve the indigenous trees and bush area X, Y, Z as indicated on the survey plan and shall not without the prior written consent of the Council and then only in strict compliance with any conditions imposed by the Council, cut down, damage or destroy any of such trees or bush. The owner shall be deemed to be not in breach of this prohibition if any of such trees or bush shall die from natural causes not attributable to any act or default by or on behalf of the owner or for which the owner is responsible.
- (viii) The pest and weed eradication management plan prepared by Bay Ecological consultancy provided with RMASUB 2200535 shall be observed and continued by the landowners and the plan shall not cease or be amended without the express permission of Council.
- (ix) No occupier of, or visitor to the site, shall keep or introduce to the site carnivorous or omnivorous animals (such as cats, dogs or mustelids) which have the potential to be kiwi predators.






Far North
District Council

Phone: 010 431 9000
Mobile: 0140 300 1000
Facsimile: 0101 220 020
Phone: 0101 401 9200
Fax: 0101 401 9200
Email: info@fncc.govt.nz
Website: www.fncc.govt.nz

Te Kaunihara o Tei Tokarou Ki Te Kōki

*The top place where spirit
works to the work and heart*

SIGNED: 

Mr Patrick John Killalea - Authorised Officer

By the FAR NORTH DISTRICT COUNCIL

Under delegated authority:

PRINCIPAL PLANNER – RESOURCE MANAGEMENT

DATED at **KERIKERI** this 14th day of December 2021



DONALDSONS

REGISTERED LAND SURVEYORS

8507

1 October 2024

Planning Division

Far North District Council
Private Bag 752
Kaikohe

Dear Sir/Madam

PROPOSED SUBDIVISION

J. & A. SANDERS, 668 PURERUA ROAD, KERIKERI

We submit herewith a Resource Consent application together with the following:

- Application form & deposit \$2967
- Planning report
- Scheme plan
- Record of Title
- Archaeological Report
- Landscape Assessment
- Engineers Report
- Entrance & Road Frontage Assessment

Yours faithfully,

Micah Donaldson

MNZIS - Assoc.NZPI

DONALDSONS

Registered Land / Engineering Surveyors and Development Planners



CSNZ THE CONSULTING
SURVEYORS
OF NEW ZEALAND
A DIVISION OF THE NEW ZEALAND INSTITUTE OF SURVEYORS

**ARCHAEOLOGICAL SURVEY AND ASSESSMENT
OF THE PROPOSED
LOT 2 HOUSE SITE AND ACCESS,
SANDERS PROPERTY, PURERUA ROAD, TE TII,
BAY OF ISLANDS.**

Prepared for
J Sanders
Te Tii

Northern Archaeological Research Ltd
P O Box 32 585, Devonport, Auckland 0744

July 2020

NORTHERN ARCHAEOLOGICAL RESEARCH

**ARCHAEOLOGICAL SURVEY AND ASSESSMENT OF
THE PROPOSED
LOT 2 HOUSE SITE AND ACCESS,
SANDERS PROPERTY, PURERUA ROAD, TE TII,
BAY OF ISLANDS.**

*By
Leigh Johnson and Elisabeth Callaghan
Northern Archaeological Research Ltd.*

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FIGURES

Figure 1.	The location of the Sanders property, Te Tii, Te Puna Inlet, Bay of Islands (P04).	1
Figure 2.	The plan of the proposed Sanders subdivision, Te Tii, Te Puna Inlet, Bay of Islands (Courtesy of Donaldsons Surveyors Ltd June 2020).	2

PLATES

Plate 1.	The general ground cover in the proposed building envelope.	6
Plate 2.	The existing driveway and exposed profile.	6

Introduction

J Sanders proposes to subdivide a property at Te Tii in the northern Bay of Islands. Northern Archaeological Research Ltd was commissioned by the owners agent Donaldsons Surveyors Ltd, Kerikeri, to undertake an archaeological survey and assessment, specifically of the building site, access and services in proposed Lot 2. This was selected as the remainder of the property had been subject to archaeological evaluation in September 2000 (Johnson and Bruce 2000). The survey and assessment were undertaken to record archaeological sites or remains affected by the proposed development of the lot and advise the owners as to their potential obligations under the Heritage New Zealand Pouhere Taonga Act, 2014. The survey was undertaken by Leigh Johnson on the 12th June 2020; and Leigh Johnson and Elisabeth Callaghan on the 23rd of June 2020. This report outlines the results.

Location

The affected property occurs immediately south of the junction of Purerua Rd and Te Tii Rd (Figures 1 and 2). The property extends between Purerua Rd and the Te Puna Inlet to the south east and occurs immediately south west of Te Tii Rd. The property is largely ridges and two gullies or catchments with moderate slopes extending to the head of the Te Puna Inlet. The property is largely covered in manuka/kanuka dominant regenerating coastal scrub. The property has residential dwellings in proposed Lots 1 and 3. Soils of the area are predominantly Rangiora Clay Loams (Sutherland *et al.* 1979).



FIGURE 1. THE LOCATION OF THE SANDERS PROPERTY, TE TII, TE PUNA INLET, BAY OF ISLANDS (P04).

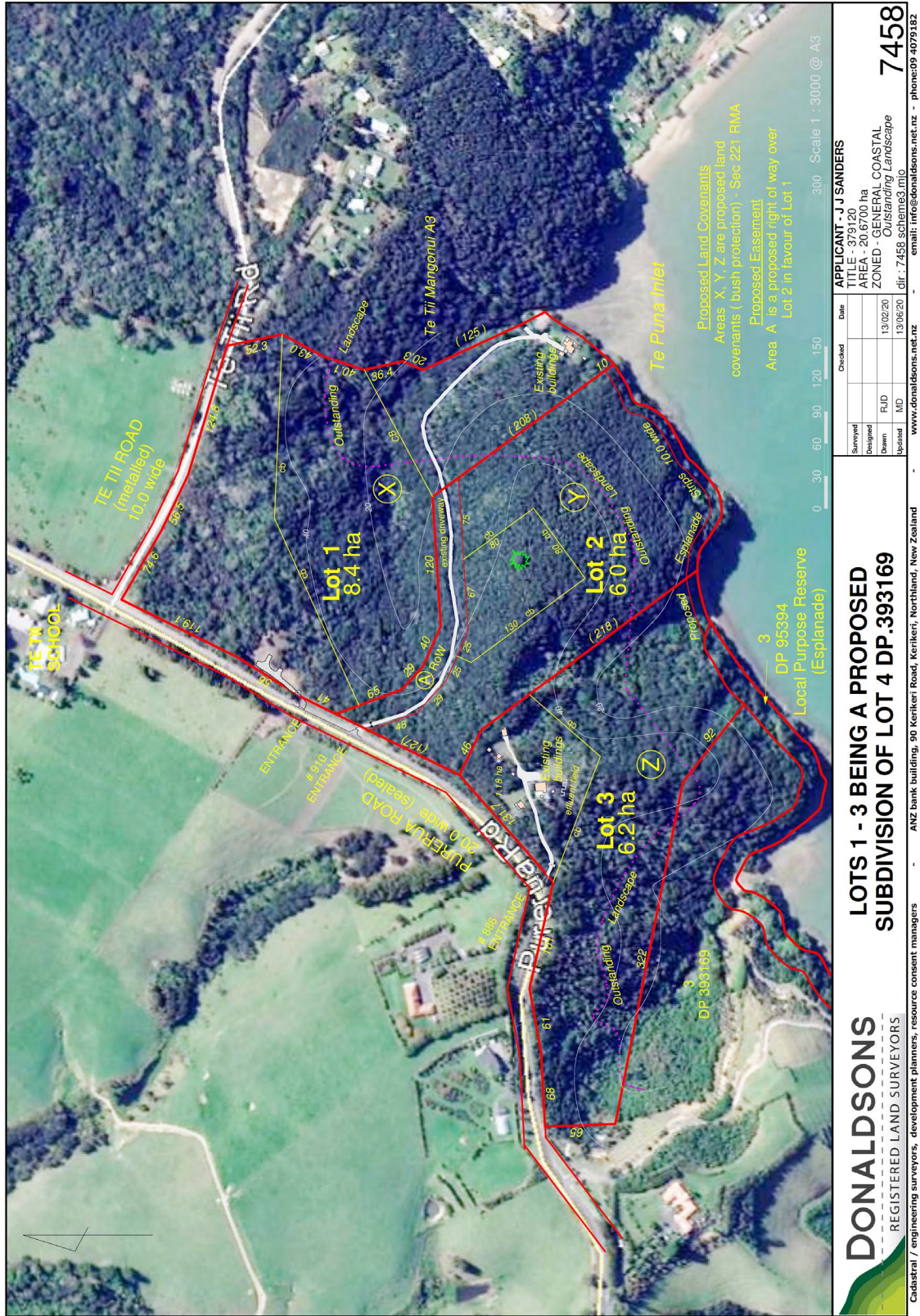


FIGURE 2. THE PROPOSED SANDERS SUBDIVISION, TE TII, KERIKERI INLET, BAY OF ISLANDS (Courtesy of Donaldsons Surveyors Ltd-June 2020).

Proposed Development

J Sanders proposes a three-lot subdivision of the 20ha, Lot 4 DP 393169 (Figure 2). Proposed Lot 1 is 8.4ha, proposed Lot 2 is 6ha and proposed Lot 3 is 6.2ha. Lots 1 and 3 already have access and residential dwellings. Proposed Lot 2 has an identified building envelope extending directly from the existing access into the residential area of proposed Lot 3. It is understood the services will be routed from the existing driveway.

Statutory Obligations

The following is a brief outline of statutory obligations in New Zealand in respect of archaeological sites prepared by the Heritage New Zealand Pouhere Taonga (HNZ).

There are two main pieces of legislation in New Zealand that control work affecting archaeological sites. These are the *Heritage New Zealand Pouhere Taonga Act, 2014* (HNZPTA), and the *Resource Management Act, 1991*(RMA).

HERITAGE NEW ZEALAND POUHERE TAONGA ACT 2014 ARCHAEOLOGICAL PROVISIONS

The Heritage New Zealand Pouhere Taonga (HNZPT) administers the Heritage New Zealand Pouhere Taonga Act (HNZPTA). All archaeological sites in New Zealand are protected under the HNZPTA and may only be modified with the written authority of the HNZPT.

The maximum penalty in the HNZPTA for un-authorized damage of an archaeological site is \$120,000. The maximum penalty for un-authorized site destruction is \$300,000. The HNZA contains a consent (commonly referred to as an “Authority”) process for any work of any nature affecting archaeological sites, where an archaeological site is defined as:

Any place in New Zealand, including any building or structure (or part of a building or structure), that -

- a. Was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where the wreck occurred before 1900; and**
- b. Provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand; and**
- c. Includes a site for which a declaration is made under section 43(1)**

Any person who intends carrying out work that may damage, modify or destroy an archaeological site must first obtain an authority from the HNZPT (Part 3 Section 44). The process applies to archaeological sites on all land in New Zealand irrespective of the type of tenure.

The archaeological authority process applies to all sites that fit the Heritage New Zealand definition, regardless of whether:

- The site is recorded in the NZ Archaeological Association (NZAA) Site Recording Scheme or registered/declared by the Heritage New Zealand Pouhere Taonga,**
- The site only becomes known about as a result of ground disturbance and /or**
- The activity is permitted under a district or regional plan, or resource or building consent has been granted.**

Heritage New Zealand Pouhere Taonga also maintains a Register of Historic Places, Historic Areas, Wahi Tapu and Wahi Tapu Areas. The register can include some archaeological sites (though the main database for archaeological sites is maintained independently by the NZAA). The purpose of the register is to inform members of the public about such places and to assist with their protection under the *Resource Management Act, 1991*.

THE RESOURCE MANAGEMENT ACT 1991 HERITAGE PROVISIONS

The RMA requires City, District and regional; Councils to manage the use, development, and protection of natural and physical resources in a way that provided for the well-being of today's communities while safeguarding the options for future generations. The protection of historic heritage from inappropriate subdivision, use, and development is identified as a matter of national importance (section 6f).

Historic Heritage is defined as those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, derived from archaeological, architectural, cultural, historic, scientific, or technological qualities.

Historic heritage includes:

- historic sites, structures, places, and area
- archaeological sites;
- sites of significance to Maori, including wahi tapu;
- surroundings associated with the natural and physical resources (RMA section 2).

These categories are not mutually exclusive and some archaeological sites may include above ground structures or may also be places that are of significance to Maori.

Where resource consent is required for any activity, the assessment of effects is required to address cultural and historic heritage matters (RMA 4th Schedule and the district plan assessment criteria (if appropriate)).

Survey Method

Background research into the archaeology and subsequent history of the affected area included the examination of late 19th and early 20th century land plans and survey reports held by Land Information NZ, Auckland. New Zealand Archaeological Association site record forms were checked for previously recorded archaeological sites, and a review of regional archaeological publications relating to the area was undertaken.

The archaeological survey was undertaken on foot and involved examination of all surface areas in the building envelope. To test for subsurface archaeological evidence, a small number of test pits were dug in select areas. Survey conditions were reasonable in most areas and the likelihood of undetected subsurface archaeological remains was also considered.

Archaeological Background

The property was initially surveyed for archaeological sites by Northern Archaeological Research Ltd in 2000 (Johnson and Bruce 2000). The property was then owned by C. Wilson who was proposing to subdivide the property but wanted initial advice on the location of archaeological sites. Two archaeological sites were identified consisting of a terrace and midden site, P04/634, and a shell midden, P04/635, both located in the small bay identified as "Otoa". It was specified that while there were likely to be further subsurface archaeological remains at each site, there were unlikely to be further archaeological sites on the property. Advice was given for areas preferred for development on the property to avoid archaeological sites, specifically the "...ridge immediately to the west of the middle and upper section of the small Otoa valley and the gently sloping hillside to the west" (Johnson and Bruce 20: 6). Also specified were areas where

development should be avoided consisting of “...the beach flat at the mouth and sides of ‘Otoa’ Beach and the lower end of the ridge and hillside to the west of the beach” (Johnson and Bruce 2000: 6).

It is our understanding that no other archaeological surveys have been undertaken on the property or the area in question.

Historical Background

As specified in 2000 (Johnson and Bruce 2000: 3) no historical or cultural information is shown for the area on old land plan OLC 19 dating from the 1840s or from Maori land plan ML 6821, dated 1901. However, the latter plan gives the name of the small bay at the east end of the property as ‘Otoa’. No cultural or historical information is shown for the property on the geological survey plan of the area compiled in the early 1920s (Ferrar 1922).

The subsequent land history of the area is not known in detail though has been cleared of coastal forest at some point in the past, presumably for farming and has reverted back into tea tree dominant coastal scrub.

