Te Kaunihera o Te Hiku o te Ika
Far North District Council

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 Schedule 4). Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — both available on the Council's web page.

1. Pre-Lodgement Meeting

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

2. Type of Consent being applied for

(more than one circle can be ticked):

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

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

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

✔ **Yes** ◯ **No**

4. Consultation

Have you consulted with Iwi/Hapū? ◯ **Yes** ✔ **No**

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant Details

Name/s: Chris Robertson

Email:

Phone number: [redacted] Home

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

Postcode

6. Address for Correspondence

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

Name/s: Donaldsons Surveyors

Email: [redacted]

Phone number: Home

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

Postcode [redacted]

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

7. Details of Property Owner/s and Occupier/s

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

Name/s: Chris Robertson

Property Address/ Location: [redacted]

Postcode

8. Application Site Details

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

Name/s: Chris Robertson

Site Address/ Location: [redacted]

Postcode

Legal Description: **Val Number:**

Certificate of title:

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

Site visit requirements:

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

Is there a dog on the property? ◯ **Yes** ✔ **No**

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

9. Description of the Proposal:

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

Proposed land use in the General Coastal zone and amendment to existing Consent Notice.

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

10. Would you like to request Public Notification?

◯ **Yes** ✔ **No**

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

(more than one circle can be ticked):

- ◯ **Building Consent** Enter BC ref # here (if known)
- ◯ **Regional Council Consent (ref # if known)** Ref # here (if known)
- ◯ **National Environmental Standard consent** Consent here (if known)
- ◯ **Other (please specify)** Specify 'other' here

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

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

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

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

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

13. Assessment of Environmental Effects:

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

Your AEE is attached to this application ✔ **Yes**

13. Draft Conditions:

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

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

14. Billing Details:

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

Name/s: (please write in full) Donaldsons Surveyors Ltd

Email: [redacted]

Phone number:

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

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

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

Name: (please write in full) Micah Donaldson

Signature: [redacted]
(signature of bill payer

MANDATORY

15. Important Information:

Note to applicant
You must include all information required by this form. The information must be specified in sufficient detail to satisfy the purpose for which it is required.
You may apply for 2 or more resource consents that are needed for the same activity on the same form.
You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

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

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

15. Important information continued...

Declaration

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

Name: (please write in full) Micah Donaldson

Signature: [redacted]

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

Checklist (please tick if information is provided)

- [x] Payment (cheques payable to Far North District Council)
- [x] A current Certificate of Title (Search Copy not more than 6 months old)
- [ ] Details of your consultation with Iwi and hapū
- [x] Copies of any listed encumbrances, easements and/or consent notices relevant to the application
- [x] Applicant / Agent / Property Owner / Bill Payer details provided
- [x] Location of property and description of proposal
- [x] Assessment of Environmental Effects
- [ ] Written Approvals / correspondence from consulted parties
- [x] 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
- [x] 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.

Donaldson's Surveyors Limited

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DONALDSONS
REGISTERED LAND SURVEYORS

PLANNING REPORT

APPLICATION TO CHANGE EXISTING CONSENT NOTICE AND LAND USE ACTIVITIES

C. ROBERTSON, REDCLIFFS ROAD, KERIKERI

Date: 15 September 2025 Reference: 8616

CONTENTS

INTRODUCTION

C. Robertson is the owner of Lot 2 DP 415226 (Record of Title 458496), a 17.4176 ha property at the junction of Te Kowhai Point Road and Redcliffs Road, Kerikeri.

A designated building envelope ('Z') was previously authorised under Consent Notice CONO 11344885.1 and a dwelling has now been constructed within that area.

This application seeks to amend existing consent notice 11344885.1 pursuant to Section 221(3)(a) RMA, adding an additional building envelope ('U') on Lot 2 DP 415226. The new envelope is identified on the Scheme Plan (referenced 8616 and dated August 2025).

Land use consents are also being sought to authorize the earthworks necessary for the construction of the access and building platform and to have two residential units on the one title. While visual amenity effects have been considered, consent is not being sought for that, under the assumption that a dwelling will be situated within the proposed Envelope U, and land use consent would be required at that time accompanying a building consent application.

The property is located in the General Coastal Zone of the Far North District Plan.
The proposal is considered to be a non-complying activity. Overall, the effects are considered sustainably managed, consistent with the zone objectives and policies, and therefore less than minor.

SITE DESCRIPTION

The property is located on Te Kowhai Point Road and Redcliffs Road, Kerikeri. The land sits 20–75 m above sea level and has Hukerenui silt loam soils, which are imperfectly drained and can be dry in summer.
The site is a north-facing slope that falls about 20° from the road to a flatter bench where the house platform will be built, closer to the gully dam features. The land is a mix of pasture, olive plantings, gully revegetation and pond watercourse. Parts of the site were previously planted in pine and now defines an active revegetation programme.
The wider area is rural in character with lifestyle properties and dwellings along Redcliffs Road and Te Kowhai Point Road. Many houses are surrounded by planting, including both exotic and native species. Redcliffs Road is unsealed, adding to the rural feel of the area.

The properties legal reference:

Appellation: Lot 2 DP-415226
Comprised in RT-458496
Registered Owners: C & N Robertson
Total Area: 17.4176ha

In outline of the covenants existing on the property:
Area ‘W, X & Y’ - are bush protection, revegetation and vegetation management.
Area ‘Z’ - is the designated building area. Note there are two covenant ‘Z’ areas, the one created by CONO 9958258.1 was later relocated to where the existing residence is positioned, as created by CONO 11344885.1.

The following additional requirements are registered by way of consent notice pursuant to Section 221 RMA: (CONO 9958258.1) Note some are subject to variation in accordance with CONO 11344885.1.

CONO 9958258.1

- *Habitat Protection: On all lots 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.*
- *Planting and Maintenance programme: The lot owner shall be responsible for implementing the weed and pest management in accordance with the weed and pest management strategy as required by 3(b) and (c) of RC 2090085.*
- *Revegetation and vegetation management: The owner of Lot 2 shall not clear or otherwise deliberately damage any area of vegetation within the bush protection areas labelled 'W' 'X' & 'Y'.*
- *Any plants that subsequently die or are removed or damaged, are to be replaced as soon as possible at least within the next planting season (May to September inclusive).*
- *Each dwelling shall have a roof water collection system with 45,000lt storage tanks. The water tanks shall be positioned so that they are accessible (safely) for fire fighting purposes and be coupled together and have one tank fitted with an outlet compatible with rural fire service equipment or be fitted with a sprinkler system approved by Council.*

- *Prior to seeking resource consent for any building on the allotment the owner shall have prepared, by a suitably qualified person, individual building and landscape plans for the allotment.*
- *Wastewater disposal shall comply with the recommendations of the on-site wastewater management report prepared by Haigh/Workman dated 10/07/2008.*
- *All buildings and structures shall be located within the identified building envelope shown as covenant area "Z".*

CONO 11344885.1

- *Prior to seeking resource consent for any building on the allotment the owner shall have prepared, by a suitably qualified person, a landscape plan to mitigate the visual impact of the building. Provided that this requirement shall not apply to the development approval under RC 2170077 as long as the area shown as covenant area "O" on the plan prepared by Donaldsons dated August 2013 and referenced 6865, is maintained in olive trees or other screening vegetation approved by the Far North District Council.*
- *Wastewater disposal shall comply with the recommendations of the onsite wastewater management report prepared by Vision Consulting Engineers dated 21/08/2016.*
- *All buildings and structures shall be located within the identified building envelope shown as covenant area 'Z' on the attached plan prepared by Donaldsons dated August 2016 and referenced 6865.*

The existing designated building envelope 'Z' is located at the southern extent of the property, where the residence has successfully integrated into the landscape without generating adverse effects. This provides a valuable as-built example of positive outcomes associated with a residential unit.

The proposed building envelope is positioned approximately 300 metres to the northwest, within a lower contour adjacent to the man-made lake. This setting provides a similarly recessive and visually contained environment, while offering reduced amenity effects when compared with the

original consented building envelope ‘Z’ on the upper ridge. It also represents a significantly lower visual and environmental impact than the historic permitted baseline (see rule 10.6.5.1.1 VISUAL AMENITY ODP), which previously allowed multiple rural buildings to be constructed as of right.

APPLICATION OVERVIEW

The aim of this application is to extend the property’s development rights by creating an additional designated building envelope ('U'), in addition to the existing authorised envelope ('Z'). This requires modifying the existing consent notice and replicating similar design guidelines to the existing schedule (CONO 11344885.1), thereby allowing buildings to be lawfully constructed within either envelope ‘Z’ or envelope ‘U’.

This assessment would adopt many of the recommendations that transpired from the professional reports that were submitted with the underlying subdivision application, including; wastewater, geotechnical, and landscape reports. Furthermore the assessment will draw comparisons with the originally approved house site ‘Z’ that formed an integral part of the subdivision approval (the subject site Lot 2 DP 415226).

Land Use assessment covers the following:

10.6.5.1.1 VISUAL AMENITY -although this is being reviewed, Land Use consent is not requested, rather it should defer to the building stage:

Littoralis Landscape Assessment principles would be adopted (≤30% LRV colours, recessive design, low profile, integrated within olive grove).

The effects are well contained within the property boundaries and are far less visually intrusive compared to the potential development of the original approved building envelope ‘Z’ located at the intersection of Redcliff’s Road and Te Kowhai Point Road, being on the most elevated part of the property and directly adjoining public vantage points.

Proposed building envelope ‘U’ is located within an area that has proven unsuitable for productive olive growing, as previous plantings in this location failed to establish and have since died. The poor soil quality further limits the land’s capacity for any production-based use. Importantly, the proposed location sits within a lower contour, adjoining an area subject to revegetation and legal protection, which together provide a secure visual buffer from the wider rural landscape to the north and east. The site is more than 300 metres from any established residence in the vicinity, all of which are well screened, and the site positions at the lower contour hunkered into the hillside screened from the south and west. In addition, mitigation screening will be implemented at the building consent stage to ensure the development is well integrated into the surrounding environment.

10.6.5.1.2 RESIDENTIAL INTENSITY (Land Use consent is requested)

Residential development shall be limited to one unit per 20ha of land. In all cases the land shall be developed in such a way that each unit shall have at least 3,000m² for its exclusive use surrounding the unit plus a minimum of 19.7ha elsewhere on the property.

The proposal breaches this rule with two residential units on the one site.