Survey Results

No archaeological remains of any nature were visible from the surface in the building envelope in proposed Lot 2 or in any likely route of access or provision of services. To test for any potential subsurface remains three test pits were dug at select points on the ridge.

Test Pit Number	Profile Result
TP1. E 1690824 N 6116670	5cm of dark brown humus over 7-10cm of grey clay topsoil over sterile yellow clay subsoil.
TP2 E 1690817 N 6116679	5cm of dark brown humus over 20cm of grey clay topsoil over sterile yellow clay subsoil.
TP3 E 1690832 N 6116679	5cm of dark brown humus over 15cm of grey clay topsoil over sterile yellow clay subsoil.

TABLE 1. TEST PIT PROFILE RESULTS.

There were no archaeological remains in the three test pits or three further test pits dug at an earlier potential location identified a short distance up the ridge to the north west (12th June 2020).



PLATE 1. THE GENERAL GROUND COVER IN THE PROPOSED BUILDING ENVELOPE.



PLATE 2. THE EXISTING DRIVEWAY AND EXPOSED PROFILE.

Archaeological Significance

Archaeological significance/values relate to the potential of a place to provide evidence of the history of New Zealand. The following matters must be taken into account when assessing archaeological value: Condition of the site; the sites rarity; the sites contextual value; the sites information potential; and any amenity value (HNZPT June 2014).

There are no archaeological sites evident within the specified building envelope, access of provision of services in proposed Lot 2 and as such has no archaeological significance.

Heritage Significance

Heritage significance/values accounted for under the Resource Management Act 1991. The following matters must be taken into account when assessing Heritage significance/values include: historical, architectural, cultural, scientific and technological qualities (RMA 1991).

There are no archaeological sites evident within the specified building envelope, access of provision of services in proposed Lot 2 and as such has no heritage significance.

Assessment of Effects

No archaeological sites were identified within the proposed building envelope in the area of proposed Lot 2 in 2000 or in the current archaeological survey. As such, the area of the building envelope access and provision of services can be developed without further reference to the archaeological provisions of the Heritage New Zealand Pouhere Taonga Act, 2014. In the unlikely event that any unrecorded subsurface archaeological remains are uncovered during development of the building envelope, all work affecting such remains should cease immediately and Northern Archaeological Research Ltd be contacted so that appropriate action can be taken.

Any changes to the subdivision plan not included as part of the assessment in the report, will need to be evaluated for any potential effects by NAR Ltd.

The survey of the property was conducted specifically to locate and record archaeological remains. The survey and report do not necessarily include the location and/or assessment of wahi-tapu or sites of cultural or spiritual significance to the local Maori community, who may be approached independently for any information or concerns they may have.

Conclusion

Northern Archaeological Research Ltd were commissioned by M Donaldson (Donaldson Surveyors Ltd, Kerikeri) on behalf of J Sanders to survey the area of a proposed building envelope located at Purerua Rd, Te Tii, Bay of Islands. No archaeological sites were recorded as a result of the fieldwork undertaken. Recommendations are made in the unlikely event that archaeological remains are uncovered during earthworks in the area specified, in accordance with the archaeological provisions of the Heritage New Zealand Pouhere Taonga Act, 2014, and standard procedures.

References

Johnson, L and Bruce, I. 2000. Archaeological Survey of Select Areas of the Wilson Property, Purerua Road, Te Tii. *Unpublished Report*. Auckland: Northern Archaeological Research.

Recommendations

1. No archaeological sites were identified within the proposed building envelope in the area of proposed Lot 2 in 2000 or in the current archaeological survey. As such, the area of the building envelope access and provision of services can be developed without further reference to the archaeological provisions of the Heritage New Zealand Pouhere Taonga Act, 2014.
2. In the unlikely event that any unrecorded subsurface archaeological remains are uncovered during development of the building envelope, all work affecting such remains should cease immediately and Northern Archaeological Research Ltd be contacted so that appropriate action can be taken.
3. That any changes to the subdivision plan not included as part of the assessment in the report, are evaluated for any potential effects by NAR Ltd.
4. The survey of the property was conducted specifically to locate and record archaeological remains. The survey and report do not necessarily include the location and/or assessment of wahi-tapu or sites of cultural or spiritual significance to the local Maori community, who may be approached independently for any information or concerns they may have.



30 September 2024

Top Energy Limited
Level 2, John Butler Centre
60 Kerikeri Road
P O Box 43
Kerikeri 0245
New Zealand
PH +64 (0)9 401 5440
FAX +64 (0)9 407 0611

Micah Donaldson
Donaldsons Surveyors Limited
PO Box 211
KERIKERI

Email: micah@donaldsons.net.nz

To Whom It May Concern:

**RE: PROPOSED SUBDIVISION
J & A Sanders – 668 Purerua Road, Kerikeri. Lot 1 DP 556589.**

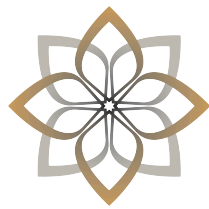
Thank you for your recent correspondence with attached proposed subdivision scheme plans.

Top Energy’s requirement for this subdivision is nil.
Design and costs to provide a power supply could be provided after application and an on-site survey have been completed.
Link to application: [Top Energy | Top Energy](#)

In order to get a letter from Top Energy upon completion of your subdivision, a copy of the resource consent decision must be provided.

Yours sincerely

Aaron Birt
Planning and Design
T: 09 407 0685
E: aaron.birt@topenergy.co.nz



20th August 2020

Pat Killalea
Far North District Council
Kerikeri

Dear Pat

Re: Proposed Subdivision of Lot 4 DP 393169 - JJ Sanders

1. Introduction

Hawthorn Landscape Architects Ltd have been engaged by Donaldson Surveyors to undertake a review of the Visual Assessment report prepared by Paul Quinlan in 2001 for the proposed subdivision of the application site.

The application site is located on the corner of Te Tii and Purerua Roads and contains a total of 20.6700ha. The property is legally described as Lot 3DP 18932. Refer to Appendix 1 – Location Map.

At the time, the 2001 subdivision proposal was to create three lots - lot 1 being 8.7ha, lot 2 being 4.8ha and lot 3 being 7.2ha. Refer to Appendix 5, which contains the original subdivision scheme plan.

It is noted that the bush covenant areas on this 2001 plan are significantly smaller than the coverage of the currently proposed bush covenants X, Y and Z that are shown on the proposed Scheme Plan contained in Appendix 2.

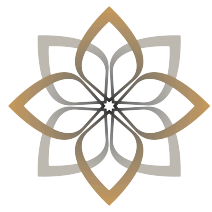
The areas covered by the bush protection covenant are:

- X - Lot 1 bush covenant is 3.5ha
- Y - Lot 2 bush covenant area is 5.0ha, and
- Z - Lot 3 bush covenant area is 5.0ha

These areas also include the esplanade strip protection area. The total area of the site that will be permanently protected by the land covenant is 13.5ha, which is just over 65% of the total area of the property.

The following methodology has been used in this review:

- o Review the assessment methodology and main findings of the Quinlan assessment and plans,
- o Determine if the identified viewing audience has been accurately identified and review the conclusions of the assessment of the level of visual, landscape and natural character effects,
- o Review the landscape and building design mitigation measures to determine if these are suitable and appropriate and suggest additional mitigation measure if necessary,



- Assess the development against the current NZCPS and NRPS and FNDP objectives and policies.

2.0 Peer Review of the 2001 Quinlan Visual Assessment Report

2.1 Landscape Context and Character

The report describes the location of the property at the head of the Te Puna Inlet and its close proximity to the Te Ti settlement. The application site is described as forming a back drop to the settlement.

The landscape is described as being covered by a mixture of bush clad hill slopes, and open rolling farmland with areas of exotic tree plantations. Mangrove forest lines the coastal edge of the inlet, which is highly influenced by tidal activity.

The continuous fringe of land adjoining the coastal marine area is noted as being an Outstanding Landscape (OL).

The Quinlan report provides a description of the identified landscape character of the site as detailed within documents such as the Protected Natural Areas (SNA P04/092 Te Tii Shrublands), which is described as a native plant community struggling through the early successional stages of regeneration. The vegetation on the application site is specifically described as "Mamaku shrubland to 6 metres with occasional pohutukawa, karaka, towai, taraire, Rewarewa, mamaku, Mahoe and tobacco weed".

The LA4 Worksheets contained within the Far North Landscape Assessment 1995 are also referenced, with the site being part of the landscape unit C15 – Te Puna Inlet (part of the Estuarine Inlets and Harbour landscape category), and unit T25 – Inland Kerikeri Rolling Farmland (part of the Gently Undulating Pasture/Scrub category).

The Quinlan report accurately describes the site, its topography and vegetation cover. The photos attached within Appendix 3 illustrate the current site conditions at the time of my site visit in July 2020.

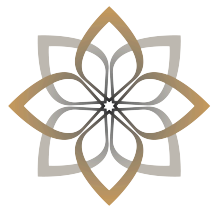
2.2 Visibility and Potential Impacts

The visual catchment of the site is accurately described as being to the south of the site and contained within the Te Puna Inlet catchment area. The potential viewing audience within this catchment is correctly described.

The visibility of the individual lots is described in relation to the ability of the lots to accommodate a dwelling, and the potential visual impact of this.

The report notes that possible structures on lots 2 and 3 have the "greatest potential for adverse visual effects due to their elevated and exposed siting opportunities and increased distance from the existing scattered structures associated with Te Tii. Any development in the northern corner of Lot One should be considered outside the Outstanding Landscape Unit".

The report notes that within the LA4 worksheets the site has a moderately high visual absorption capacity (VAC) – an ability to absorb change into a landscape without



adverse visual effects. The elements which heighten the VAC of the property are the existing development located at Te Tii, the predominant vegetation and the undulating terrain minimising visibility. The existing dwelling on lot 3 demonstrates this capacity. The view of the application site from the Te Tii settlement is illustrated in the photograph contained in Appendix 4.

Aspects that have been noted to reduce the VAC of the site include the bold simplicity of the landscape unit, very limited built development in the wider landscape, and the sensitivity of coastal banks, headlands and ridges.

The Quinlan report identifies the potential adverse visual effects of the development to be a result of *"a fragmentation of one of the main expansive and simple visual landscape components, being the continuous bush cover, and a slight visual increase in the extent of built development in the area"*.

The summary of the assessment is that the *"moderately high visual absorption capacity of the site in relation to the audience groups means that there is significant scope to mitigate those effects identified"*. I concur with all of these findings.

There are existing dwellings located on proposed lots 1 and 3, while proposed lot 2 is vacant. From the Te Tii settlement, the area of the visual catchment that contains the greatest number of potential viewers the buildings on these lots are not readily obvious. They are well integrated into the landscape and do not create any adverse visual or landscape effects. They are subservient to the landscape and this is partially due to the retention of the existing bush cover surrounding the building sites.

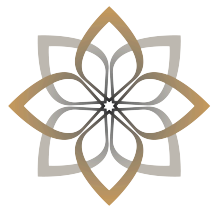
Other built development is also visible on the hill slopes overlooking this part of the inlet and these houses are more visible than the houses located on the application site.

The scattering of built development along the coastal edge of the Te Puna Inlet is a characteristic feature of the landscape character of this area. Since the Quinlan report was written some 19 years have passed. During this time the settlement patterns of this landscape have evolved and so that it now accommodates a lot more built development than was present 19 years ago. The presence of these existing dwellings on the neighbouring properties lessens the landscapes sensitivity to change, heightening the visual absorption capability of the site some more.

2.3 Mitigation Measures proposed in the 2001 Quinlan Assessment

The Quinlan report states that there is significant scope to mitigate potential visual effects. One of the main features that will enable this is the retention of the existing scrub cover. The current subdivision proposal includes the proposed protection of 13.5ha of bush, which is over 65% of the site.

The report notes that *"if the large tract of existing scrub cover....remains intact as a visually simple and uninterrupted landscape component, then adverse visual fragmentation of the local landscape character is avoided. Likewise, if the addition of built form into this landscape context unobtrusively blends into the immediate surrounding vegetation and is sensitively sited so as not to dominate elevated landforms, then visibility is significantly reduced"*. I agree with this assessment.



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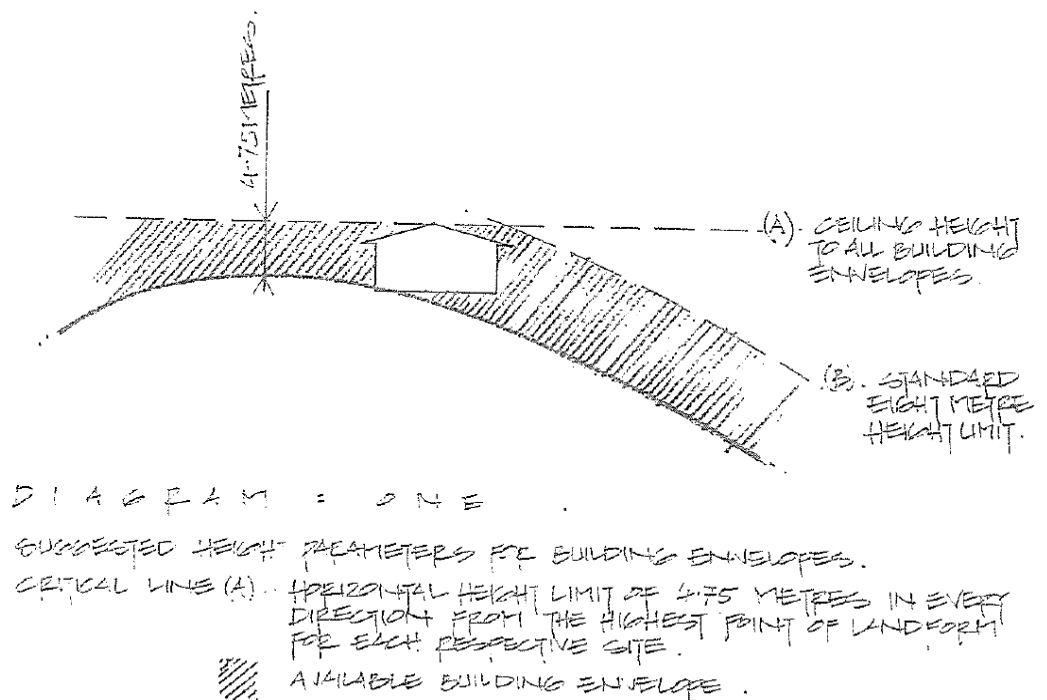
The mitigation measures suggested within the assessment are intended to minimise potential adverse visual effects, while providing for residential development on the lots which will blend into the landscape. The intention is to not fully screen any future dwelling from view, but to partially screen and soften it so that it is not a dominant feature of the landscape.

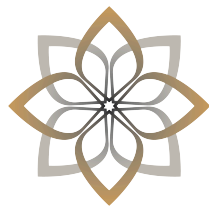
The Quinlan assessment states that "if new structures are designed and built with low profile, with cladding materials in darker shades of recessive colours in warm tones and low reflectivity, and no apparent clearing space in the otherwise continuous scrub cover is evident, then reduced visual impact would be achieved". I agree with this statement, and will provide a number of building and landscape design guidelines that can be used as consent notice conditions so that this is achieved.

The following sketches were provided in the assessment to illustrate the building envelope parameters for future development of buildings on the lots.

The suggested parameters shown in these diagrams have been formulated to preclude any possible structure from dominating the landform. This was to be achieved by capping the building envelope ceiling at 4.75m above the highest point of the landform (in any direction) for each lot.

Schematic diagram of suggested building envelope parameters:





Schematic diagram of guideline parameters for maximum scrub clearances.

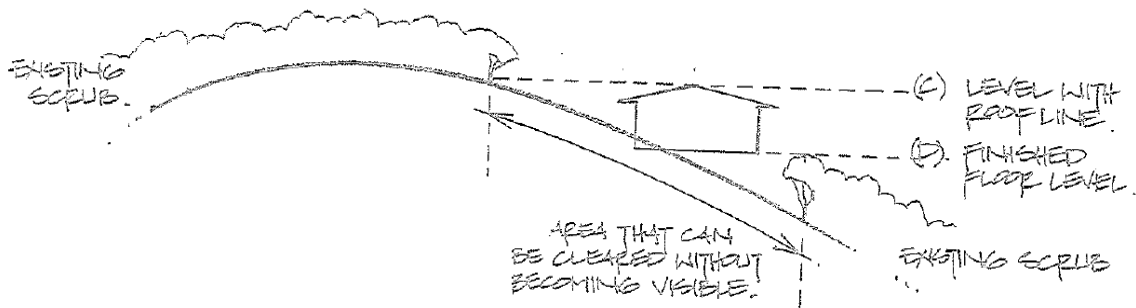


DIAGRAM : TWO
SUGGESTED GUIDELINE PARAMETERS FOR CLEARANCE OF EXISTING SCRUB VEGETATION.

NB - AREA ON DOWNHILL SIDE OF STRUCTURES CAN INCREASE WITH GROWTH IN SCRUB CANOPY HEIGHT.

The conclusion of the Quinlan assessment is that the proposal will result in a slight visual increase in the built form elements within this landscape providing the existing bush cover is retained to reduce the visibility of future built structures and avoid visual fragmentation. The assessment find that if this can be achieved the potential adverse visual effects can be considered no more than minor. I agree with this statement, and will provide building design guidelines that take into consideration the intent of the sketches above.

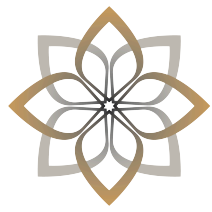
2.4 Proposed Building Design Guidelines

The following set of building design guidelines are proposed for any new future built development located upon Lots 1 – 3. These design guidelines will assist with enabling future built development to be set into the landscape with the least amount of visual intrusion therefore minimising potential visual, landscape and natural character effects of the development to a minimum.

The building design guidelines will control aspects such as building height, colours, reflectivity, design style and form and scale.

The guidelines recognise that it is not necessary to fully screen buildings with vegetation, however the use of strategically placed trees and areas of planting around the building envelopes will assist in reducing a buildings prominence by breaking up its linearity and fragmenting views of its façade.

Future Buildings



One residential dwelling together with one accessory building (such as guest quarters, garages and storage facilities) shall be permitted per lot outside of the bush covenant areas.

The siting of buildings and the design of any improvements should mitigate any potential visual impacts to ensure that the natural character of the landscape prevails.

Although structures need not be connected, they should be consistent in their form and design in order to create an integrated whole. Landscape plantings around the buildings can mitigate any potential cumulative effect of domestic form and infrastructure. For example if there is to be a shed or garage located on the site, these structures should be linked to the main dwelling with landscape plantings.

Owners should note that architectural plans and all proposed construction are subject to the consent of the Far North District Council under the RMA and other local building codes. The District Council may impose conditions and restrictions over and above those contained in these Building Design Guidelines.

Building Forms

Building style, colour and form play a significant role in determining how well a building fits into the landscape. Buildings of a similar size, scale and mass and painted recessively appear to belong and are less visually obtrusive. Similarly buildings that reflect regional architectural styles appear to belong more readily than 'imported styles'.

Various building styles are possible, however the following guidelines will assist in diminishing the visual impact of structures in the landscape:

1. Building form should generally follow the topography such that roof slopes mimic the adjacent natural ground slopes.
2. The form of large buildings should be broken up or indented to provide visual interest.
3. Buildings on slopes shall be 'grounded' in the site with solid foundation and basement enclosure,
4. Buildings shall not exceed 5m in height using the rolling height method relative to natural ground and shall not have an overall height above finished ground exceeding 6.5m.

Building Materials and Finishes

Building roof colours are not to exceed a light reflectance value of 20% and facade finishes shall have a maximum LRV of 30%, and shall be limited to those colours defined by the BS5252 colour chart falling within all of greyness group A and B and with C39 and C40, where only hue groups 06-16 are acceptable. Natural materials such as stone and stained timber would need to fall approximately within those reflectance and colour values.



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It is recommended to use natural and textural materials, and make use of architectural features such as verandahs, pergolas and large eaves to create shadow. These will all cast shadows on windows and ranch sliders thus limiting the reflectivity of the facades of the house.

Ancillary Structures

All ancillary structures which are separate from the primary residence (such as guest quarters, garages, storage sheds) shall be designed to complement and integrate with the primary residence. The use of landscape plantings to connect these structures with the main residence is recommended.

Water tanks

Water tanks, if not placed underground, should be unobtrusive and designed to integrate with the overall design of the main structures. Tanks that are placed above ground shall be screened by the landscape amenity plantings.

Driveways and Parking Areas

Parking areas shall be integrated with the overall design of the residence and landscaping. All parking areas shall be located on the north western side of the building site so that they are not visible from the coastal marine area.

If site contours would otherwise require extensive excavation to form parking spaces, vehicle and or boat storage should be separated from the house.

Driveways should follow the natural contours of the land, and avoid sharp angles or long straight sections.

Driveway kerbs should be avoided, or use low profile kerbs formed with dark concrete oxide, and use chip seal or loose road metal. The use of swales to provide drainage should be encouraged.

Earthworks

Earthworks should be graded gradually into adjacent contours and be undertaken so that they merge smoothly with the natural contours. All cut faces shall be finished to promote natural regeneration of vegetation.

Retaining walls shall not exceed 1.5m in height, finished with LRV of less than 30% and be screened by planting at their toe.

Services

Power and telephone connections should be laid underground to avoid visual disturbance.

Vegetation Clearance



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Vegetation clearance for access to the building sites shall be kept to a minimum, with only the immediate bush area cleared to construct a driveway. Where large areas of cut or fill would be required for the formation of the driveway, this shall be avoided, and retaining walls constructed instead to avoid the additional clearing of roadside vegetation.

A limited area of native vegetation clearance shall be permitted for the creation of a building site, car parking area and any ancillary structures. The area to be cleared for all buildings on site and car parking shall not result in a cumulative area of vegetation being cleared that results in one large block of bush being removed. Areas of bush shall be retained between the main dwelling and any ancillary structures such as sheds and garages if they are located more than 10m away from the main dwelling.

Additional clearance outside of the building footprint shall also be allowed for a fire defensible zone. This clearance shall be restricted to a 10m set back from the edge of the buildings. The cleared bush line edge shall not form any straight lines, but shall be irregular and natural looking.

To minimise the fire risk to the buildings the understory of the Manuka dominated scrub shall be under planted with fire retardant indigenous species that will eventually supersede the Manuka scrub.

Fire retardant species include:

Coprosma repens - Tuapata

Coprosma robusta – Karamu

Corynocarpus laevigatus - Karaka

Griselinia littoralis - Broadleaf

Macropiper excelsum – Kawakawa

Meryta sinclairii – Puka

Myrsine australis – Matipo

Pseudopanax arboreus – Five finger

Vitex lucens – Puriri

A consent notice should be registered against the title of the lots requiring that a Landscape Plan be prepared for any built structure to be located on site. No vegetation clearance shall be permitted prior to the approval of this plan by FNDC. This plan shall be submitted prior to or at the time of building consent application.

The Landscape Plan shall define the extent of the bush clearance relative to the proposed structures, driveway, parking areas, and 10m wide fire buffer zone, following the bush clearance guidelines set above. The plan shall also detail any other mitigation plantings that are necessary to partially screen the view of future structures on site from the coastal marine area.



Only native trees species shall be permitted for the purposes of screening. This does not preclude the use of lower growing exotic shrub species around the house site providing they are not visible from the coastal marine area.

Fencing

Fencing is permitted provided it is integrated in an unobtrusive way with the main residence and the rest of the landscaping. Fences are not to exceed 1.8m in height and shall be painted in a recessive colour with a LRV of 30% or less if not left to naturally weather (e.g.: timber). Corrugated iron fences are not permitted.

Grading and Drainage

All grading and changes to the contours of the building site should blend with its natural form and disturb the existing topography as little as possible. Landscaping should avoid excessive cuts and fills and should not disturb existing natural drainage paths.

Outdoor Lighting

All exterior lighting should be shielded from neighbouring properties. There should be no pole lights or floodlights used. Any lighting on accessways should be ground mounted and no more than 500mm high. Lighting should be subdued.

3. STATUTORY CONTEXT

3.1 Far North District Plan (FNDP)

Within the Far North District Plan (FNDP) the application site is located within the General Coastal zone.

The coastal edge of the property is contained within an Outstanding Landscape (OL). The proposed building envelope on lot 2 is located outside of the OL. This OL continues along the coastal edge of Te Puna Inlet. There are no Outstanding Landscape Features or Outstanding Natural Features identified on the site.

The following are the relevant objectives found in Chapter 10 Section 6 General Coastal Zone that applies to this site.

General Coastal Zone

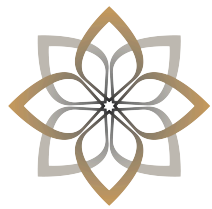
Objective 10.6.3.1

"To provide for appropriate subdivision, use and development consistent with the need to preserve its natural character".

Objective 10.6.3.2

"To preserve the natural character of the coastal environment and protect it from inappropriate subdivision, use and development"

Objective 10.6.3.3



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

Following are the relevant landscape policy's found in Chapter 10 Section 6 General Coastal Zone.

Policy 10.6.4.1

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

Policy 10.6.4.2

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

Policy 10.6.4.3

"Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the zone in regards to S6 matters, and shall avoid adverse effects as far as practicable by using techniques including:

- a) Clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;*
- 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;*

Policy 10.6.4.6

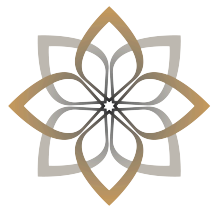
"The design, from, location and siting of earthworks shall have regard to the natural character of the landscape including terrain, landforms and indigenous vegetation and shall avoid, remedy or mitigate adverse effects on those features".

Comment:

The objectives and polices of the zone are focused on the protection of the natural character values of the coastal environment whilst allowing for appropriate development that is compatible with the zone.

The proposed development has been designed so that the future development upon the lots will be sensitive to the landscape quality values of the site and the wider landscape character values of the coastal environment. Any future built development upon the lots will be sensitively designed and coloured so that built form is recessive and subordinate to the overriding landscape character features.

There are already two existing dwellings located on the property which are unobtrusive and do not detract from the natural character values of the landscape. Any future development upon lot 2 will be implemented following design guidelines which will ensure a minimum amount of bush clearance and earthworks and that any building is of an appropriate height and colour so that it blends into the landscape. This in addition to the 13.5ha of bush proposed to be protected within land



covenants will protect landscape and natural character values so that the potential adverse effects are no more than minor.

Chapter 13 – Subdivision

Following are the relevant landscape objectives found in Chapter 13 Subdivision

Objective 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.

Objective 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.

Following are the relevant landscape policies found in Chapter 13 Subdivision

Policy 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; and*
- (g) existing land uses.*

Policy 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.

Policy 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, and the natural and physical resources of the site caused by silt runoff, traffic, excavation and filling and removal of vegetation.

Policy 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.



Policy 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;

(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;

Comment

The proposed subdivision will result in the property being divided into three separate titles. The coastal lifestyle living land use will not result in the landscape patterns or character of the site changing much from what already exists. Dwellings are already located on proposed lots 1 and 3. The subdivision proposal will eventually see one more dwelling sensitively designed, scaled and located on proposed lot 2.

The implementation of the proposed building and landscape design guidelines and restrictions on bush clearance will ensure that any future development on lot 2 and also any additional development on lots 1 and 3 will have a low level of effect upon natural character, landscape and visual amenity values.

The utility services will be laid underground to avoid any visual disturbance. The access to the building site on proposed lot 2 will be via the existing driveway that services proposed Lot 1. There will be no long-term adverse effects upon the landscape and visual amenity values associated with this.

The subdivision proposal includes the permanent protection of approximately 13.5ha of indigenous bush on the property. This is over 65% of the total area of the property. The protection of this area of indigenous vegetation will perpetually protect the landscape, visual amenity, ecological and natural character values of this area of the coastal landscape.

12.4.6.1.2 Fire Risk To Residential Units

(a) Residential units shall be located at least 20m away from the drip line of any trees in a naturally occurring or deliberately planted area of scrub or shrubland, woodlot or forest;

(b) Any trees in a deliberately planted woodlot or forest shall be planted at least 20m away from any urban environment zone, Russell Township or Coastal Residential Zone boundary, excluding the replanting of plantation forests existing at July 2003.



Future built structures will be located closer than the recommended 20m setback from the drip line of the surrounding regenerating Manuka bush. This is due to the retention of as much of the existing bush canopy as possible to retain the landscape and natural character values of the site.

To minimise the potential fire risk it is proposed that a 10m wider fire buffer zone is cleared around the building footprints. A 10m width of bush area beyond that will have the understory planted out with native fire retardant species that are of low flammability.

3.2 The New Zealand Coastal Policy Statement

As the application site is located within the Coastal Environment the following objective and policies are of relevance.