12.3.6.1.2 EXCAVATION AND/OR FILLING (Land Use consent is requested):

The maximum cut depth exceeds the permitted limit of 1.5m and the total volume exceeds 300m³. It is proposed to carry out **1340m³** of earthworks with maximum cut depth of **2.6 m**. These works are necessary to form an accessway at practicable grades and to establish a level building platform.

With erosion and sediment controls proposed in accordance with GD01 and final stabilisation through replanting and reinstatement, the earthworks will not give rise to adverse off-site effects. Overall, the earthworks are assessed as less than minor in terms of environmental and amenity effects.

Proposed consent notice variation (Consent requested pursuant to Section 221(3)(a) RMA:

Additional Building Envelope:
In addition to building envelope 'Z', buildings and structures may also be located within the identified building envelope 'U', as shown on the attached plan prepared by Donaldsons Surveyors, dated August 2025 and referenced 8616.

Landscape Plan Requirement:
Prior to seeking resource consent for any building within area 'U', the owner shall provide a landscape plan, prepared by a suitably qualified person, that demonstrates mitigation of visual effects consistent with the rural character of the area.

Wastewater Disposal:
A wastewater disposal report shall accompany any building consent application. All recommendations within the approved report must be implemented and complied with.

Building Design Controls:
All buildings are to be single storied, and shall meet exterior cladding colours selected from the BS5252 colour range with a reflectance value of 30% or less, to ensure a recessive and visually sympathetic appearance within the rural landscape.

Geotechnical:
All building applications are to be supported by a Geotechnical Assessment prepared by a CP Engineer (Geotechnical).

The application addresses the potential effects associated with the proposal to allow another building on the property as defined within area 'U'. Based on its unique location on the lower lying contour at the base of a gully, the vegetated surrounds, and the requirement to adopt low impact building design guidelines (*exterior cladding within the BS5252 colour standard and a reflectance value of 30% or less),* and amenity planting, the degree of visual prominence, is deemed to be low.

Earthwork estimates have been calculated based on a 3 m wide access with a side drain leading to a flat building platform with a design RL of 28.0 spanning 30m x 15m. The total excavation calculates at approximately 1340m^3 of cut to waste which would be spread near the building site. A cut batter height at the building site reaches a maximum depth of 2.6m. This would suit either a batter of 1:2 or engineered retaining which would reduce the height to approximately 2m.

The original subdivision consent was granted as a non-complying activity, authorising the creation of one additional lot in the General Coastal Zone. Approval was based on the significant environmental benefits secured through extensive re-vegetation and protection measures across the property. The proposed building envelope does not compromise these outcomes. The access route avoids all protected and re-vegetated areas, ensuring the integrity of those commitments is maintained. To achieve a practicable gradient, the access has been cut into the hillside with a maximum grade of 1:5, avoiding the need for sealing. This design not only ensures functional access but also reduces visual effects by recessing the driveway into the slope below natural ground, providing a degree of screening from wider views.

PROPOSED CONSENT NOTICE VARIATION, LAND USE FOR RESIDENTIAL INTENSITY & EARTHWORKS

OPERATIVE DISTRICT PLAN

The property is located within the **General Coastal zone** under the FN District Plan. The site has no outstanding landscapes.

Existing building envelope 'Z' was established on the site to provide a level of confidence that the preceding building activity was confined to the envelope area, thus avoiding a sporadic layout of structures and to support the lands ongoing olive production. The previous olive production venture was not successful, and the landowners now seek to establish an alternative use of the land, with a focus on residential-based activities.

The proposed building envelope area 'U' locates on the lower contour to the north and is sufficiently isolated from the coast with no coastal outlook, being neatly tucked into the hillside fronting the pond.

The District Plan identifies Chapter 13 as addressing subdivision assessment parameters, Chapter 11 as addressing visual amenity and residential intensity, and Chapter 12 as addressing natural and physical resources (earthworks). Although this is not a subdivision activity, the subdivision parameters outlined below are assessed to provide reassurance that the proposal is consistent with, and not contrary to, the underlying outcomes of the former subdivision decision.

13.10 ASSESSMENT CRITERIA

ALLOTMENT SIZES AND DIMENSIONS

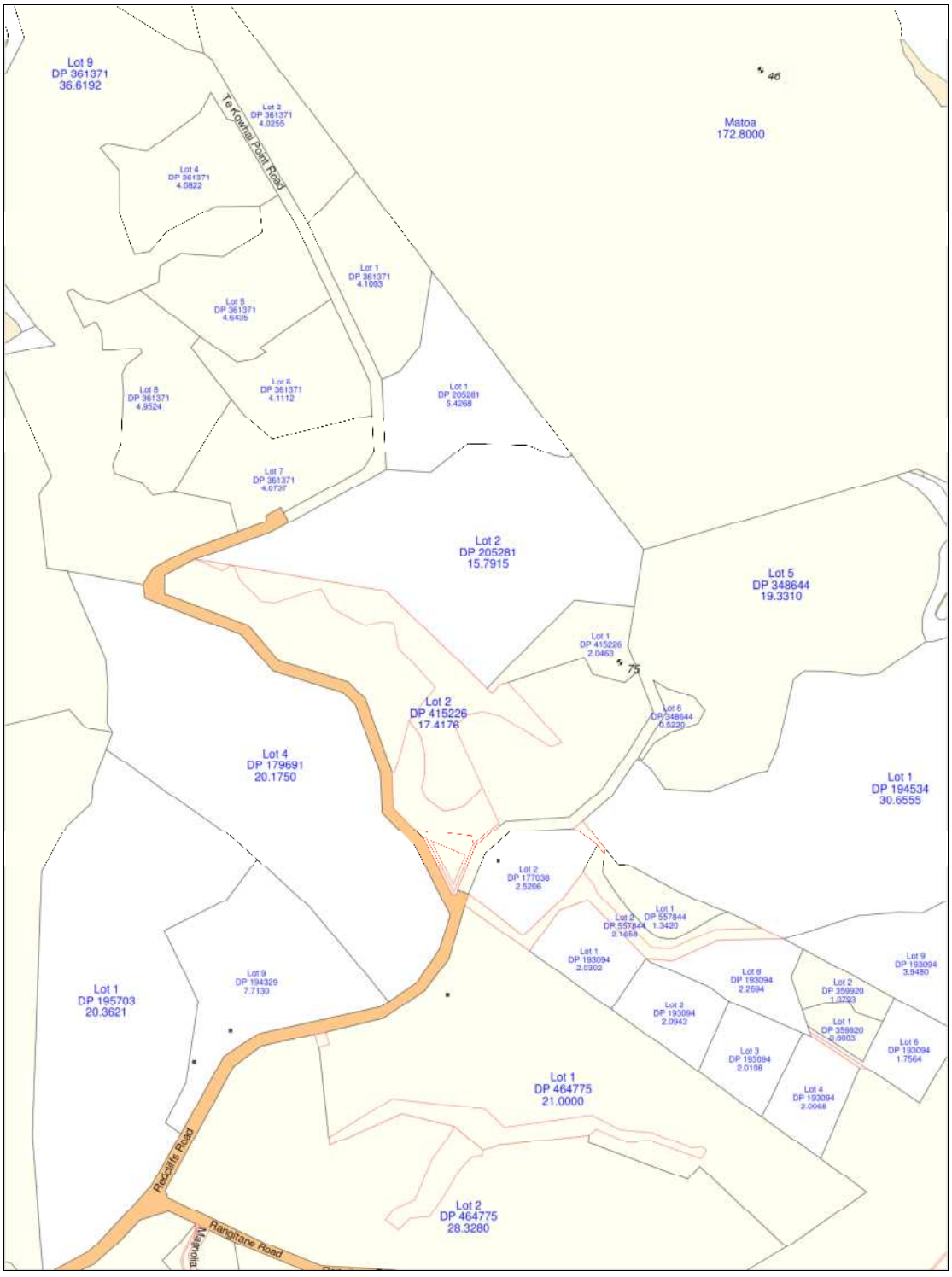
The proposed building envelope 'U' is of sufficient size to accommodate a dwelling and associated parking, while also providing ample area for on-site wastewater disposal and potable water storage tanks, without compromising the land's existing use as a lifestyle property.

The site was originally developed with an olive grove, which at that time required all available land. However, as olive production has proven unviable and the property is constrained by clear limitations for productive rural use, the establishment of a second residential unit would not adversely affect the allotment and instead represents a more practical and efficient use of the land.

Within the General Coastal Zone, which covers the largest extent of the coastal environment and emphasises preservation of natural character, protection from inappropriate development, and restoration of areas affected by past land management, the proposal responds appropriately being well buffered, maintaining preservation efforts, and on land that has no commanding coastal character.

The proposed additional residential unit maintains the existing moderate density lifestyle character seen within the wider landscape. As shown on the map below, the surrounding area contains numerous lifestyle lots in the order of 2 hectares and 4 hectares. These smaller sites represent a more intensive development pattern than typically found in the coastal environment, and makes the application site at 17.4 hectares (Lot 2 DP 415226) appear large, and certainly capable of absorbing the effects of another dwelling without undermining the character of the area.

In this context, the proposal is less intensive than the established subdivision pattern and is fully consistent with the underlying policy intent for the coastal environment described following.



In review of the environmental outcomes expected it is evident that the proposal would certainly uphold each goal:

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.

This supports land use activities that may deviate from typical rural based activities, but serve to support 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.

As described the character of this vicinity regardless of its zone status is a moderate density character, and a location that is well separated from the coastal environment.

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.

All aspects of the application site are well separated from the fundamentally important components of the coastal environment that the zone seeks to protect. Significant coastal environments are typically characterised by their isolated setting, expansive ocean and inlet views, and the absence of built development, all features that are not directly associated with the application site.

In contrast, the site is already modified and does not form part of these highly sensitive landscape elements. Furthermore, the ongoing revegetation programme ensures that the natural and physical resources present on the site are actively managed, protected, and enhanced, reinforcing consistency with the intent of the zone.

NATURAL AND OTHER HAZARDS

The site is not known to be associated with any natural hazards.
The existing consent notice requires a geotechnical engineer to assess all building activity.
The findings of the earlier geotechnical investigation are considered applicable to this proposal, given the comparable ground conditions and similar geotechnical context of the site.