Objective 1

To safeguard the integrity, form, functioning and resilience of the coastal environment and sustain its ecosystems, including marine and intertidal areas, estuaries, dunes and land by:

- maintaining or enhancing natural biological and physical processes in the coastal environment and recognising their dynamic, complex and interdependent nature;*
- protecting representative or significant natural ecosystems and sites of biological importance and maintaining the diversity of New Zealand's indigenous coastal flora and fauna, and*

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 development 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:

- (a) avoid adverse effects of activities on natural character in areas of the coastal environment with outstanding natural character; and*
- (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;*

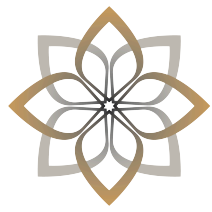
(2) Recognise that natural character is not the same as natural features and landscapes or amenity values and may include matters such as:

- (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:

- (a) avoid adverse effects of activities on outstanding natural features and outstanding natural landscapes in the coastal environment;*



Comment:

The one additional future dwelling site on lot 2 that will eventuate from this subdivision proposal is set back from the coastal edge and will not be located within the Outstanding Landscape. A future dwelling placed on lot 2 will not be viewed on a ridgeline or the skyline when viewed from the coastal marine area and the Te Tii settlement.

The proposed land covenant will protect the bush areas X, Y and Z that cover just over 65% of the total property area. These areas will be protected from development and vegetation removal. The protection of 13.5ha of bush on the property will have a significant positive effects on the natural character and amenity values of the coastal environment.

The application site has not been recorded within the District Plan or the Regional Policy Statement as being identified as having any outstanding landscape features or outstanding natural features on the site.

The zone of outstanding landscape that covers the coastal edge of the property will not be adversely affected by this proposal, and will be protected by the bush protection covenant.

The degree of visual and landscape change as a result of the development will be minimal as the landscape has a high capacity to visually absorb the development. Overall the development will result in an acceptable change to the site, and this change will not have any adverse effects upon the natural character of this site or surrounding coastal environment. The development is considered to be in accord with the relevant landscape objectives and policies of the NZCPS.

3.3 Regional Policy Statement for Northland (RPS)

In 2012, the Northland Regional Mapping Project ("Mapping Project") was undertaken by the Northland Mapping Group (on behalf of the NRC). The purpose of the Mapping Project was to determine the delineation of the Coastal Environment, and the natural heritage areas within the region comprising Outstanding Natural Landscapes ("ONL").

Outstanding Natural Features ("ONF") and areas of High or Outstanding Natural Character. These are now included within the Regional Policy Statement (operative 2016) for Northland, thereby meeting the requirements under the New Zealand Coastal Policy Statement 2010 in ("NZCPS") in the Resource Management Act 1991.

Within the RPS the site is located within the Coastal Environment and all of the property except a small area around the existing dwelling on Lot 3 is identified as having High Natural Character. There are 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 the integrity of;

- (a) The natural character of the coastal environment, and the natural character of freshwater bodies and their margins;*
- (b) The qualities and characteristics that make up outstanding natural features and outstanding natural landscapes;*

Policy 4.6.1 Managing effects on natural character, features/landscape and heritage.

(1) In the coastal environment:

- a) Avoid adverse effects of subdivision use, and development on the characteristics and qualities which make up the outstanding values of areas of outstanding natural character, outstanding natural features and outstanding natural landscapes.*
- 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*
 - (ii) In areas of high natural character, minimising to the extent practicable indigenous vegetation clearance and modification (including earthworks / disturbance, structures, discharges and extraction of water) to natural wetlands, the beds of lakes, rivers and the coastal marine area 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:

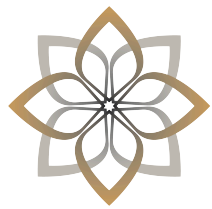
The integrity of the natural character of the coastal environment within which the application site is located will not be adversely affected by the proposed subdivision.

The future development of a new dwelling and associated activities on lot 2 is possible whilst not adversely affecting the characteristics and qualities that make up the values of the outstanding landscape that is located along the coastal edge of the property.

This is primarily due to the location of any development outside of the OL, and the design guidelines that will ensure any future development is sensitive to the landscape elements of the site and natural character values of the wider landscape.

The protection of 13.5ha of indigenous bush on the property will also have long-term positive effects upon the natural character of this part of the coastal environment.

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



4. CONCLUSION

The visual assessment report prepared by Paul Quinlan for the then proposed 3 lot subdivision has provided an adequate assessment of the potential visual effects of that 2001 proposal. The potentially affected viewing audience and level of potential effects were correctly identified.

The Quinlan assessment provided a number of strategies to minimise any potential adverse visual effects of the vegetation clearance to accommodate a dwelling site on proposed lot 2. It also recommended building design controls to minimise the presence of built form. These are considered all sufficient and adequate.

The Quinlan assessment concluded that the application site has a high capacity to visually absorb the proposed development. This is providing the suggested development controls were implemented. I concur with this assessment.

The 2001 subdivision proposal differs slightly from the present proposal. The most significant difference is the extent of the proposed land covenants. The current proposal is for 13.5ha of the site to be protected by a bush protection covenant. This area equates to just over 65% of the total area of the application site. This is a substantial area of land that will be indefinitely protected. Much of the area covered by the Outstanding Landscape designation will be included within the covenanted area.

One of the key factors that the Quinlan assessment noted would assist with the visual absorption of the subdivision proposal and future development on the site was the avoidance of the fragmentation of the bush cover on the hillslopes. The retention of the existing bush cover and its protection by a land covenant will ensure that any future development upon the site will be adequately absorbed into the landscape so that it is unobtrusive and will generate no more than minor adverse visual amenity and natural character effects. This will enable the current landscape patterns to prevail, and the protection of the natural character values of the site and coastal environment.

I have prepared a number of building design guidelines to manage the future development of buildings and infrastructure on site and vegetation clearance that can be applied as consent conditions.

As the Quinlan assessment did not address any relevant statutory documents of the time I have prepared an assessment of the proposal against the Far North District Plan, New Zealand Coastal Policy Statement and the Regional Policy Statement for Northland.

My assessment concludes that the development is sensitive to the coastal environment it is located within and is consistent with the relevant assessment criteria, objectives and policies found within the FNDP and NZCPS and RPS.

Yours sincerely



HAWTHORN

Landscape Architects

Christine Hawthorn
BLA (Hons.)
Hawthorn Landscape Architects Ltd.

Appendices:

- Appendix 1 – Location Map
- Appendix 2 – Survey Scheme Plan
- Appendix 3 – On Site Photographs
- Appendix 4 – Off Site Viewpoint
- Appendix 5 – 2001 Survey Scheme Plan

CHRIS WILSON

SUBDIVISION

PURERUA ROAD

KERIKERI

REPORT ON SUITABILITY OF SITE FOR SUBDIVISION

1 INTRODUCTION

It is proposed to subdivide lot 3, DP18932 in to three lots. Lot 3 of 7.2 hectares which contains the existing buildings, and lot 2 of 4.8 hectares is bare land and Lot 1 also contains an existing building. This report assesses the suitability of the site for subdivision with regard to land stability stormwater disposal, access and on-site effluent disposal.

2 DESCRIPTION OF THE SITE

LOT 1

This lot borders onto Purerua Road and TeTii road.

The other boundaries are bounded by the proposed right of way and the shoreline of Te Puna inlet. The upper region (western end -adjacent to Purerua road) are astride the shallow hump of the main ridgeline of the region. The middle and eastern portion of this lot is comprised of steep gullies and steeply shouldered secondary ridges.

The entire lot is covered in thick native regenerative bush species, a track, leading to the small bach at the south eastern portion of the property, exists within the proposed road easements. The bach in area Lot 1 is located close to the beach on Te Puna Inlet

LOT 2

Lot 2 is clad in thick manuka and has gradients of 12-15 degrees in the upper western portion. The southern end of this lot is very steep (up to 35-40 degrees.) This lot also comprises of deep incised gullies and steep shouldered secondary ridges.

LOT 3

A predominant portion of lot 3 has been cleared and is in pasture. A fully self contained dwelling currently exists on lot 3. The remainder of lot 3 is covered in native regenerating bush, a large portion of lot 3 boundary is common to Purerua road boundary

3 ACCESS

LOT 1

Access is provided to lot 1 via the existing track. The gradients of this track is suitable and some work needs to be undertaken to make this an all weather accessway. The entrance is common with Lot 2, with acceptable visibility along Purerua Road.

Lot 2

Access can easily be provided to this lot by forming a driveway off the proposed r.o.w. at the intersection of lot 2 and lot 3 at the western end. The entrance is common with Lot 1.

LOT3

A suitable access already exists to this existing dwelling on this lot.

4 STABILITY

LOT 1

The existing bach is located on a reasonably stable portion of the foreshore. This may be subject to some erosion if the land form is cleared of ground cover. The existing floor level of the bach appears to be well above the M.H.W.M, and any flood prone areas. The toe areas of the slopes adjacent to the bach are stable areas and will remain stable provided no toe cutting is undertaken and concentration of stormwater are not allowed to flow into this region. There are also several stable house sites on the eastern portion of this lot (adjacent to Purerua road)

Lot 2

The north-western portion of this lot exhibits good stable landform and is conducive to good house sites. The ground cover needs to be maintained following the construction of access and building site. (The Rangiora silty clay can be erodable if subject to subsequent wetting and drying cycles).

Lot 3

The existing house is founded on a stable portion of this landform. No stability problems are anticipated here.

5 STORMWATER

LOT 1

The stormwater run off in the catchment area of lot 1 is drained via the deep incised gullies which provide ready release for all stormwater concentrations. The heavy ground cover provides protection against erosion. There is an extensive arrangement of flowpaths through this lot. Care should be taken that excess water is not left to infiltrate into areas which have not been subjected to stormwater concentration before- i.e., stormwater should be left to follow the existing natural flowpaths. Care needs to be taken at the construction stage, to ensure silt is retained on site.

LOT 2

This lot also has an extensive system of natural flowpaths which are well covered by native vegetation. Excess stormwater from spouting and water tanks should be channelled to these natural flowpaths. Ground cover on and around the flowpaths should not be disturbed. Care needs to be taken at the construction stage, to ensure silt is retained on site.

LOT 3

The existing dwelling and ancillary building have suitable stormwater disposal systems and the site is devoid of any particular stormwater related problems.

6 EFFLUENT DISPOSAL

LOT 1

The bach on the beachfront on Te Puna Inlet has an existing effluent disposal system which comprises the following (Refer to site plan S1)

greywater discharge into bamboo bushes next to the beach
wastewater from the flush toilet is processed by a septic tank. It is not known whether there is any secondary treatment facility on site, i.e. (Soakpit or soakage trenches) If there is a secondary treatment facility.

then it would be located in the lower flat areas, within 20m of the MHWM.

The ground water table in the lower regions would be elevated and the minimum clearance of 2.0m to effluent water would not be achieved..

It is recommended that all the wastewater be re-routed into the existing septic tank. A 1000 litre pump sump should be installed adjacent to the existing septic tank. A suitable submersible pump (e.g. JX100 or Grundfos AP) should be used to pump effluent to the higher regions of lot 1. 120m length of RAMM irrigation line should be used to irrigate the vegetation north west of the existing batch.

The pump chamber should be fitted with a suitable alarm system in the event of mechanical failure. There is sufficient scope on the balance area of Lot 1, for the safe disposal of effluent (away from the water course) using either long wide shallow trenches or evapo-systems.

LOT 2

The soil suites on this site (Rangiora clays) are classified as a category 5 earth according to TP58. Either long wide shallow trenches or evapo-transpiration systems would be most suitable for disposing off effluent waters on this site. It is recommended that a more detailed assessment and design of the on-site waste water disposal system be undertaken prior to the issue of any building consents. Stormwater runoff should be diverted away from any trenches or evapo-transpiration beds.

LOT 3

The existing effluent disposal systems is satisfactory and there is no possibility of leachate migrating to neighbouring lots

7 CONCLUSIONS

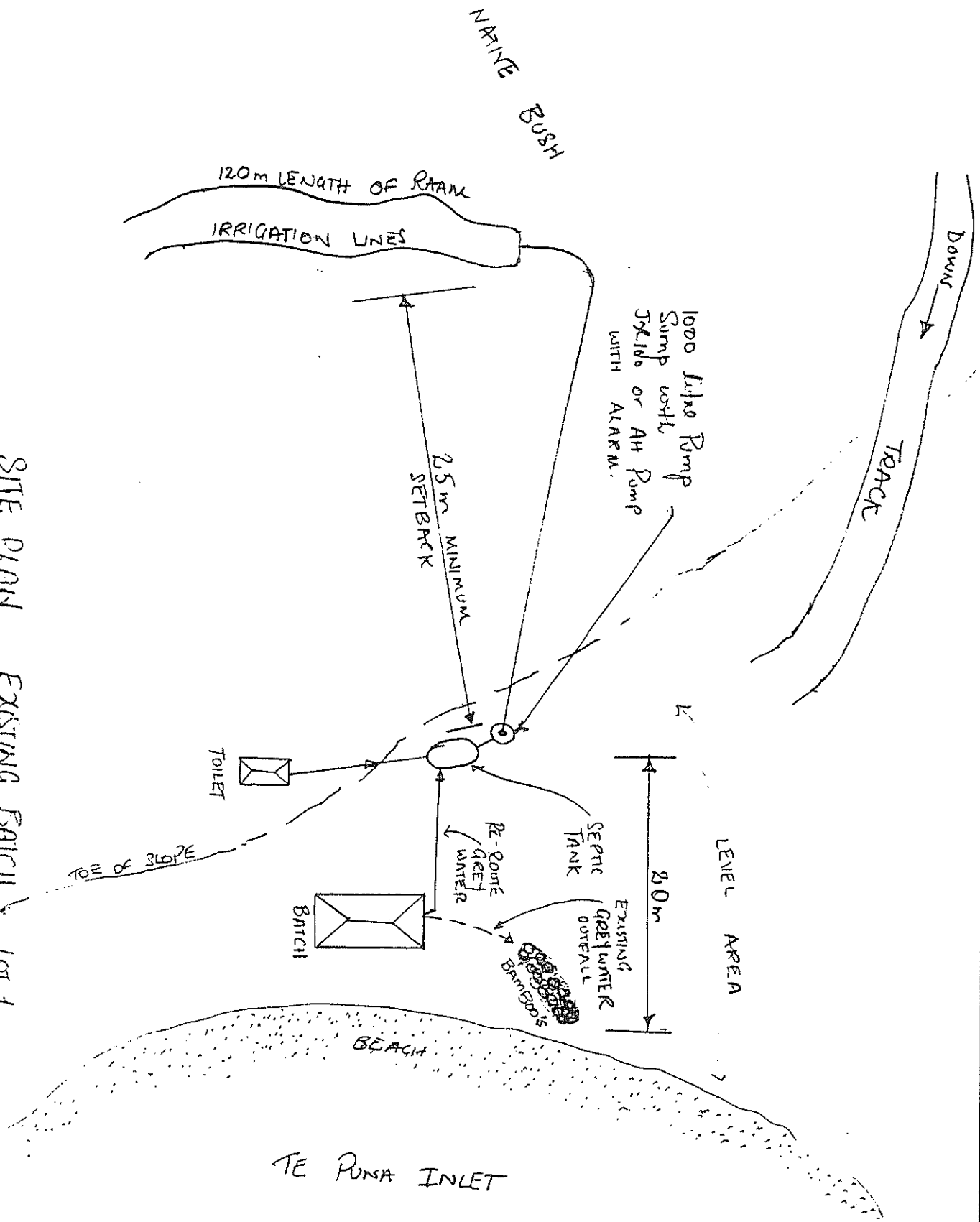
- The site is suitable for subdivision as proposed.
- The two proposed additional lots 1 and 2 have suitable and stable building sites
- The stormwater discharges from the development of these new lots can be discharged in a sustainable manner, with measures to retain silt during construction stages.
- Satisfactory access can be provided to both the additional lots without the need for excessive earthworks (i.e. less than 100 cubic metres of soil removal to form access to Lot 2.)
- Onsite effluent disposal can be achieved for both additional lots. The effluent water from the existing system on proposed lot 1 (bach) should be pumped uphill to irrigate the bush as described in section 6 of this report.
- It is recommended that the effluent disposal systems and the foundations for any new dwellings be designed by a registered engineer prior to the issue of building consent, for additional Lots 1 and 2.
- Lot 3 has an existing dwelling with access and effluent disposal system.