Recommendations in the report referenced 14486, dated 21 September 2016 include:

- All cut batters are to be no steeper than one vertical upon two horizontal
- Cut to fill shall be carried out at in-situ moisture content immediately on excavation and optimum compaction shall be achieved using equipment approved by the Engineer

The property was not considered a HAIL site as described in the Preliminary Site Investigation report attached referenced 12612 dated 20/07/2016:

> *The site history study identified the site as being used for horticultural activities over the past 12 years. On the basis of the information gathered during this investigation, as detailed in the section above, the site is considered unlikely to have had a HAIL-listed activity undertaken on it. This is because no persistent pesticides were reported to have been used at the site as part of the olive grove-related activities and the only agrichemicals used include glyphosate sprays for weed control and agricultural lime and organic fertilisers. Glyphosate is not considered to be a persistent agrichemical as it is characterised by a short half-life in soil.*

Another product used for gorse control is unlikely to have been used within the site area. In summary, the report found the site to be unlikely to have had a HAIL activity undertaken on it and it is not subject to the NES. As such, the change of use and soil disturbance activities should be able to be undertaken at the site without restrictions from the perspective of the NES.

WATER SUPPLY

Water supply will be by way of roof surface catchment and storage in water tanks.
Firefighting supplies are required as per the existing consent notice.
There is ample private irrigation water from the onsite dams.
Overall, there are no water supply concerns.

STORMWATER DISPOSAL

Stormwater will be retained within existing catchment boundaries and conveyed to the defined gully that discharges to the lower pond. Drainage measures will be installed as part of the access construction. Due to the large site area, there is no impermeable surface exceedance.
Roof surface water is to be contained in water tanks with outflow to spreader device before discharging into the gully.
The resultant impermeable surface area does not trigger a significant change to stormwater discharge rate, and is not considered to case any unreasonable change to the hydrological function of the gully and pond systems.
On this basis, adverse stormwater effects are less than minor.

SANITARY SEWAGE DISPOSAL

The effluent disposal assessments completed during the earlier subdivision and land use activities are considered relevant and able to provide sufficient insight to the subject building site and to adopt the same recommendations for secondary wastewater treatment, and specific design at the building consent stage, as governed by the existing consent notice.
Earlier assessments with the two building envelope areas 'Z', (one having been relocated), were in accordance with TP58 guidelines and raised no concerns. Given the comparable geological conditions between this site and the earlier assessed location, the same recommendations are considered appropriate and will be confirmed and finalised at the building consent stage. There is sufficient land away from watercourse.

ENERGY SUPPLY - TELECOMMUNICATIONS

Electricity and telecommunications can be readily laid to the building envelope without concern.

EASEMENTS & COVENANTS

The proposed change does not result in any need for additional easements.

The existing consent notices CONO 11344885.1 & CONO 9958258.1 would remain unchanged and be expanded to condition future building activity within covenant envelope 'U'.

PROVISION OF ACCESS

Access to the proposed building envelope forms part of the land use activities, with earthworks exceeding the permitted standards.

An existing entrance would be upgraded with a new access extending through the site off Te Kowhai Point Road. The access upholds the Transportation Chapter rules, and conditions of consent are to include that construction be in accordance with council engineering standards.

The design access follows perpendicular to the contour as far as practical to minimise disturbance to stormwater overland flow. The alignment grade is designed to be less than a grade of 1:5 (-20%) to avoid the need for hard surfacing.

To achieve this grade, it is necessary to undertake more earthworks than would otherwise be required.
The excavation is outlined on the construction plans and discussed further in the Earthworks component.

The access location does not present any unreasonable effects, being something that could in any event readily occur as part of the olive grove management.

EFFECT OF EARTHWORKS AND UTILITIES
The proposed location is secluded therefore the effects in that regard are considered less than minor to this rural situation.

BUILDING LOCATIONS

The proposed building location is not subject to flooding or any identified land instability risks. Consistent with the other approved building envelope, a geotechnical assessment will be required at the building consent stage, and this requirement is reflected in the proposed consent notice schedule.
The envelope is positioned discreetly within the hillside at the lower contour, avoiding intrusion into the skyline or exposure from public vantage points. It remains visually contained, with mitigation measures identified in the earlier landscape assessment to be implemented at the building consent stage.
On this basis, any potential adverse effects associated with the proposed building envelope are assessed as being less than minor.

Outlining the earlier assessment the following were detailed:

> *Littoralis Landscape Architecture:*
> *Subject to recommendations for the treatment of driveway embankments and the retention of existing olive trees being followed, the proposed relocated building envelope is significantly superior to that currently consented in terms of avoiding and minimising potential landscape and visual effects. As a result, it is my opinion that the visual impact of the proposed future dwelling within this new building envelope would be less than minor.*

Although this does not directly relate to the proposed building site, it illustrates a significant reduction in the level of effects occurred during that building envelopes relocation, and by locating a building envelope within the lower contour with the added benefits of planting is likely less invasive than the originally consent building envelope. Following the same or similar mitigation measures the proposal adopts these guidelines, but rather than reliance on wider olive tree planting, it is instead proposed to complete a landscape plan at the building stage with proposed planting approximately within the area identified on the land Use plan. Olive trees in the wider are certainly o support a level of screening, particularly those growing along the roadside.

PRESERVATION AND ENHANCEMENT OF HERITAGE RESOURCES, VEGETATION, FAUNA AND LANDSCAPE, AND LAND SET ASIDE FOR CONSERVATION PURPOSES

The proposal does not undermine the existing preservation and enhancements. There is no adverse impact on existing vegetation, fauna or the landscape.
The proposal includes additional planting that will serve to enhance vegetation, fauna, and landscape.
The effects in this regard are deemed less than minor.

SOIL
The site has historically been utilised for olive production; however, this activity was not sustainable due to the poor soil quality and limited fertility of the land. The soils are of low productive capacity, restricting their suitability for horticultural or agricultural purposes and limiting the site's ability to support viable crop yields. As such, reliance on traditional forms of primary production is not a practical or sustainable use of the land. In these circumstances, alternative land uses such as rural-residential development provide a more efficient and balanced outcome, enabling the land to be utilised in a manner that aligns with its physical capability while still contributing to the wider rural character. The underlying soils are classified as Category 6, comprising sandy clay and silty clay, which are slow draining and of inherently low fertility. These characteristics significantly restrict their productive capacity and contributed directly to the poor performance of olive production on the site, where trees consistently struggled and, in some cases, failed entirely.

Positioning a building envelope in this context recognises the inherent limitations of the soil resource, and ensures that the land is put to its most appropriate and beneficial use without compromising more productive soils elsewhere in the district, in other words by putting housing here this eases housing demand pressure there.

The proposed building envelope will not adversely affect soils of recognised productive value as the land does not have any Class 1 – 3 soils. Any disturbance will be limited to the construction footprint and access formation, where standard erosion and sediment control measures will be applied. With these measures in place, the landform and soil stability will be maintained without any cause to adverse effects.

ACCESS TO WATERBODIES
Not applicable.

LAND USE INCOMPATIBILITY
There is no land use incompatibility.
This is overall a home based olive orchard not of high productive capacity to be a concern.

There are no clashes of interest.

Effects are less than minor.

PROXIMITY TO AIRPORTS
Not applicable.

NATURAL CHARACTER OF THE COASTAL ENVIRONMENT
As described, the site although in the General Coastal zone, does not present have a coastal outlook. The proposed building envelope has a reduced prominence from that originally approved. The landscape mitigation supports the proposal. There are no issues to warrant further investigation with the effects deemed less than minor.

ENERGY EFFICIENCY AND RENEWABLE ENERGY DEVELOPMENT/USE
The site positions predominantly to the north providing good solar gain opportunities.

Overall, the proposal does not undermine the core components of the former subdivision assessment parameters, proving to be consistent with their framework.

LAND USE ACTIVITIES

10.6.5.2.2 VISUAL AMENITY
Any new building(s) or alteration/additions to an existing building that does not meet the permitted activity standards in Rule 10.6.5.1.1 are a controlled activity where the new building or building alteration/addition is located entirely within a building envelope that has been approved under a resource consent.

10.6.5.4.1 RESIDENTIAL INTENSITY
*Residential development shall be limited to one unit per **6ha** of land. In all cases the land shall be developed in such a way that each unit shall have at least 2,000m² for its exclusive use surrounding the unit, plus a minimum of 5.8ha elsewhere on the property.*

The proposed building envelope is intended to provide for a medium sized dwelling, and is accordingly assessed as a Discretionary Activity.
Currently there is no set building design for the envelope, and this assessment is presented as an indicative situation that would need to be independently assessed under rule 10.6.5.2.2 VISUAL AMENITY at the building consent stage, where a land use consent would be required.

CHAPTER 11 - ASSESSMENT

11.1 RESIDENTIAL INTENSITY
*(a) The character and appearance of building(s) and the extent to which the effects they generate can be avoided, remedied or mitigated, consistent with the principal activity on the site and with other buildings in the surrounding area***.**

At this stage of the application, no specific building design has been proposed. Instead, the establishment of building envelopes ensures that future development will be appropriately located within the landform. The envelopes have been identified to balance land stability, soil capability, and integration into the natural character of the site.
The character and appearance of any future building(s) are governed by the requirements of a consent notice, which will control matters such as:

- Siting of buildings within the approved envelope.
- Building height, scale, and design guidelines to ensure compatibility with the rural-residential character.
- Colour and material selection to blend with the surrounding landscape.
- Landscaping or revegetation to soften the visual impact of new structures.

These controls provide certainty that any adverse visual or amenity effects arising from future buildings can be avoided, remedied, or mitigated. The principal activity of the site will remain rural lifestyle use, consistent with the zoning for parcels that are not of size fit for farming, and the existing development pattern along Redcliffs Road and Te Kowhai Point Road.
With Lot 2 DP 415226 of sufficient size to uphold the Discretionary rule (1 dwelling per 6ha), and that existing mature vegetation will reduce impacts, as well as the ability to impose and enforce building design guidelines through the consent notice, the effects of future buildings on the surrounding area are anticipated to be low, and consistent with the expectations for this modified environment.

(b) The siting of the building(s), decks and outdoor areas relative to adjacent properties and the road frontage, in order to avoid visual domination and loss of privacy and sunlight.

The proposed building envelope is situated more than 300 m from the nearest residence, ensuring that future buildings and associated outdoor living areas will not compromise the privacy or amenity of adjoining properties. The separation distance, combined with the modest sized lot, existing vegetation, buffering gully system, provides a high degree of visual containment and avoids any potential for visual domination.
The envelope is located on a north-facing slope, ensuring that future dwellings will receive optimal sunlight throughout the day. Outdoor areas will remain private, well screened from public view, and consistent with the character of the locality.