Yours faithfully



Pradeep Kumar
BE hons, NZCE, MIPENZ
Registered Engineer.

SITE PLAN EXISTING BAICHI LOT 1



TE TII SHRUBLAND

Survey no. P04/092
Survey date 10 April 1995
Grid reference P04 025 720
Area 170.4 ha
Altitude sea level to 80 m

Ecological unit

- (a) Manuka shrubland on coastal hillslope
- (b) Kanuka shrubland on coastal cliffs

Landform/geology

Low coastal cliffs and hills of Waipapa Group greywacke.

Vegetation

West of Te Tii, is Type (a), manuka shrubland to 6 metres with occasional pohutukawa, karaka, towai, taraire, rewarewa, mamaku, mahoe and tobacco weed.

On the eastern side there is also manuka in the gullies and along the coastal fringe, including pohutukawa, cabbage tree, kowhai, ponga, kumerahou and *Pittosporum*. The vegetation here is generally of a lower height and more modified - gorse, tobacco weed and pine occur.

South of Te Tii on the eastern side of the inlet, the cliffs have a dense cover of Type (b), kanuka shrubland. Pohutukawa, puriri, kohekohe and karaka all occur occasionally. A small area at 037 720 is protected by a QEII covenant.

The vegetation grades into raupo wetlands, saltmarsh and estuary (see P04/093).

Fauna

NI brown kiwi (Category A threatened species).

Significance

Representative example of coastal shrublands which form a sequence with fresh and saltwater wetlands.

Kiwi habitat.

The area includes 15 ha protected under Queen Elizabeth II National Trust covenant.

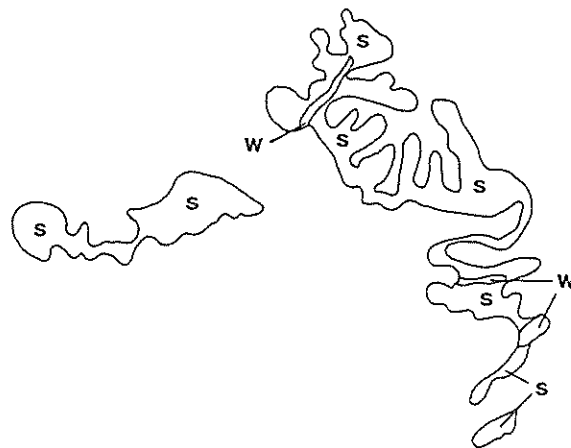
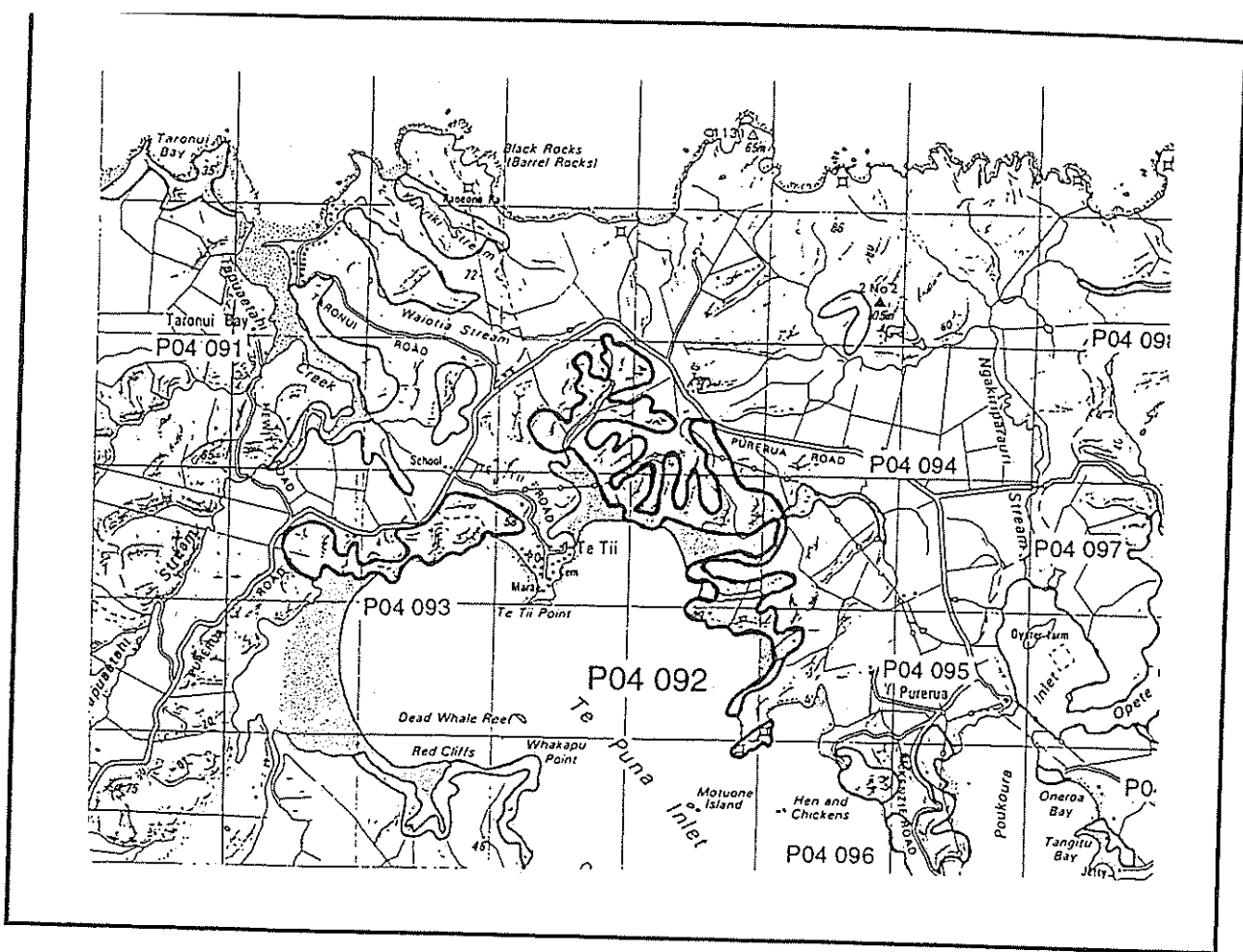


FIGURE 24. TE TII SHRUBLAND, P04/092.
 EACH GRID IS 1000 M × 1000 M AND EQUALS 100 HA.
 w = WETLAND; s = SHRUBLAND.

Proposed area for bush covenant

TE TII MANGONUI A3
12.8361
ML 13779

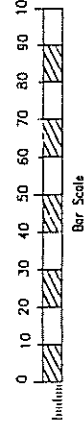
Note: Block is almost entirely covered with Bush & Scrub

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AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

This plan and accompanying report(s) have been prepared for the purpose of obtaining a Resource Consent only and for no other purpose. Use of this plan and/or information on it for any other purpose is at the user's risk.

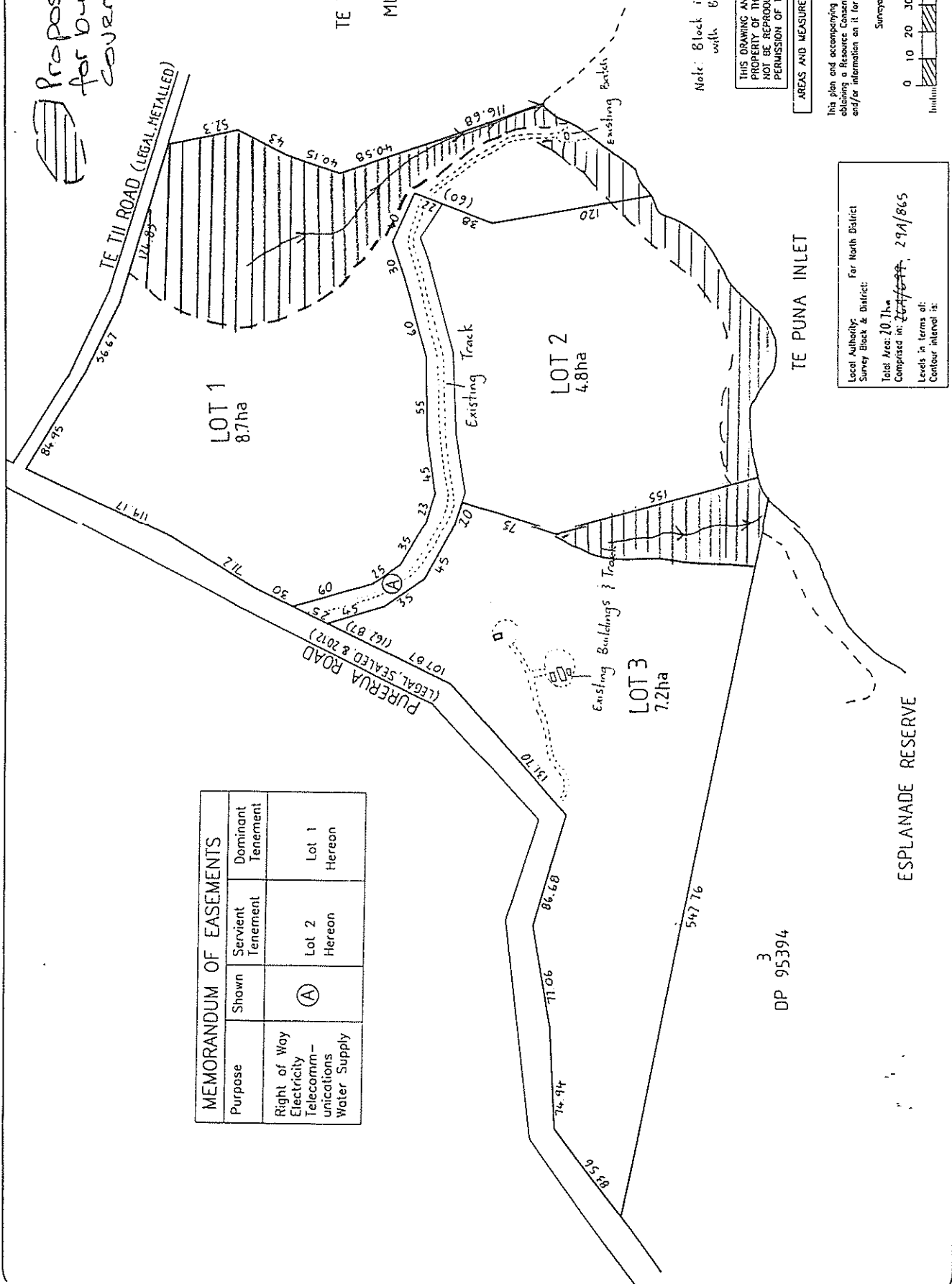
Surveyor: David J. King Date: 17/1/00



Survey Name	Date	Original	Sheet Size
TE TII MANGONUI A3	17/1/00	SCALE	A2
Drawn		1:2000	
Approved			
Rev			

Local Authority: For North District
Survey Block & District:
Total Area: 20.7ha
Comprised in: 207/000, 29A/865
Levels in terms of:
Contour Interval: 1m

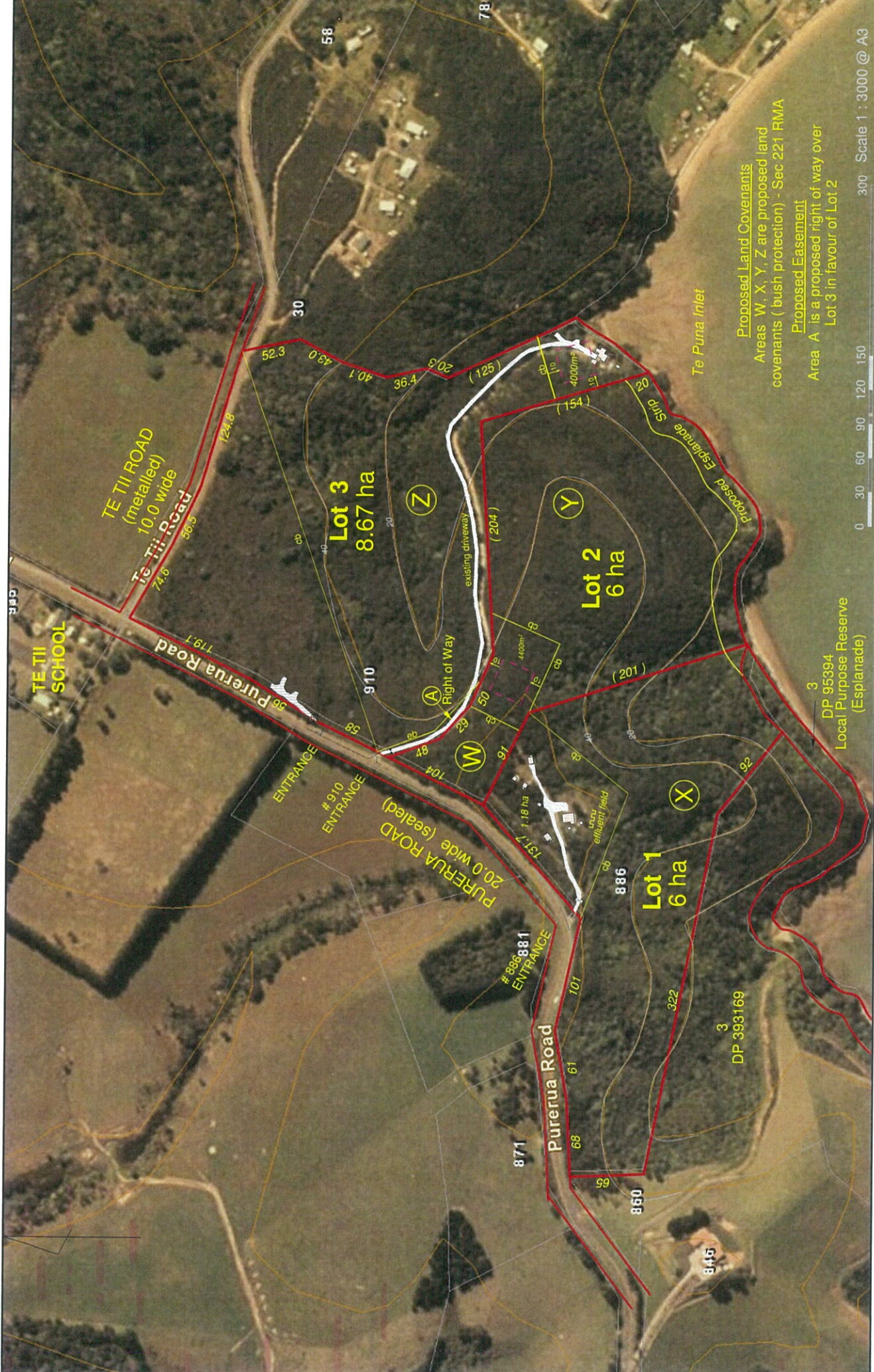
MEMORANDUM OF EASEMENTS			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way Electricity Telecommunications Water Supply	(A)	Lot 2 Hereon	Lot 1 Hereon



PROPOSED SUBDIVISION OF LOT 3 DP 18932

THOMSON AND KING LIMITED
Registered Land Surveyors, Planners &
Resource and Development Consultants
Corner of Cashmere Rd
Auckland, New Zealand
PH: (09) 4028374
FAX: (09) 4028376
Email: tk@tkltd.co.nz
PO Box 372, Manukau





DONALDSONS
REGISTERED LAND SURVEYORS

**LOTS 1 - 3 BEING A PROPOSED
SUBDIVISION OF LOT 4 DP.393169**

APPLICANT - J J SANDERS
TITLE - 379120
AREA - 20.6700 ha
ZONED - GENERAL COASTAL
file - 7458 scheme3.mjo

7458

Cadastral / engineering surveyors, development planners, resource consent managers - ANZ bank building, 90 Kerikeri Road, Kerikeri, Northland, New Zealand - www.donaldsons.net.nz - email: info@donaldsons.net.nz - phone: 09 4079182



Surveyed	Checked	Date
Designed		
Drawn	RJD	24/10/19
Approved		

Proposed Land Covenants
Areas W, X, Y, Z are proposed land covenants (bush protection) - Sec 221 RMA

Proposed Easement
Area A is a proposed right of way over Lot 3 in favour of Lot 2

DP 95394
Local Purpose Reserve
(Esplanade)

DP 393169

TE TII SCHOOL

TE TII ROAD
(metalled)
10.0 wide

Pureua Road

Lot 3
8.67 ha

Lot 2
6 ha

Lot 1
6 ha

Pureua Road

PUREUA ROAD
20.0 wide (sealed)

Te Puna Inlet

X

W

Z

Y

#886
ENTRANCE

#910
ENTRANCE

Right of Way

existing gateway

1.18 ha
LUNZI
effluent field

Proposed Esplanade

Strip 02

Strip 01

Strip 03

Strip 04

Strip 05

Strip 06

Strip 07

Strip 08

Strip 09

Strip 10

Strip 11

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DONALDSONS

REGISTERED LAND SURVEYORS

8507

2 October 2024

Senior Engineer

Far North District Council
Private Bag 752
KAIKOHE

ASSESSMENT OF ROAD FRONTAGE AND VEHICLE CROSSINGS

Lots 1 & 2 being a proposed subdivision of Lot 1 DP 556589

INTRODUCTION

The applicant, J. & A Sanders, are preparing to subdivide and require an assessment of their legal road frontages and associated entrances that would service two proposed allotments.

SITE DESCRIPTION

The site can be accessed via two well-maintained legal roads: Purerua Road and Te Tii Road.

Te Tii Road features a metalled surface that is in generally good condition, with clear side drains that effectively manage water runoff, ensuring unobstructed travel during wet weather.

Purerua Road is sealed and also in good condition.

Lot 1

Access to the site would be provided via Te Tii Road, with a new metalled entrance located approximately 150 meters east of its intersection with Purerua Road.

Along the southern roadside boundary, extensive vegetation is present, but primarily clear of the carriageway avoiding obstructing the view for commuting traffic. Further east, some overhanging limbs exist; these are well elevated not to impede vehicle movements.

On the northern roadside boundary, vegetation is regenerating, growing beneath the overhead power lines. This growth is generally manageable and contributes positively to the road's aesthetic value while also helping to suppress dust.

Overall, the vegetation growth along both sides of the road is acceptable, enhancing the visual amenity of the area.

There is a road sign located near the proposed entrance but this does not obscure sight visibility.

Tables drains are well formed and maintained and are graded at approximately -1%. Posted speed limit for the site is 100kph direction east, and during school hours reduces to 40km/hr to the west. Observed vehicle speed was about 50kph due to proximity to the intersection and this being a metalled road.



Te Tii Road is metalled 6.5m wide and in good condition with a road reserve width over 20.12m. The legal boundary has been surveyed and encroach closer than 6m from the road formation centreline, however there is ample area on the northern side of the road for future widening if required, and it would not be practical to widen the carriageway to farther south due to the bush.

East of Lot 1 proposed entrance



West of Lot 1 proposed entrance



Lot 2

The main access to Lot 2 is via Purerua Road with a recently upgraded double width concrete entrance that services the existing dwelling on Lot 2 and adjoining vacant site Lot 2 DP 556589. The entrance is in good condition and upholds council engineering standards as recently approved during RC 2200535.

Existing double width concrete entrance to Lot 2



This assessment focuses on a secondary entrance proposed for Lot 2 that is required to gain access to a cleared area of land currently used by extended family for holiday camping. This entrance is partly formed to a substandard condition and located approximately 60m north of the existing double width concrete entrance. Hereon referred to as the “proposed entrance” to Lot 2.

Along the eastern side of the proposed entrance sight visibility is restricted by vegetation growing close to the road formation and the height of the roadside bank. Vegetation clearance and lower of the bank would address this restriction to improve sight visibility and uphold council engineering standards.

An overhead powerline passes above the proposed entrance with adequate clearance between ground level, and there are no power poles obscuring visibility.

Purerua Road is sealed, 7-7.5m wide and in good condition with a road reserve width of 20.12m. The legal boundary has been surveyed and proves to encroach close to 6m from the edge of the road centreline, near the intersection with Te Tii Road. Accordingly an area of land would vest as Road, shown proposed Lot 3.

Purerua Road serves the Purerua peninsula as a collector road. This is predominantly a rural farming area, but contains a couple of small coastal settlements, namely Te Tii & Tapuetahi, and tourist destination Marsden Cross.

Lot 2 proposed entrance showing the sight visibility restrictions



Visibility south of Lot 2 proposed entrance



Lot 2 entrance viewed from opposite side of Purerua Road



EXISTING ROAD CONDITION (NZS 4404:2010)

3.2 General

3.2.1

Objectives

The objective is to provide roads that are safe for all road users and designed to the context of their environment. Roads shall be capable of carrying all utility services underground, provide for the management of stormwater, and contribute to quality urban design.

3.2.3 Road Purpose

Roads serve a number of purposes that enhance quality of life in neighbourhoods, towns and cities; improve opportunities for business in commercial areas; and meet a range of local, regional and national goals for access, mobility, and land use.

Both subject roads prove to be in good condition adequate for their current traffic volumes. The road purpose is defined as a rural “collector” with low traffic volumes that meet current user expectations.

The edge of both road formations has been asbuilt by survey and are contained within the legal road reserve, but in the worst case does fall within 1.2m between edge of metal and legal boundary.

The road cambers are approximately -4% suitable for stormwater displacement, and the alignment vertical curves are suitable for movement of heavy ridged vehicles.

There are no significant stormwater catchments to require larger drain profiles. The existing side drains comply with: Swales (NZS 4404:2010).

Overland flow paths will not be altered, so the stormwater will be directed into the same area that it is currently.

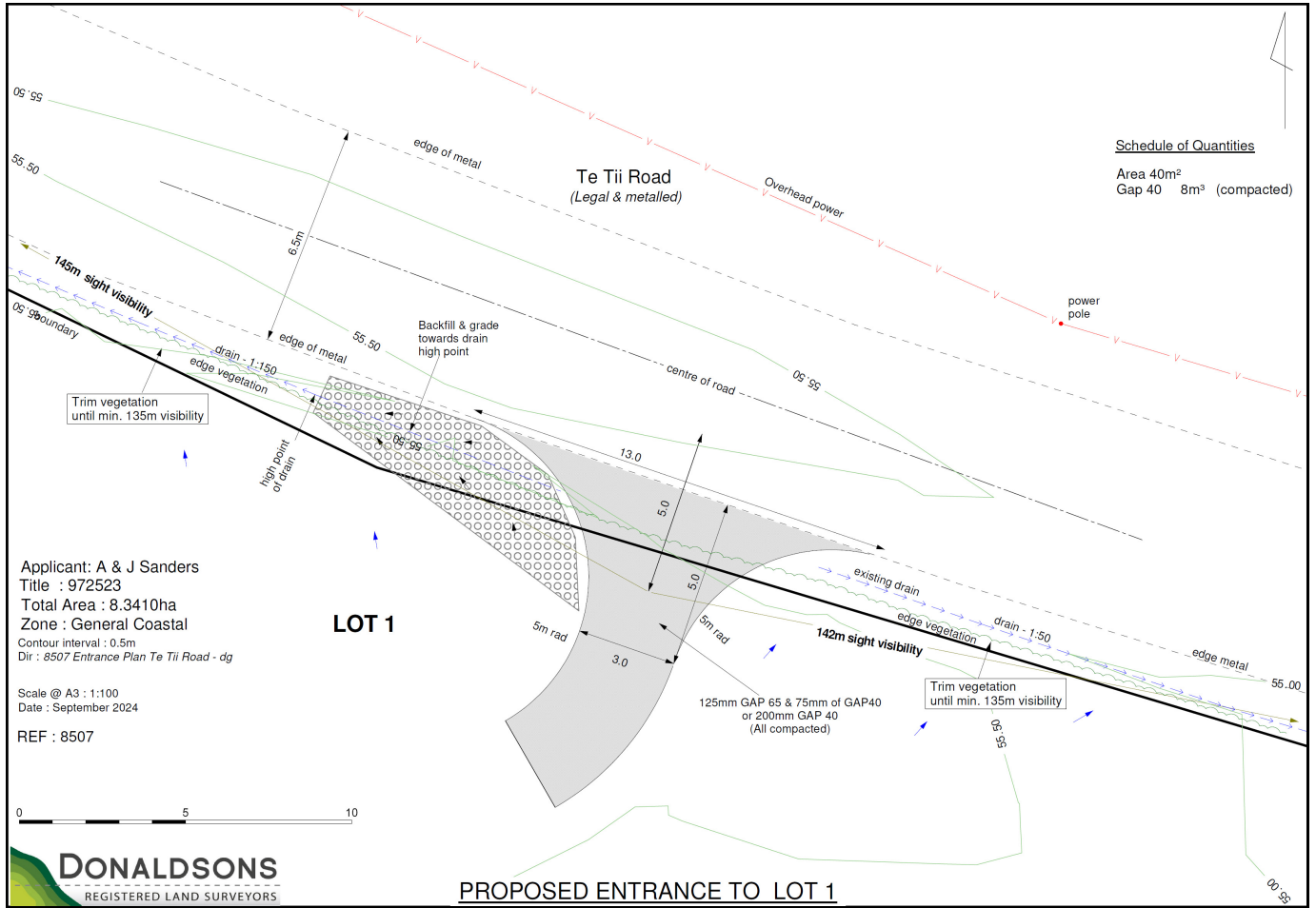
Sight visibility from Lot 1 Entrance is approximately 145m to the west and 142m to the east.

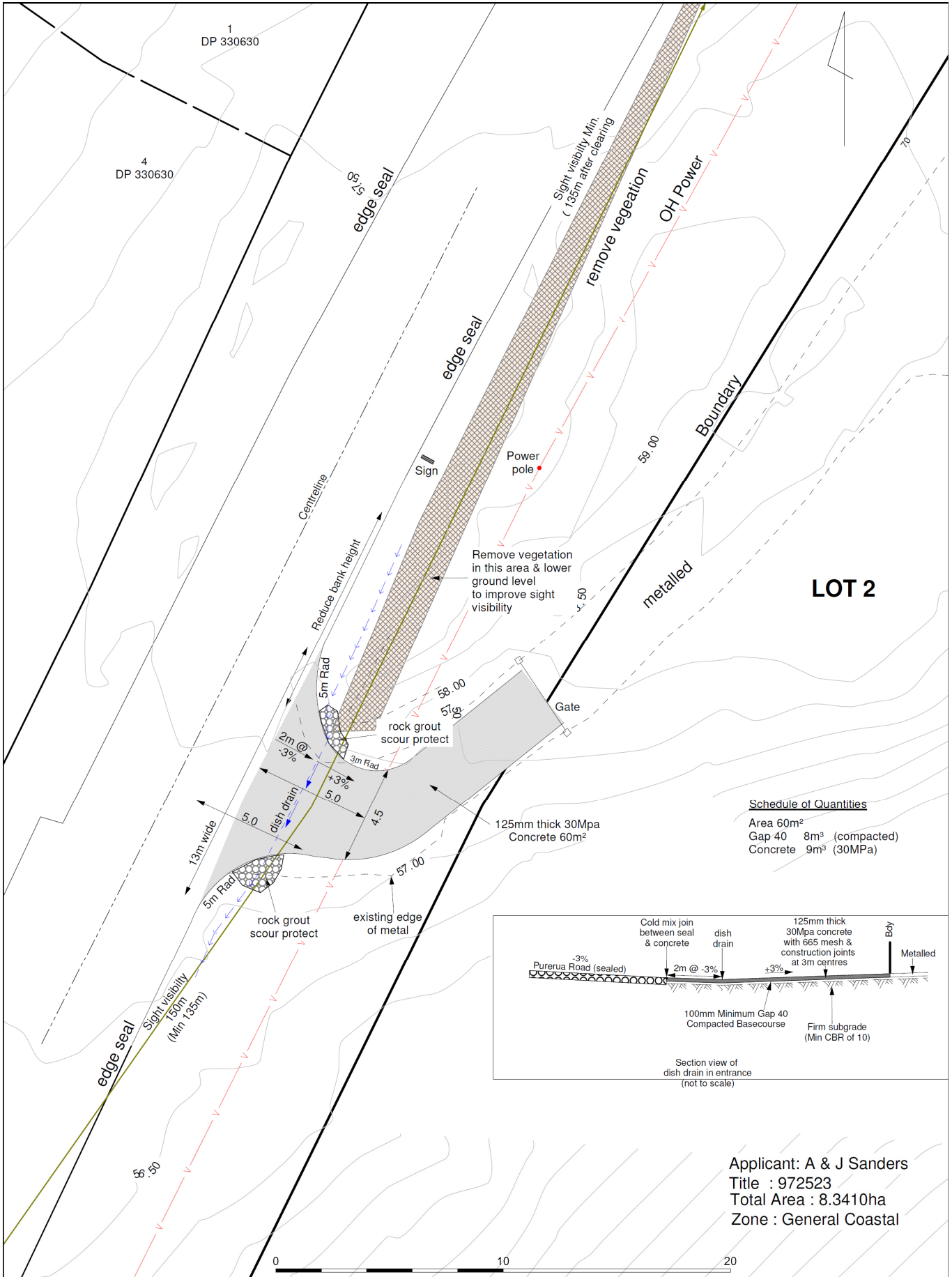
It will be necessary to trim the vegetation in both directions to achieve 135m of sight visibility to comply with posted speed limits of 80kph

Sight visibility from Lot 2 Entrance can achieve 135m to the north subject to modifications, and 150m to the south without any change.