(c) The size, location and design of open space and the extent to which trees and garden plantings are utilised for mitigating adverse effects.

The proposed building envelope is located to provide ample opportunity for generous open space around the future dwelling. This ensures that the built form will be well balanced by open areas, consistent with the established character of Redcliffs Road and Te Kowhai Point Road.
Existing vegetation, including mature olive trees and regenerating bush provides immediate visual screening and contributes to a sense of containment. The gully systems expansiveness offers further natural buffers and sense of open space. Additional garden planting will be incorporated at the time of construction to further soften building edges and enhance integration into the landscape.

*(d) The ability of the immediate environment to cope with the effects of increased vehicular and pedestrian traffic***.**

The road network has a low traffic volume not to present any concerns.

*(e) The location and design of vehicular and pedestrian access, on site vehicle manoeuvring and parking areas and the ability of those to mitigate the adverse effects of additional traffic***.**

Access to the proposed building envelope will be provided via a formed driveway connection to Te Kowhai Point Road, designed in accordance with Council's engineering standards. The alignment achieve gradients less than 1:5, avoiding the need for sealing, retaining, and minuses engineered fill. The alignment is unobstructed ensuring safe and practical access for vehicles and pedestrians.
The design incorporates a single crossfall and drainage measures to manage stormwater runoff without erosion.
On-site manoeuvring areas are designed adjacent to the indicative dwelling position, enabling vehicles to park and manoeuvre onsite.
Traffic movements associated with a single dwelling are low and readily absorbed into the existing road network without noticeable cumulative effect. Any adverse effects such as dust, noise, or traffic safety concerns are less than minor.

*(f) Location in respect of the roading hierarchy – the activity should be assessed with regard to an appropriate balance between providing access and the function of the road***.**

The access is ideally located providing good sight visibility and gradients not to be a concern.

*(g) The extent to which hours of operation are appropriate in terms of the surrounding environment***.**

As normal residential based activity this presents no concerns.

(h) Noise generation and the extent to which reduction measures are used.

The surrounding road network comprises metalled surfaces, which already generate a higher level of background noise than that which would arise from the use of a metalled driveway on site. As a result, the contribution of driveway-related noise will be indiscernible.

*(i) Any servicing requirements and/or constraints of the site – whether the site has adequate water supply and provision for disposal of waste products and stormwater***.**

All services can be appropriately contained onsite without concern.

(j) Whether the development is designed in a way that avoids, remedies or mitigates any adverse effects of stormwater discharge from the site into reticulated stormwater systems and/or natural water bodies.

The site has ample area and onsite watercourse that can contain and control stormwater without concern.

(k) The ability to provide adequate opportunity for landscaping and buildings and for all outdoor activities associated with the residential unit(s) permitted on the site.

There is ample opportunity to do so, and this is proposed as part of the mitigation measures.

(l) The degree to which mitigation measures are proposed for loss of open space and vegetation.
The site is unique in that it could never accommodate a large number of dwellings due to natural constraints, including steeper topography and the presence of on-site watercourses. Utilising a single, defined area of land for a dwelling ensures that development is concentrated and controlled, thereby retaining substantial areas of open space across the property.

The use of set building envelopes provides a clear framework for managing the balance between built form and retained open space. This approach results in a superior outcome compared to traditional unmanaged land use that could have occurred under the original parent title, where buildings might have been sited without regard to environmental or landscape considerations.

By directing development to appropriate locations and maintaining extensive areas of open land and vegetation, the proposal represents a more structured and sustainable pattern of land management. This outcome aligns with, and upholds, the principles and purpose of the Resource Management Act 1991 by avoiding, remedying, and mitigating potential adverse effects on the environment while enabling efficient use of land.

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

There are no concerns due to the property absence of versatile soils.

*(n) The extent of visual and aural privacy between residential units on the site and their associated outdoor spaces***.**

The proposed building envelope is situated on a large rural-residential lot with no other dwellings located within 300 m. This generous separation distance ensures a high level of both visual and aural privacy for future residents.
Outdoor living areas associated with the dwelling will be contained within the envelope and naturally screened by existing vegetation and the intervening gully system, further enhancing privacy. The orientation of the building site on a north-facing slope provides solar access while ensuring that outlooks are directed away from neighbouring properties, avoiding any potential for overlooking.
Given the low density of development in this locality, together with the existing landscape buffers, the proposal maintains a high degree of privacy between residential units and their associated outdoor spaces, consistent with rural-residential character and amenity expectations.

*(o) Visual effects of site layout on the natural character of the coastal environment***.**

There is no impact.

(p) The effect on indigenous vegetation and habitats of indigenous fauna.

There is no impact.

(q) The extent to which the activity may cause or exacerbate natural hazards or may be adversely affected by natural hazards, and therefore increase the risk to life, property and the environment.

There is no impact.

(r) Proximity to rural production activities and potential for incompatible and reverse sensitivity effects.

There is none; the building envelope location is adequately isolated and buffered from any wider rural production activity.

(s) – (t) Not applicable.

11.5 VISUAL AMENITY IN THE GENERAL COASTAL, SOUTH KERIKERI INLET AND COASTAL LIVING ZONES

(a) The size, bulk, height and siting of the building or addition relative to skyline, ridges, areas of indigenous vegetation and habitat of indigenous fauna, or outstanding landscapes and natural features.

The proposed building envelope within covenant 'U' is carefully located to accommodate a small to modest-sized dwelling that aims to merge unobtrusively into the landscape.
Building restrictions ensure that the dwelling remains recessive and sympathetic to its setting.

These include:

- Exterior colours selected from the British Standard BS 5252 colour range with a Light Reflectance Value (LRV) of less than 30%, ensuring low visual reflectivity and muted tones that integrate with the natural environment.
- A single-storey height limit, to reduce prominence.
- Strict adherence to the defined building envelope, avoiding any encroachment outside those boundaries.

Although the proposal introduces a second dwelling on the property, the overall level of built form is comparable to the original permitted baseline. Under those provisions, multiple 50m² structures for rural production purposes could have been constructed across the site without restriction. Likewise, accommodation-style buildings could also have been established at 25m² and larger provided they did not meet the definition of a dwelling.

In contrast, this proposal consolidates development within a controlled building envelope, subject to design and colour restrictions. This approach ensures a more coordinated, recessive, and visually appropriate outcome than the dispersed or unrestricted development that could otherwise have occurred.

(b) The extent to which landscaping of the site, and in particular the planting of indigenous trees, can mitigate adverse visual effects.

The entire lower gully is protected under a bush covenant and is subject to ongoing ecological management. In addition, the applicant proposes a consent notice requiring any future building activity to be accompanied by a planting plan specifically designed to mitigate the visual and landscape effects of the built form.
To further reinforce these measures, conditions of consent may require that all excavated batters be stabilised and planted during the first available planting season, ensuring immediate integration of the works into the surrounding landscape and avoiding any prolonged adverse effects.

(c) The location and design of vehicle access, manoeuvring and parking areas.

The draft access design incorporates parking for two vehicles together with manoeuvring areas that comply with Council's engineering standards. The access formation is designed with a single crossfall to the west to provide efficient drainage, and the alignment maintains a maximum gradient of less than 20% (1:5). This ensures safe access while avoiding the need for sealed surfacing, consistent with rural character.

(d) The means by which permanent screening of the building from public viewing points on a public road, public reserve, or the foreshore may be achieved.

The applicant offers a condition that requires a planting plan at the building stage, administered under Section 221 RMA and implemented as **a consent notice variation**.

(e) The degree to which the landscape will retain the qualities that give it naturalness and visual value as seen from the coastal marine area.

No concerns.

(f) Where a building is in the coastal environment and it is proposed to be located on a ridgeline, whether other more suitable sites should be used and if not, whether landscaping, planting or other forms of mitigation can be used to ensure no more than minor adverse visual effects on the coastal environment.

Not applicable.

(g) The extent to which the activity may cause or exacerbate natural hazards or may be adversely affected by natural hazards, and therefore increase the risk to life, property and the environment.

There are none known.

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

The building envelope manages and protects the amount of open space available onsite. No concern.

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

The proposed building site location and proposed management reduces actual and potential effects compared to the earlier approved building site 'Z', and the original permitted baseline, therefore this is not a concern.

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

No concerns to this rural situation. There are no dwellings within 300m of the proposed building envelope. The effects are deemed less than minor not to require further assessment, consultation or notification.

The proposed building envelope effectively manages potential effects on visual amenity and is considered to uphold the expectations of the General Coastal Zone. It does not undermine the intent of the subdivision decision, nor does it generate a level of impact greater than what could have occurred under the parent title's permitted baseline.
It has been demonstrated that the change will not compromise the re-vegetation programme or bush protection areas. The outcome presents as a well-managed environmental setting, delivering positive benefits through improved land utilisation and the consolidation of built form within a defined and controlled envelope.

NATURAL AND PHYSICAL RESOURCES

There is no impact on natural and physical resources other than the effects associated with the proposed earthworks, which are considered appropriately managed.

There is no Department of Conservation administered land within 500-metres of the subject property.

There are no outstanding landscapes within the property or immediate proximity.

Earthworks

12.3.6.1.2 EXCAVATION AND/OR FILLING, INCLUDING OBTAINING ROADING MATERIAL BUT EXCLUDING MINING AND QUARRYING, IN THE RURAL LIVING, COASTAL LIVING, SOUTH KERIKERI INLET, GENERAL COASTAL, RECREATIONAL ACTIVITIES, CONSERVATION, WAIMATE NORTH AND POINT VERONICA ZONES

Excavation and/or filling, excluding mining and quarrying, on any site in the Rural Living, Coastal Living, South Kerikeri Inlet Zone, General Coastal, Recreational Activities, Conservation, Waimate North and Point Veronica Zones is permitted, provided that:
(a) it does not exceed 300m³ in any 12 month period per site; and
(b) it does not involve a cut or filled face exceeding 1.5m in height i.e. the maximum permitted cut and fill height may be 3m.

The proposal fails to meet the permitted and restricted discretionary standards due to the cut and fill batters exceeding a height of 1.5-metres and the total cut volume being approximately 1340m³.
Maximum cut is 1,340 m³ and fill 106 m³.
Average cut 0.9 m (max 2.6 m); average fill 0.3 m (max 1.3 m).
Batters will not exceed 1V:2H per geotechnical advice.
Access gradients remain <20% and are recessed to reduce visual exposure.
Surplus cut is spread to waste at 0.3 m thickness in designated areas (avoids large stockpiles), then topsoiled and grassed for rapid cover.

ASSESSMENT
12.3.7
(a) the degree to which the activity may cause or exacerbate erosion and/or other natural hazards on the site or in the vicinity of the site, particularly lakes, rivers, wetlands and the coastline;

The site has no direct influence on any major waterways. The owner's private dams could be subject to increased silt displacement, but this is not considered unreasonably or detrimental to the environment, it serves to assist the management of effects onsite.
The applicant offers sediment control measures to manage the effects as far as practical.

There are no expected downstream effects.

(b) any effects on the life supporting capacity of the soil;

The site does not have any quality soils.
All topsoil will remain on site utilised for lawn area, landscaping and spread over surrounding paddocks. The clay soil will be reused as compacted fill (where suitable).

(c) any adverse effects on stormwater flow within the site, and stormwater flow to or from other properties in the vicinity of the site including public roads;

There are no effects on stormwater flows, all stormwater remains within current flowpaths, being directed to the gully.

(d) any reduction in water quality;

There may be minor reduction to the dam water quality, but this is a short term effect and is sufficiently minor not to cause any long-term degradation in overall water quality or aquatic habitat. Silt control fencing and settlement basin will minimise the effects by holding back larger sediment.

(e) any loss of visual amenity or loss of natural character of the coastal environment;

No concern the site is set well back from the coastal environment.

(f) effects on Outstanding Landscape Features and Outstanding Natural Features (refer to Appendices 1A and 1B in Part 4, and Resource Maps);

There are none.

(g) the extent to which the activity may adversely affect areas of significant indigenous vegetation or significant habitats of indigenous fauna;

There are none.

(h) the extent to which the activity may adversely affect heritage resources, especially archaeological sites;

There are none.

*(i) the extent to which the activity may adversely affect the cultural and spiritual values of Maori, especially Sites of Cultural Significance to Maori and waahi tapu (as listed in **Appendix 1F** in **Part 4**, and shown on the **Resource Maps**);*

There are none.

(j) any cumulative adverse effects on the environment arising from the activity;

There are none.

(k) the effectiveness of any proposals to avoid, remedy or mitigate any adverse effects arising from the activity;

The proposal incorporates standard mitigation measures through careful design, avoidance of steep or unmanageable batter slopes that would be difficult to stabilise and revegetate. In addition, appropriate silt and erosion control measures in accordance with GD01 will be implemented to manage potential sediment discharge and maintain environmental integrity.

(l) the ability to monitor the activity and to take remedial action if necessary;

The site is easily accessible for monitoring purposes.

(m) the criteria in ***Section 11.20 Development Plans*** *in* ***Part 2****.*

11.20 DEVELOPMENT PLANS

(a) The siting of buildings, machinery and stockpiles relative to adjacent properties in order to avoid visual domination, loss of privacy and sunlight to those properties and nuisance due to traffic, dust, noise and vibration.

All proposed works are located within the lower gully area, well separated from any established residences. As a result, there are no directly affected properties in terms of outlook, privacy, or access to sunlight. Any construction noise or temporary disturbance will be short-term in nature and is not expected to give rise to adverse effects on neighbouring properties.

(b) The size, location and design of landscaped areas and the extent to which bunds, trees and planting are used to mitigate adverse effects.

The site is located within an established olive grove, which already provides a high level of natural screening from the western side of the property as viewed from Te Kowhai Point Road. Surplus soil from earthworks can be shaped into bunds where appropriate, and all excavated surfaces will be re-grassed or planted to establish suitable vegetative cover and ensure long-term stability.

(c) The location and design of vehicular and pedestrian access, on site vehicle manoeuvring and parking areas and the ability of those to mitigate the adverse effects of additional traffic.

The access has been designed to extend down the contour at a perpendicular alignment, minimising disruption to natural stormwater sheet flow paths. The access formation is recessed below the natural ground level which reduces both visual effects from vehicle use and the physical impacts of the access formation itself. It further contains stormwater and sediment displacement facilitating the management of sediment.

(d) The effect of the mining and quarrying operations on existing activities located on the approach roads.

Not applicable.

(e) The extent to which hours of operation are appropriate in terms of the surrounding environment.

Construction would adhere to the permitted allowance for operating hours.

(f) Noise generation and the extent to which reduction measures are used.

No concern to require mitigation.

(g) The risks caused by blasting and vibration and the extent to which avoidance measures are used.

Not applicable.

(h) The effects of the proposed development on the continued operation or future expansion of the existing activities in the surrounding area.

No concerns.

(i) The methods of containing tailings and the extent to which adverse effects are avoided or mitigated.
Not applicable.

(j) The methods and staging for rehabilitating the site as mining and quarrying is completed, and the extent to which the natural drainage pattern, contours and indigenous vegetation will be restored.
Not applicable.

(k) Any recognized standards promulgated by industry groups.
There are none of relevance.

RESOURCE MANAGEMENT ACT 1991

The proposed land use activities and consent notice variation are subject to the provisions of the Resource Management Act 1991, requiring an assessment to demonstrate consistency with the Act and compliance with the relevant objectives, policies, and rules of the District Plan.

SCHEDULE 4

Assessment of the activity against the matters under Part 2 RMA
Part 2 Purpose and Principles
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.

The purpose of the Act is to promote the sustainable management of natural and physical resources. Sustainable management recognises that landowners must be able to make reasonable and efficient use of their land in ways that provide for social and economic wellbeing, while also safeguarding environmental values.

In this case, the application site is already highly modified, reflecting a retired-production landscape that has long since departed from a natural state. Within this context, sustainable management requires striking a balance: enabling the landowner to realise economic benefit and viable use of their property, while ensuring that adverse effects on the environment must be avoided, remedied, or mitigated to acceptable levels.

Residential occupation of the site presents such an opportunity. The establishment of a dwelling is not only consistent with the physical capability of the land, but also provides for direct and tangible improvements to amenity and habitat. Landscaping, revegetation, and ongoing land management associated with residential use are expected to enhance ecological values over time, contributing positively to the site and its surrounds.

These outcomes align with the sustainable management purpose by:

- *(a) enabling people and communities to provide for their wellbeing through the productive use of land for residential living;*
- *(b) sustaining and enhancing natural resources through active landscaping and habitat improvements linked to residential use; and*
- *(c) ensuring that any potential adverse effects are sufficiently avoided or mitigated through site design, earthworks management, and ongoing property management.*

Overall, the proposal reflects the essence of sustainable management: it allows the land to be used in a way that achieves economic and social benefit for the landowner and community, while ensuring that the environment is maintained and enhanced for present and future generations.

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:

The application site no longer retains a high degree of natural character, having been historically modified into a semi-production landscape. As such, the site itself does not contain coastal features, and any wetlands are not within 10 of earthworks or where hard surface are being introduced within 100m of a watercourse there would be no unreasonable change to its hydrological function.

Indigenous vegetation preservation measure occurred during the previous subdivision activity and those habitats are not compromised by the proposed activities. The surrounding ecosystems have been recognised and safeguarded, ensuring that values of ecological and natural importance are not diminished.

The proposed activity is therefore not considered “inappropriate” in the context of section 6(a) of the Act. Rather, it represents a compatible land use outcome that avoids encroachment on sensitive areas. Occupation of the site for residential purposes is expected to support improvements to its presentation and ecological function through landscaping and habitat enhancement, thereby complementing rather than undermining the preservation of natural character within the wider environment.

Overall, the proposal achieves the intent of section 6(a) by ensuring that significant natural features and values are protected from inappropriate use and development, while enabling reasonable and sustainable use of an already modified site.

(b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:

The former subdivision activity has initiated a management strategy, and the use of this piece of land presents no adverse effects in that regard.

(c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:

All significant habitats are protected and none are being disturbed or destroyed.

(d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:

Not applicable.

(e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:

There are no known cultural or ancestral lands within the application site. Local Iwi were consulted during the initial subdivision and support was received. The proposed building site does not introduce any increased effects as there is no compromise to natural habitats.

The subject building envelope site is highly modified as a former olive grove.

(f) the protection of historic heritage from inappropriate subdivision, use, and development:

There are no known historic heritage sites.

(g) the protection of protected customary rights.

There are no known customary rights to consider.

Section 7 - Other matters

In achieving the purpose of the Act, the matters of particular regard under section 7 have been considered. The proposal is balanced in its design and effects, and accordingly is assessed as adequately upholding these considerations without generating unreasonable adverse outcomes. The land use aligns with the intentions of sustainable management, as it represents the use of an approved allotment for the purpose of expanding on its current residential use, which is provided for under the district plan as a discretionary activity.

In terms of the specific section 7 matters:

- **(a) Kaitiakitanga / (aa) ethic of stewardship**: The proposal recognises ongoing management responsibilities by ensuring revegetation and environmental enhancement measures established under the subdivision are maintained and not undermined.
- **(b) Efficient use and development of natural and physical resources**: Utilising the allotment for residential occupation represents an efficient and practical use of already subdivided land, expanding on its current primary use and those of the wider environment where lifestyle living is a prominent activity.
- **(ba) Efficiency of the end use of energy**: Residential use on the site contributes to efficient land utilisation, with no disproportionate energy demands anticipated.
- **(c) Amenity values**: The design and siting of a future dwelling will maintain amenity values likened to many properties in the wider vicinity, and contribute positively to the character of the site through landscaping and building design guidelines to minimise impacts.

- **(d) Intrinsic values of ecosystems**: Existing ecosystems are already subject to protection and enhancement. No loss of ecological values will occur.
- **(f) Quality of the environment**: The proposal does not undermine environmental quality. The subject land comprises a retired olive grove where past plantings failed due to the site's poor soil quality. As such, the land is proven unsuited to horticultural use. Residential occupation however provides an opportunity for improvement, with landscaping and revegetation expected to enhance amenity and ecological values over time, thereby delivering positive environmental outcomes.
- **(g) Finite characteristics of natural and physical resources**: In the context of this site, the finite characteristics principle recognises that land and soil are limited resources which must be managed carefully to ensure they are used efficiently and sustainably. The property was previously utilised as an olive grove, however the plantings failed due to the site's poor soil quality and low productive capacity. This demonstrates that, while land is finite, not all land is equally suited to production or horticultural use.
  By continuing residential occupation of the site, the proposal makes efficient use of an allotment that is otherwise unsuited to viable agricultural purposes. In doing so, it respects the finite nature of land resources by directing use toward an outcome that provides social and economic benefit without displacing more productive soils elsewhere.
  Furthermore, the development allows for landscape improvements, planting, and ecological enhancement, ensuring that the finite natural resources present on the site are not further degraded but instead enhanced over time.
- **(i) Effects of climate change**: The location within a gully and away from the coastal influences avoids risk of exposure to sea-level rise or coastal hazards, ensuring resilience to climate change effects.
- **(j) Renewable energy benefits**: While not directly applicable, the proposal does not preclude the use of renewable energy systems by the future landowner.