To the north it will be necessary to trim the vegetation and reduce the bank height.

The following plans describe roadside conditions, carriageway width, and the proposed entrance design.





DISTRICT PLAN

TRANSPORTATION

15.1 TRAFFIC, PARKING AND ACCESS

15.1.6A.2 PERMITTED ACTIVITIES

15.1.6A.2.1 TRAFFIC INTENSITY

This rule only applies when establishing a new activity or changing an activity on a site.

The Traffic Intensity Factor for a site in this zone is 60 daily one way movements. The Traffic Intensity Factor shall be determined by reference to Appendix 3A in Part 4.

This rule only applies when establishing a new activity on a site. It does not apply to existing activities, however, the Traffic Intensity Factor for the existing uses (apart from those exempted below) on site need to be taken into account when assessing new activities in order to address cumulative effects.

Exemptions: The first residential unit on a site, farming, forestry and construction traffic (associated with the establishment of an activity) are exempt from this rule.

Access to the dwelling on Lot 2 is via the shared double width entrance. There are only two legal users of the entrance, and both relate to their first residential unit, therefore being exempt.

15.1.6B PARKING

15.1.6B.1 PERMITTED ACTIVITIES

15.1.6B.1.1 ON-SITE CAR PARKING SPACES

Where:

(i) an activity establishes; or

(ii) the nature of an activity changes; or

(ii) buildings are altered to increase the number of persons provided for on the site;

A rural lot intended for a single residential unit (dwelling) requires 2 parks, and this is readily possible on both lots with adequate tracking curves and manoeuvring areas.

15.1.6B.1.2 - 15.1.6B.1.4 (*being access onto Williams Road, Kerikeri Road & Accessible car parks*)

Not applicable.

15.1.6B.1.5 CAR PARKING SPACE STANDARDS

All lots are able to create onsite carparks and achieve safe manoeuvring compliant with dimension standards of Appendix 3D.

15.1.6B.1.6 LOADING SPACES

Not applicable.

15.1.6C ACCESS

15.1.6C.1 PERMITTED ACTIVITIES

15.1.6C.1.1 Private accessways in all zones

(a) The construction of private accessway, in addition to the specifics also covered within this rule, is to be undertaken in accordance with Appendix 3B-1 in Part 4 of this Plan.

Appendix 3B-1

Standards for private access

The ingress strip over Lot 2 DP 556589 is formed with a 3.0m wide metalled formation along easement Right of Way 'A'. The subdivision does not change or increase the traffic movements over this existing use situation and therefore presents no concern.

The legal width exceeds the standard 7.5m, being 15m wide.

There are no grades over 1:4, and stormwater controls exist discharging to the vegetated gully.

Appendix 3B-2

Standards for Roads to vest.

The applicant propose vesting a small portion of land for legal road shown Lot 3. This improves the turning ability onto Purerua Road if required in the future.

Appendix 3C

Parking spaces requirements.

As described all lots comply.

Appendix 3D

Manoeuvring and parking space dimensions

(90° regular user = width 2.5m (total depth one row 11.6m)

No concern.

Appendix 3E

Tracking curves are compliant.

15.1.6C.1.1

(a)

The access complies with Appendix 3B1.

(b)

Applicable only to urban & commercial zones.

(c)

A private accessway may serve a maximum of 8 household equivalents.

The shared access (easement 'A') provides for 2 household equivalents.

(d) *Where a subdivision serves 9 or more sites, access shall be by public road.*

No concern.

(e) *Access shall not be permitted:*

(i) onto a State Highway or a Limited Access Road;

Not applicable.

(ii) onto an arterial or collector road within 90m of its intersection with an arterial road or a collector road;

Not applicable.

(iii) onto an arterial or collector road within 30m of its intersection with a local road;

The proposed entrances are located farther than 90m from the intersection.

(iv) onto a local road within 30m of its intersection with an arterial or collector road;

The proposed entrances are located farther than 90m from the intersection.

(v) onto Kerikeri Road (both sides of the road along the portion between Maraenui Drive and Cannon Drive). This rule does not apply to sites with lawfully established access points (as at 6 September 2001) onto Kerikeri Road.

Not applicable.

(vi) onto Kerikeri Inlet Road from Lot 1 DP 404507 or Lot 1 DP 181291 (and any sites created as result of a subdivision of these lots), except from a single vehicle crossing or intersection at least 30m from the adjoining boundary with Lot 2 DP 103531 and with at least 115m visibility in each direction.

Not applicable.

15.1.6C.1.2 *Private Accessways in urban zones*

Not applicable.

(b)

Commercial zones

Not applicable.

(c) All private accessways in all urban zones which serve two or more activities are to be sealed or concreted

Not applicable.

15.1.6C.1.3 Passing bays on private accessways in all zones

There is no new shared access to require consideration for passing bays.

15.1.6C.1.4 ACCESS OVER FOOTPATHS

Not applicable.

15.1.6C.1.5 VEHICLE CROSSING STANDARDS IN RURAL AND COASTAL ZONES

(a) Private access off roads in the rural and coastal zones the vehicle crossing is to be constructed in accordance with Council's "Engineering Standards and Guidelines" (June 2004 – Revised 2009).

The existing double width concrete entrance serving Lot 2 complies with council engineering standards.

The proposed entrance into Lots 1 & 2 would comply with council engineering standards.

15.1.6C.1.6 Vehicle Crossing Standards in Urban zones

Not applicable.

15.1.6C.1.7 General Access Standards

(a) Provision shall be made such that there is no need for vehicles to reverse off a site except where there are less than 4 parking spaces gaining access from a local road.

The lots are able to safely manoeuvre vehicles onsite without having to reverse onto legal road.

(b) All bends and corners on the private accessway are to be constructed to allow for the passage of a Heavy Rigid Vehicle.

The entrance and access formations allow for heavy ridged vehicles.

(c) Any access where legal width exceeds formation requirements shall have surplus areas (where legal width is wider than the formation) grassed.

Berms are grassed.

(d) Runoff from impermeable surfaces shall, wherever practicable, be directed to grass swales and/or shall be managed in such a way as will reduce the volume and rate of stormwater runoff and contaminant loads.

Stormwater from the impermeable surface can be controlled in open drains and directed to the vegetated gully, which supports the removal of nonpoint source contaminants by way of natural soakage during a storm's inception.

15.1.6C.1.8 Frontage to existing roads

(a) Where any proposed subdivision has frontage to a road or roads that do not meet the legal road width standards specified by the Council in its "Engineering Standards and Guidelines" (June 2004 – Revised 2009), road widening shall be vested in the name of the Council.

The road frontage has been addresses with recommendations.

(b) Where any proposed subdivision has frontage to a road or roads that are not constructed to the standards specified by the Council in its "Engineering Standards and Guidelines" (June 2004 – Revised 2009), then the applicant shall complete the required improvements.

No concern.

(c) Where a site has more than one road frontage or frontage to a service lane or right-of-way (ROW) in addition to a road frontage, access to the site shall be in a place that:

(i) facilitates passing traffic, entering and exiting traffic, pedestrian traffic and the intended use of the site;

No concern.

(ii) is from the road or service lane or ROW that carries the lesser volume of traffic.

No concern.

(d) Where any proposed subdivision has frontage to a road on which the carriageway encroaches, or is close to the subject lot or lots, the encroachment or land shall vest in Council such that either the minimum berm width between the kerb or road edge and the boundary is 2m or the boundary is at least 6m from the centreline of the road whichever is the greater.

Road vesting is proposed where relevant. No concern.

15.1.6C.1.9 New Roads

No new road formations are proposed, and the legal road vesting does not present any concerns.

15.1.6C.1.10 Service lanes, cycle and pedestrian accessways

Not applicable.

15.1.6C.1.11 Road designations

Not applicable.

The proposal is considered to uphold all the transportation standards.

SUMMARY / RECOMMENDATIONS

LOT 1

The proposed entrance onto Te Tii Road can be constructed to meet council engineering standards, as per the attached design.

The entrance may be constructed using either 125mm GAP 65 & 75mm of GAP 40 or alternatively 200mm GAP 40.

Vegetation in both directions will need to be trimmed/removed to improve sight visibility.

The legal road boundary is closer than the standard, however there is ample width on the other side of the road for any future widening, coordinated with relocating power poles.

LOT 2

The proposed entrance onto Purerua Road requires upgrading as per the attached design plan.

The entrance will be upgraded to a concrete standard with a swale profile allowing minor stormwater to flow across the entrance without affecting vehicle movements along Purerua Road. Scour protection is required on either end of the swale to reduce potential undermining from stormwater flows.

The vegetation will need to be trimmed / removed and the bank lowered to achieve sight visibility.

Prepared by:

James Mckay

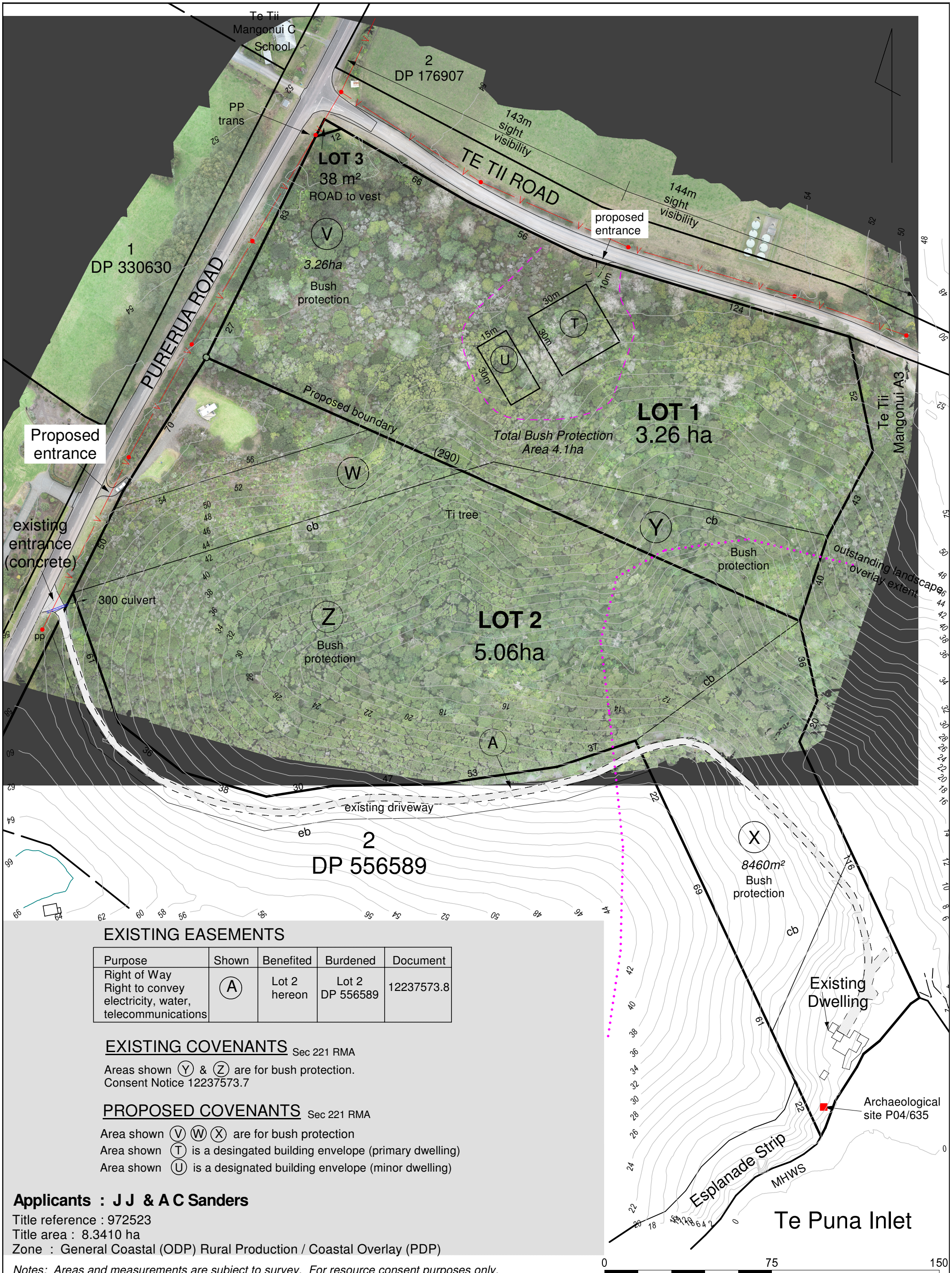
Reviewed by:

Micah Donaldson

DONALDSONS

Land / Engineering Surveyors and Development Planners





EXISTING EASEMENTS

Purpose	Shown	Benefited	Burdened	Document
Right of Way Right to convey electricity, water, telecommunications	(A)	Lot 2 hereon	Lot 2 DP 556589	12237573.8