  Overall, the proposal represents a considered and appropriate use of the land, consistent with the ethic of stewardship, efficient land use, and the security of environmental quality. The activity therefore supports the sustainable management purpose of the Act while aligning with the policy outcomes of the General Coastal Zone.

Treaty of Waitangi
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 take into account the principles of the Treaty of Waitangi

The proposal is not considered to contradict the Treaty of Waitangi's interpretations.

Assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b)

Section 104(1)(b)
any relevant provisions of—

(i) a national environmental standard:
(ii) other regulations:
(iii) a national policy statement:
(iv) a New Zealand coastal policy statement:
(v) a regional policy statement or proposed regional policy statement:
(vi) a plan or proposed plan;

With the addition of another residential unit, the proposal effectively expands on the existing use of the site. This results in a consistent and balanced level of effects, and having considered both the

actual and potential effects, the proposal does not detract from the intentions of the Coastal or Regional Policy Statements. Rather, it remains consistent with their objectives in providing for appropriate land use while maintaining environmental outcomes.

In relation to national direction:

- *National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NES-CS):*
  A Preliminary Site Investigation (PSI), attached, confirmed that the former olive grove was not subject to any HAIL activities, despite its orchard-based use. No further investigation or remediation was required.
- *National Policy Statement for Highly Productive Land 2022 (NPS-HPL):*
  The property does not exhibit Class 1, 2, or 3 soils and therefore does not meet the definition of Highly Productive Land. The NPS-HPL is not engaged.
- *National Policy Statement for Indigenous Biodiversity 2023 (NPS-IB):*
  The proposal does not have any impact on areas of indigenous biodiversity or related environmental components.
- *National Environmental Standards for Freshwater Regulations 2020 (NES-F)*:
  The proposal does not affect freshwater environments or associated values, and therefore no implications arise under the NES-F.

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

(a) *includes the information required by clause 6*
(b) *address the matters specified in clause 7; and*
(c) *includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.*

CLAUSE 6

(1) An assessment of the activity's effects on the environmental must include the following information:

(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:*

An appropriate comparison can be drawn to an existing residential development on the site within the area defined by Covenant "Z." This established building envelope is of a similar scale and capacity to the proposed envelope, and the as-built situation demonstrates that no significant adverse effects have arisen from its occupation. The existing dwelling has been successfully integrated into the landscape without adverse effects on visual amenity, ecological values, or stormwater management.
It is therefore reasonable to conclude that, by adopting similar siting and design principles, the proposed building envelope will achieve a comparable environmental outcome. The proposal does not necessitate consideration of alternative locations or methods, as the selected site is suitable and avoids the potential for adverse effects.
Accordingly, no significant environmental concerns are anticipated.

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

The actual and potential effects of the proposal have been carefully considered and are assessed as being less than minor. The site has already been modified through its former use as an olive grove, and no sensitive ecological or natural features will be adversely affected. The proposed building envelope is located within a contained part of the property, well separated from neighbouring residences and screened by existing vegetation, thereby avoiding adverse effects on visual amenity, privacy, or outlook.

Earthworks associated with the access and building platform are modest in scale, designed to avoid steep or unmanageable batters and supported by standard erosion and sediment controls. Stormwater will remain within the natural catchment and can be managed effectively on site without risk to downstream properties or water quality. Noise and construction-related disturbance will be short-term and typical of residential development.

Overall, the proposal achieves an appropriate balance between enabling residential use of the site and safeguarding environmental values, with any effects being less than minor.

(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:

No applicable.

(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:*

Silt control has been incorporated as part of the development plan.

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

The proposal has been assessed as generating effects that are less than minor. As such, there are no persons considered to be adversely affected to a degree that would warrant targeted consultation. The site is well separated from neighbouring dwellings, with existing vegetation and topography providing effective screening. The access is contained within the property boundaries and does not impact on adjoining landowners. Accordingly, no parties are identified as being directly affected, and no consultation has been required or undertaken.

(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 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.

(2)
A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.

The application site in respect to the proposal at hand does not constitute the need for any further investigations.

CLAUSE 7

7 Matters that must be addressed by assessment of environmental effects

(1) An assessment of an activity's effects on the environment must address the following matters:

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

The proposal is not expected to result in any adverse effects on the neighbourhood or wider community. The site is contained within an already modified landscape and is well separated from neighbouring dwellings, ensuring no loss of amenity, privacy, or outlook for adjoining properties.

At a community level, the addition of a residential unit represents a positive social and economic contribution by supporting housing supply, enabling efficient use of land. No cultural sites, features, or values are identified.

Overall, the activity is able to integrate into the surrounding environment, with positive social, and economic effects.

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

The proposal will not give rise to significant physical effects on the locality. The building envelope is located within a lower gully area, where surrounding topography and established olive trees provide natural screening. As a result, visibility from neighbouring properties and the wider environment will be minimal.
The land has already been modified through past orchard use, and no high-value landscape features are present within the site. Earthworks required for the access and platform are modest and designed to be recessed into the landform, avoiding prominent batters and enabling revegetation. Once established, landscaping associated with the residential use will further integrate the development into the environment.
Overall, landscape and visual effects are considered to be less than minor, with the proposal complementing the existing modified character of the site rather than detracting from the natural or visual qualities of the wider locality.

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

There is no habitat disturbance.

(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 values outlined are not seen to be depleted in this instance.

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

There is none. Effluent is controlled in accordance with TP-58 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.

To the best of our knowledge there are no concerns.

The proposal reflects a sustainable use of an already modified site, where the poor productive capacity limits its suitability for horticultural or agricultural activities. Residential occupation provides an opportunity to deliver positive outcomes through landscaping, revegetation, and ongoing stewardship, thereby enhancing amenity and ecological values over time. The building envelope and access are designed to be low impact, recessed into the landform and supported by erosion and stormwater controls, ensuring that physical effects remain less than minor. Importantly, the proposal aligns with national and regional policy by avoiding highly productive soils and biodiversity, and ensuring resilience to climate change risks. Taken together, the activity upholds the purpose and principles of the Resource Management Act 1991 by balancing environmental protection with efficient and appropriate land use that contributes to social and economic wellbeing.

Coastal Policy Statement

Although the site has limited direct coastal influence, the following provisions of the New Zealand Coastal Policy Statement are considered relevant and have been assessed in support of the proposed activity:

Policy 3 Precautionary approach
(1) Adopt a precautionary approach towards proposed activities whose effects on the coastal environment are uncertain, unknown, or little understood but potentially significantly adverse.

The proposed activity does not trigger the need for a precautionary approach, as its effects are well understood and not associated with uncertainty or potentially significant adverse impacts on the coastal environment. The siting of the building envelope, the scale of development, and the associated land use are all consistent with zone expectations and do not present unknown or untested risks.

Policy 6(1) Activities in the coastal environment
(f) consider where development that maintains the character of the existing built environment should be encouraged, and where development resulting in a change in character would be acceptable.

(i) set back development from the coastal marine area...

The application site and future development are not considered to generate adverse effects on the coastal environment, when assessed in the context of the exising landscape character. The locality is already characterised by a pattern of rural residential development, with allotments geared for lifestyle living at areas much small (2ha – 4ha). The proposal is consistent with this established environment, maintaining and reinforcing the existing character rather than creating a new or discordant built form.

Policy 13 Preservation of natural character
(1) Recognise that natural character is not the same as natural features and landscapes or amenity values and may include matters such as:
(g) a range of natural character from pristine to modified

The subject vicinity and immediate coastal environment are already highly modified and therefore do not represent a pristine or natural character by definition.

Policy 23 Discharge of contaminants
(4) In managed discharges of stormwater take steps to avoid adverse effects of the stormwater discharge to water in the coastal environment, on a catchment-by-catchment basis, by
(a) avoiding where practicable and otherwise remedying cross contamination of sewerage and stormwater systems.

(c) promoting integrated management of catchments and stormwater networks

The proposed activity has been designed to align as far as practical with the natural stormwater catchment flow patterns. Stormwater runoff will remain within the existing discharge points within the established gully system and lower pond, thereby limiting any diversion of flows.

Stormwater management measures will be incorporated into the access formation and building platform design, including swales, rock protection dispersal outlets. These measures provide both hydraulic efficiency and erosion control, ensuring the stormwater system is resilient to peak rainfall events.

Objective 6
To enable people and communities to provide for their social, economic, and cultural wellbeing and their health and safety, through subdivision, use and development recognising that:
The protection of the values of the coastal environment does not preclude use and development in appropriate places and forms, and within appropriate limits.

The proposal upholds this principle by recognising that the land's limited productive capacity and physical constraints restrict its viability for traditional farming or horticultural use. Previous land uses, including radiata pine and olive production, have proven unsustainable, demonstrating the need to consider alternative forms of utilisation that better align with the site's capability.

By providing for a controlled building environment within a defined building envelope, the proposal enables people and the community to meet their social, economic, and cultural wellbeing through the provision of housing and lifestyle opportunities, while still respecting the wider coastal environment.

The activity demonstrates that protection of the coastal environment does not equate to sterilisation of land use. Rather, it provides a balanced outcome that enables appropriate development while safeguarding the environmental qualities and amenity values that the Resource Management Act 1991 seeks to uphold.

Particular issues outlined in the coastal policy statement include:
- *Continuing decline in species, habitats and ecosystems in the coastal environment;*
- *Poor and declining coastal water quality in many areas as a consequence of point and diffuse sources of contamination, including stormwater and wastewater discharges;*
- *Continuing coastal erosion and other natural hazards that will be exacerbated by climate change and which will increasingly threaten existing infrastructure, public access and other coastal values as well as private property;*

The proposal does not undermine the core issues surrounding the coastal environment and overall is of acceptable proportions and integrity to comfortably align with the Coastal Policy Statement.

Northland Regional Policy Statement

The Northland Regional Policy Statement presents foundation development guidelines for the northland region.

PART 3: OBJECTIVES

3.4 Indigenous ecosystems and biodiversity
Safeguard Northland's ecological integrity by:
a) Protecting areas of significant indigenous vegetation and significant habitats of indigenous fauna;
b) Maintaining the extent and diversity of indigenous ecosystems and habitats in the region; and
c) Where practicable, enhancing indigenous ecosystems and habitats, particularly where this contributes to the reduction in the overall threat status of regionally and nationally threatened species.

The site has a modified central stormwater gully that is well vegetated with indigenous vegetation, reducing likelihood of sediment dislodgement. This stormwater route leads to a the manmade dam.
The modified gully is classed as wetland on the NRC Maps, and to reduce the impact on these, stormwater displacement from the access carriageway is to follow the natural contour as far as practical, without stormwater cutoff drains or piped networks. Similarly, stormwater overflow from water tanks will be discharged via spreader devices, allowing for even dispersal within the same catchment from which the water originates from.

No indigenous vegetation is proposed to be removed as part of the development. The building platform and associated works have been carefully located to avoid disturbance to existing vegetation and natural features. The proposed planting at the building consent stage would strengthen ecological connectivity, provide additional food sources and shelter for indigenous fauna, and reinforce the natural character of the site. Overall, the planting strategy not only mitigates potential effects but also contributes positively to habitat resilience and biodiversity values.

6.1.1 Policy – Regional and district plans
Regional and district plans shall:
(a) Only contain regulation if it is the most effective and efficient way of achieving resource management objective(s), taking into account the costs, benefits and risks;
(b) Be as consistent as possible;
(c) Be as simple as possible;
(d) Use or support good management practices;
(e) Minimise compliance costs and enable audited self-management where it is efficient and effective;
(f) Enable subdivision, use and development that accords with the Regional Policy Statement; and
(g) Focus on effects and where suitable use performance standards.

The activity is small-scale absent of any adverse effects on natural vegetation or waterways.

The proposal is not seen to clash with the Regional Policy Statement and therefore should be assessed under Resource Consent on an enabling basis.

Subdivision, use and development should be located, designed and built in a planned and co-ordinated 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;

No concern, the roof surface area will support the catchment for potable water supplies. The ponds provide private irrigation water.

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

There is ample area for onsite effluent disposal without concern.

(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;

This is not urban or residential.

(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 are 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 are no flooding areas or high-risk coastal hazards on site.

(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);

There are no outstanding landscapes.

(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);

There is no impact on significant ecological areas. The central gully is already well planted, creating its own habitat. The increase in stormwater discharge is not seen to significantly alter the hydrological function of the wetland.

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

Not applicable.

(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 concerns.

(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 design technologies are under consideration; however, at this stage, rainwater collection and stormwater dispersal through on-site methods remain the confirmed approach.

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

No concern.

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

Tangata whenua are protective of waterways and water quality and the proposal does not undermine those aspirations.
(s) Encourage waste minimisation and efficient use of resources (such as through resource-efficient design and construction methods);

No concern.

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

No concern.

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

Lifestyle allotments are an important component of the rural and coastal environment, offering opportunities for low-density living that complements the natural character of the area.

Introducing additional homes attract skilled professionals, business owners, and semi-retired residents who often bring external income streams, invest in local services, and support trades, consultants, and suppliers during construction and ongoing property maintenance.

(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 very nature of the wider environment is certainly diverse and has proven over many years to form a well-integrated community with no conflicting effects.

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

No concerns.
(e) Should not result in incompatible land uses in close proximity and avoids the potential for reverse sensitivity;

The proposed development does not alter the intended use of the site and is entirely consistent with the character and expectations of the area.

(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, there is no reduction to soil-based primary production.

(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 will not diminish the existing sense of place; rather, it reinforces and builds upon the established character of the area. By directing residential development to land with poor soil quality, the proposal protects the region's highly productive land resource through providing additional housing opportunities in appropriate locations. The site sits within a defined rural-lifestyle environment already characterised by similar style allotments, architecturally designed dwellings, and integration with natural features and landscaping.

The proposal is consistent with this established pattern, maintaining the locality's distinctive rural-lifestyle identity. In doing so, the development contributes positively to the area's sense of place and enhances visual coherence within the surrounding environment.

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

The site is serviced with all necessary infrastructure.

NATIONAL POLICY STATEMENT FOR HIGHLY PRODUCTIVE LAND 2022

Highly productive land is to be protected for use in land based primary production, both now and for future generations, and is to be recognised as a resource with finite characteristics and long term values for land based primary production.

1.3 Interpretation
Highly productive land – means land that has been mapped in accordance with clause 3.4 and is included in an operative regional policy statement as required by clause 3.5 (but see cluse 3.5(7) for what is treated as highly productive land before the maps are included in an operative regional policy statement and cluse 3.5(6) for when land is rezoned and therefore ceases to be highly productive land).

The site does not have highly productive class 1 – 3 soils.

NATIONAL POLICY STATEMENT For Freshwater Management 2020

Part 1
1.3 Fundamental concept – Te Mana o te Wai
(1) Te Mana o te Wai is a concept that refers to the fundamental importance of water and recognises that protecting the health of freshwater protects the health and well-being of the wider environment. It protects the mauri of the wai. Te Mana o te Wai is about restoring and preserving the balance between the water, the wider environment, and the community.

Objectives and Policies
2.1
The objective of this National Policy Statement is to ensure that natural and physical resources are managed in a way that priorities:
(a) first, the health and wellbeing of water bodies and freshwater ecosystems
(b) second, the health needs of people (such as drinking water)
(c) third, the ability of people and communities to provide for their social, economic and cultural wellbeing, now and in the future.

2.2
Policy 3
Freshwater is managed in an integrated way that considers the effects of the use and development of land on a whole-of-catchment basis, including the effects on receiving environments.

Policy 4
Freshwater is managed as part of New Zealand's integrated response to climate change.

Policy 6
There is no further loss of extent of natural inland wetlands, their values are protected, and their restoration promoted.

Policy 9
The habitats of indigenous freshwater species are protected.

3.5 Integrated management
(1) Adopting an integrated approach ki uta ki tai, as required by Te Mana o te Wai, requires that local authorities must:
(a) recognise the interconnectedness of the whole environment, from the mountains and lakes, down the rivers to lagoons, estuaries and to the sea.
(b) recognise interactions between freshwater, land, water bodies, ecosystems, and receiving environments.
(c) manage freshwater, and land use and development, in catchments in an integrated and sustainable way to avoid, remedy, or mitigate adverse effects, including cumulative effect on the health and well-being of water bodies, freshwater ecosystems, and receiving environments.
(d) Encourage the co-ordination and sequencing of regional or urban growth.

The national policy statement presents strong incentives for development to 'avoid' actual or potential effects that would compromise wetlands, or the natural components linked to waterways.

It is been described that the central watercourse defines a well vegetated overland flowpath, with stabilised base that reduces the impacts associated with sediment dislodgement, and encourages stormwater absorption during a storms inception.

The applicant has offered to include a sediment control plan during construction of the access and/or building, in accordance with GD05.

The site's natural topography, along with existing vegetated stormwater pathways, continues to support effective runoff management by emulating natural hydrological processes. This approach is consistent with low-impact design principles.

The wetland within the site has historically been modified to include two manmade ponds, which now plays a key role in the local drainage system.
To maintain existing drainage patterns, impermeable surfaces on the site are designed to promote even stormwater dispersion across the site. In this instance a reduction in the volume of stormwater was not considered paramount as there will be no unreasonable change to the hydrological function of the highly modified wetland and pond system.

The proposal therefore presents a low-impact risk to those vulnerable components described within the Freshwater Policy.

PROPOSED DISTRICT PLAN

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. The purpose of this zone is to provide for primary production activities including non-commercial, quarrying, farming, intensive indoor primary production, plantation forestry activities, and horticulture

There is also a need to accommodate recreational and tourism activities that may occur in the rural environment, subject to them being complementary to the function, character and amenity values of the surrounding environment.

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 majority of the rules under the proposed district plan are not applicable, because the site is not subject to those parameters currently having legal effect; natural hazards, ecological, cultural / historical upholding permitted activity status. Earthworks are however subject to assessment as part of land use activity having immediate legal effect.

The following is described for consistency, to demonstrate that the proposed activity accords with the districts future planning directives.

Objectives
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;

b. protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation;

c. does not compromise the use of land for farming activities, particularly on highly productive land;

d. does not exacerbate any natural hazards; and

e. is able to be serviced by on-site infrastructure.

RPROZP4
Land use and subdivision activities are undertaken in a manner that maintains or enhances the rural character and amenity of the Rural Production zone, which includes:
a. a predominance of primary production activities;
b. low density development with generally low site coverage of buildings or structures;
c. typical adverse effects such as odour, noise and dust associated with a rural working environment; and
d. a diverse range of rural environments, rural character and amenity values throughout the district.

The proposal is consistent with the objectives and policies of the proposed district plan.

Rules
RPROZ-R1

New buildings or structures, or extensions or alterations to existing buildings or structures

The dwelling complies with all but one of the permitted activity standards.
Building to boundary setback of 10m
Impermeable surface cover under the rural zone allows for 15%, which complies.

Earthworks

Earthworks involve the alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling or excavation of earth. Earthworks are an integral part and necessary component of the use and development of rural and urban land for living, business and recreation purposes. In addition, earthworks are a key component of the development, operation, maintenance and upgrading of infrastructure.

Objectives & Policies
EW-O1
Earthworks are enabled where they are required to facilitate the efficient subdivision and development of land, while managing adverse effects on waterbodies, the coastal marine area, public safety, surrounding land and infrastructure.

EW-P1
Enable earthworks necessary to provide for the district's social, economic and cultural well-being, and their health and safety where they provide for:
a) urban land uses and development within urban zones;
b) rural land uses and development including, farm tracks, land drainage, and other farming activities within the Rural zones;
c) conservation and recreation activities;
d) land drainage and flood control works; and
e) installation, upgrade and maintenance of infrastructure.

Rules
EW-R13 Earthworks and erosion and sediment control

All zones
Activity status: Permitted
Where:

PER-1
The earthworks complies with standard EW-S5 Erosion and sediment control.

Standards
Maximum earthworks thresholds
Rural Production, Horticulture, Kauri Cliffs, Ngawha Innovation Park, Māori Purpose

The following maximum volumes and area thresholds for all earthworks undertaken on a site within a single calendar year:

EW-S1
Zone: Rural Production, Horticulture, Kauri Cliffs, Ngawha Innovation Park, Māori Purpose

5000m³
2,500m²

EW-S2
Maximum depth and slope
The maximum depth of any cut or height of any fill shall not exceed:

1) 1.5m, i.e. maximum permitted cut and fill height may be 3m; or
2) 3m subject to it being retained by a engineered retaining wall, which has had a building consent issued.