EXISTING COVENANTS Sec 221 RMA

Areas shown (Y) & (Z) are for bush protection.
Consent Notice 12237573.7

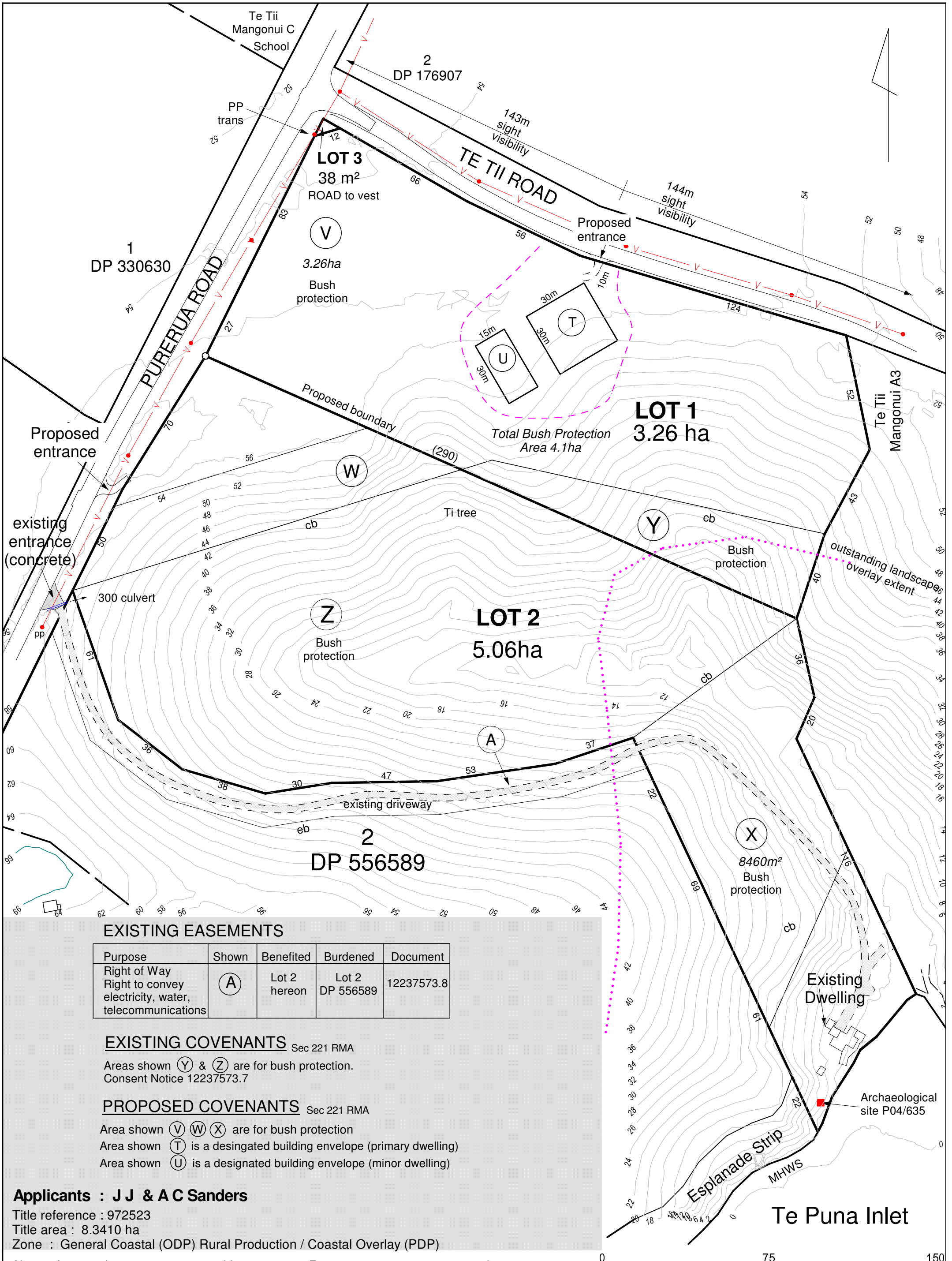
PROPOSED COVENANTS Sec 221 RMA

- Area shown (V) (W) (X) are for bush protection
- Area shown (T) is a designated building envelope (primary dwelling)
- Area shown (U) is a designated building envelope (minor dwelling)

Applicants : JJ & AC Sanders

Title reference : 972523
Title area : 8.3410 ha
Zone : General Coastal (ODP) Rural Production / Coastal Overlay (PDP)

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



Applicants : JJ & AC Sanders

Title reference : 972523
 Title area : 8.3410 ha
 Zone : General Coastal (ODP) Rural Production / Coastal Overlay (PDP)

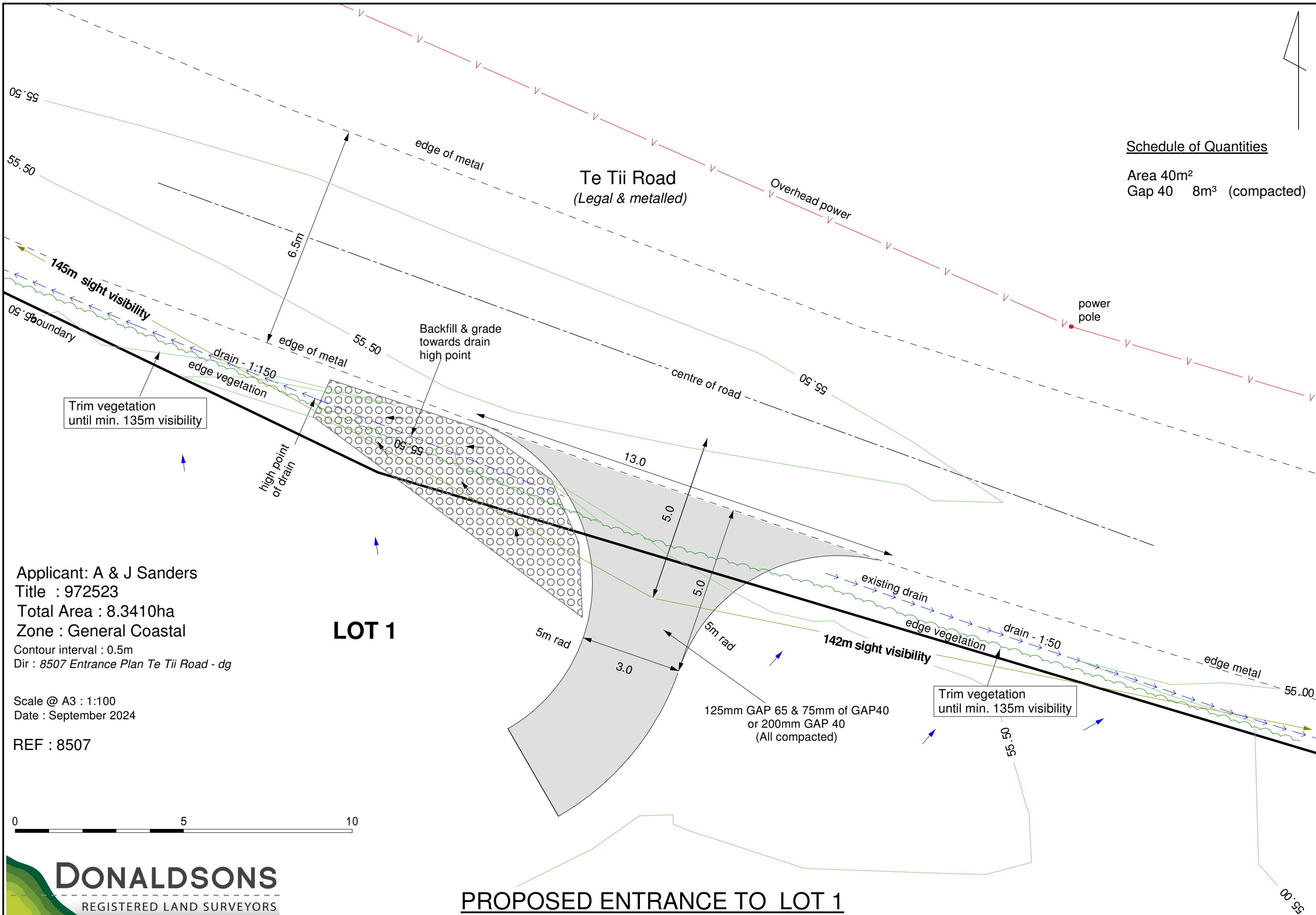
Notes: Areas and measurements are subject to survey. For resource consent purposes only.



**LOTS 1 - 3 BEING A PROPOSED
 SUBDIVISION OF LOT 1 DP 556589**

Contour interval : 2m
 Scale @ A3 : 1:1500 @ A3
 Date : September 2024

Ref 8507



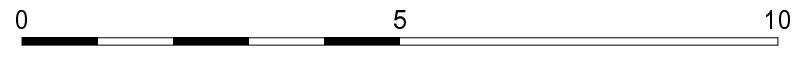
Schedule of Quantities

Area	40m ²
Gap 40	8m ³ (compacted)

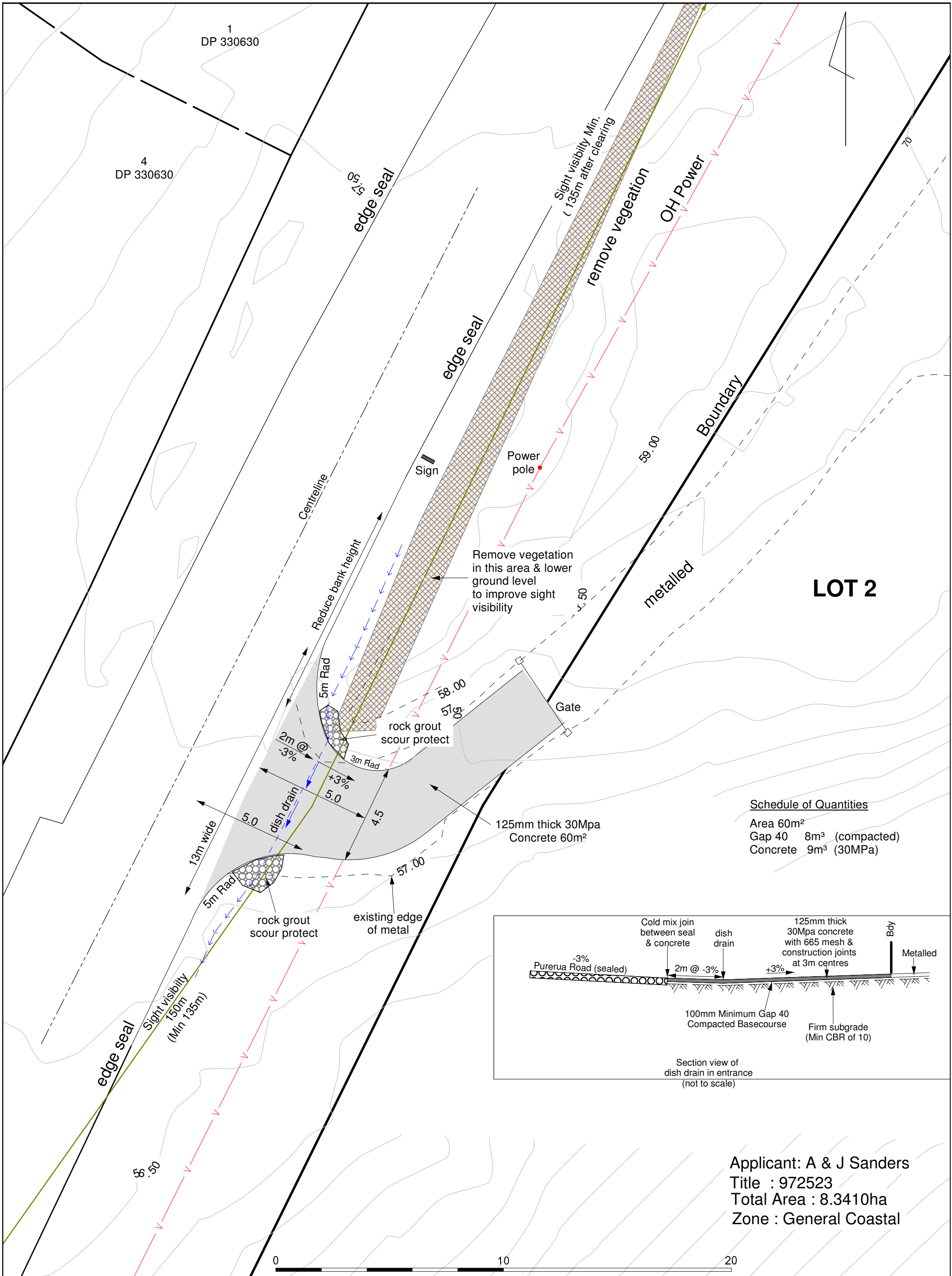
Applicant: A & J Sanders
 Title : 972523
 Total Area : 8.3410ha
 Zone : General Coastal
 Contour interval : 0.5m
 Dir : 8507 Entrance Plan Te Tii Road - dg

Scale @ A3 : 1:100
 Date : September 2024

REF : 8507

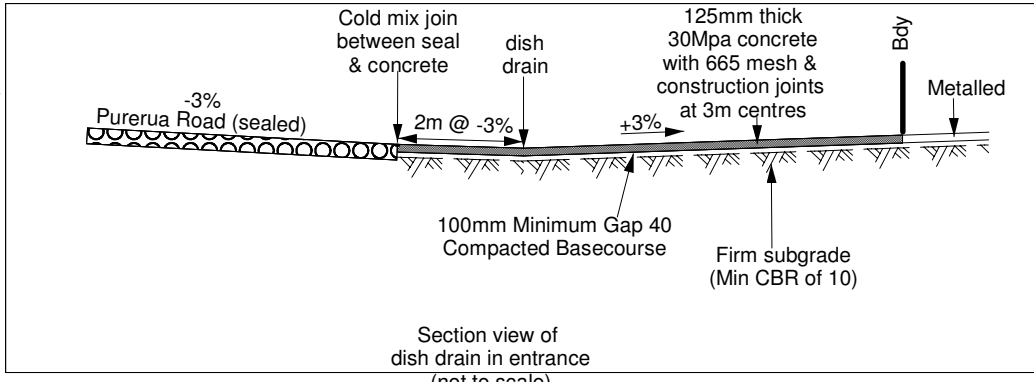


PROPOSED ENTRANCE TO LOT 1



Schedule of Quantities

Area	60m ²
Gap 40	8m ³ (compacted)
Concrete	9m ³ (30MPa)



Applicant: A & J Sanders
 Title : 972523
 Total Area : 8.3410ha
 Zone : General Coastal