Where the standard is not met, matters of discretion are restricted to:
a) the location, scale and volume;
b) depth and height of cut and fill;
c) the extent of exposed surfaces or stockpiling of fill;
d) the risks of natural hazards, particularly flood events;
e) stormwater controls;
f) flood storage, overland flow paths and drainage patterns;
g) impacts on natural coastal processes;
h) the stability of land, buildings and infrastructure;
i) natural character, landscape, historic heritage, spiritual and cultural values;
j) the life-supporting capacity of soils;
k) the extent of indigenous vegetation clearance and its effect on biodiversity;
l) impact on any outstanding natural character, outstanding natural landscapes and outstanding natural features;
m) riparian margins;
n) the location and use of infrastructure;
o) temporary or permanent nature of any adverse effect;
p) traffic and noise effects;
q) time of year earthworks will be carried out and duration of the activity; and
r) impact on visual and amenity values.

Earthworks associated with the proposal include:

Cut volume – 1340m³
Fill volume - 106m³

Max. cut depth 2.6m
Average cut depth 0.9m

Max. Fill depth 1.3m
Average Fill depth 0.3m

Total area of earthworks: 3800m²

Under the proposed district plan the only component applicable having legal effect is EW-S5 Erosion and sediment control as described following.

EW-S3 Accidental discovery protocol

The property is not recorded as having any archaeological sites.
Conditions of consent may include that Heritage NZ be contacted if any artifacts are uncovered during earthworks associated with the principal residential unit, and works shall stop until advised.

EW-S5 Erosion and sediment control
1) must for their duration be controlled in accordance with the Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016 (Auckland Council Guideline Document GD2016/005);
2) shall be implemented to prevent silt or sediment from entering water bodies, coastal marine area, any stormwater system, overland flow paths, or roads.

Conditions of consent may include that earthworks associated with the principle residential unit include a sediment control plan in accordance with GD05. The applicant has had prepared an indicative sediment control plan as attached.

EW-S6 Setback
Earthworks must be setback by the following minimum distances:

1) earthworks supported by engineered retaining walls - 1.5m from a site boundary;
2) earthworks not supported by engineered retaining walls - 3m from a site boundary;
3) earthworks must be setback by a minimum distance of 10m from coastal marine area

Note: setbacks from waterbodies is managed by the Natural Character chapter.

NATC-S2

Earthworks or indigenous vegetation clearance
Natural character

Any earthworks or indigenous vegetation clearance on a site within a wetland, lake and river margins must:

1) not exceed a total area of 400m² for 10 years from the notification of the District Plan, unless a control in (4) below applies;
2) not exceed a cut height or fill depth of 1m;
3) screen exposed faces; and
4) comply with Ecosystems and indigenous biodiversity chapter, NFL-S3 Earthworks or indigenous vegetation clearance and CE-S3 Earthworks or indigenous vegetation clearance.

Note: The NESF requires a 10m setback from any natural wetland in respect of earthworks or vegetation clearance and may require consent from the Regional Council.

The proposal complies with setback standards.

FURTHER EARTHWORKS ASSESSMENT

a) Location, scale and volume
Earthworks are confined to the lower gully within site boundaries and separated from neighbours. Maximum cut is 1,340 m^3 and fill 106 m^3, limited to access and platform formation; effects from location/scale/volume are assessed less than minor.

b) Depth and height of cut and fill
Average cut 0.9 m (max 2.6 m); average fill 0.3 m (max 1.3 m). Batters will not exceed 1V:2H per geotechnical advice, with prompt stabilisation (re-grassing/planting). Access gradients remain <20% and are recessed to reduce visual exposure.

c) Extent of exposed surfaces or stockpiling of fill
Exposed areas are minimised through staging and immediate stabilisation. Surplus cut is spread to waste at ~0.3 m thickness in designated areas (avoids large stockpiles), then topsoiled and grassed for rapid cover. Sediment fences backstop these areas.

d) Risks of natural hazards, particularly flood events
No flood hazards are identified at the works area; controls (fences, basin, lined overflow) are in place for storm events during construction, further reducing hazard risk.

e) Stormwater controls
Runoff remains in the natural catchment and is treated by a temporary settlement basin with BIDIM A19-lined overflow, transitioning post-works to a 150 mm rock spreader for low-energy sheetflow. Sediment fences and a clearwater cut-off drain separate clean and dirty water.

f) Flood storage, overland flow paths and drainage patterns
Existing overland flow paths are maintained. The access alignment and recessed formation allow sheetflow over the surface (no guttering/channelisation), with device placement sized to sub-catchments shown on the plan.

g) Impacts on natural coastal processes
None anticipated; the site is set well away from any coastline and discharges are energy-dissipated to sheetflow over grass, avoiding concentrated outfalls to coastal systems.

h) Stability of land, buildings and infrastructure
Geotechnical review supports suitability; adherence to max batter 1:2, recessed access grades (<20%), and staged stabilisation ensures long-term stability of cuts/fills and adjacent assets.

i) Natural character, landscape, historic heritage, spiritual and cultural values
The site is a retired olive grove (modified environment) with no identified sites/values affected. Landscaping integrates works and improves amenity over time.

j) Life-supporting capacity of soils
Soils are low-productivity (Category 6 sandy clay/silty clay). Topsoil is retained on site for lawns/landscaping; subsoils reused appropriately—no reduction in life-supporting capacity.

k) Indigenous vegetation clearance and biodiversity
No indigenous clearance is required; existing protected bush areas remain unaffected. Controls limit sedimentation, protecting downstream habitats.

l) Outstanding natural character, outstanding natural landscapes and outstanding natural features
None are present or affected by the proposal; device placement and recessed works further mitigate potential effects.

m) Riparian margins
No riparian margins are disturbed. Treated discharges re-establish sheetflow across grassed ground before reaching any lower features.

n) Location and use of infrastructure
Works are contained within the property; no network infrastructure is affected.

o) Temporary or permanent nature of any adverse effect
Any effects are temporary (construction phase) and will be remedied by topsoiling, grassing and planting; no permanent adverse effects are expected.

p) Traffic and noise effects
Construction traffic/noise are typical of small-scale rural residential works and short-term; no unusual movements are expected given cut is spread on site (reduced haulage).

q) Time of year earthworks will be carried out and duration
Target for spring/summer to maximise weather windows and establishment success; devices are installed before bulk earthworks and maintained throughout until stabilisation thresholds are met.

r) Impact on visual and amenity values
Works sit in the lower gully, screened by existing vegetation and topography. Recessed access, batter control (≤1:2), immediate stabilisation, and landscaping ensure less than minor visual/amenity effects.

CONCLUSION

The application seeks approval for an additional building envelope, associated excavation and filling, and a variation to an existing consent notice under Section 221(3)(a) of the RMA. These elements are the only departures from the district plan standards, and the assessment demonstrates that, collectively, they provide a logical, integrated, and sustainable outcome for land that has otherwise shown limited productive capacity. The proposal therefore strengthens the efficient utilisation of the land by enabling rural–residential living consistent with the expectations of the zone, while recognising that no potential for meaningful agricultural or horticultural production is being foregone. In doing so, it increases housing opportunity on land with poor soil quality and limited productive value, thereby directly reducing development pressure on areas with high-value soils where increased housing demand can fragment and compromise the life-supporting capacity of those more productive resources.

For Residential Intensity within the operative General Coastal Zone, the provisions allow one dwelling per 6 hectares. With a total site area of 17.4 ha, the proposal comfortably complies with this density expectation. It also accords with the Proposed District Plan direction for this locality, which anticipates 8-ha allotments *(one dwelling per 8 ha*), thereby aligning with both operative and emerging policy frameworks. The activity maintains a low-density lifestyle pattern appropriate to the rural–coastal environment, avoids reverse-sensitivity effects, and respects the environments established sense of place.

In regard to Excavation and/or Filling, the proposed earthworks are low impact, and primarily designed to achieve a safe and functional vehicle access by reducing gradients. Mitigation includes on-site stormwater management that preserves natural flow paths, the installation of swale drains either side of the access, and a clear-water diversion channel above the parking area cut face, all sized for the 100-year AEP storm event plus climate change. Targeted rock dispersal is included to reduce concentration points. Supplementary planting and screening will further stabilise disturbed areas and soften visual effects. Together, these measures ensure that water movement replicates existing hydrological patterns within the receiving gullies. Temporary construction effects are addressed through sediment control practices in accordance with GD01, which are to be implemented by conditions of consent.

The Consent Notice Variation (s221(3)(a) RMA) updates the site's development allowances while retaining equivalent controls to manage effects arising from future development within the building envelope and associated access. In doing so, it enhances the land's productive utilisation without compromising environmental or amenity safeguards. This management approach provides both certainty and balance, ensuring development gives effect to the purpose of the RMA by enabling people and communities to provide for their social and economic wellbeing, while at the same time protecting environmental quality and values. On the basis of the assessment and proposed mitigation, all effects, individually and cumulatively, are adequately managed and therefore considered to be less than minor.

The application is consistent with the relevant objectives and policies of both the district and regional planning instruments and is recommended for approval, subject to standard conditions securing environmental and amenity outcomes during construction and ongoing occupation.

Micah Donaldson
MNZIS ~ Assoc.NZPI
DONALDSONS
Land / Engineering Surveyors and Development Planners

View Instrument Details

Instrument No	11344885.1
Status	Registered
Date & Time Lodged	26 February 2019 13:54
Lodged By	Hoffmann, Danielle Lorraine
Instrument Type	Variation of Consent Notice Condition under s221(5) Resource Management Act 1991

Affected Records of Title	Land District
458496	North Auckland

Affected Instrument Consent Notice under s221(4)(a) Resource Management Act 1991 9958258.1

Annexure Schedule: Contains 2 Pages.

Signature

Signed by Richard Adrian Ayton as Territorial Authority Representative on 25/02/2019 12:20 PM

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

Far North District Council

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 (3) VARIATION OF CONSENT NOTICE

PURSUANT to section 221 (3) of the Resource Management Act 1991, the **FAR NORTH DISTRICT COUNCIL** hereby consents to the variation of conditions (v), (vi) and (vii) of Consent Notice 9958258.1, as it affects CFR 458496.

These conditions now read as follows:

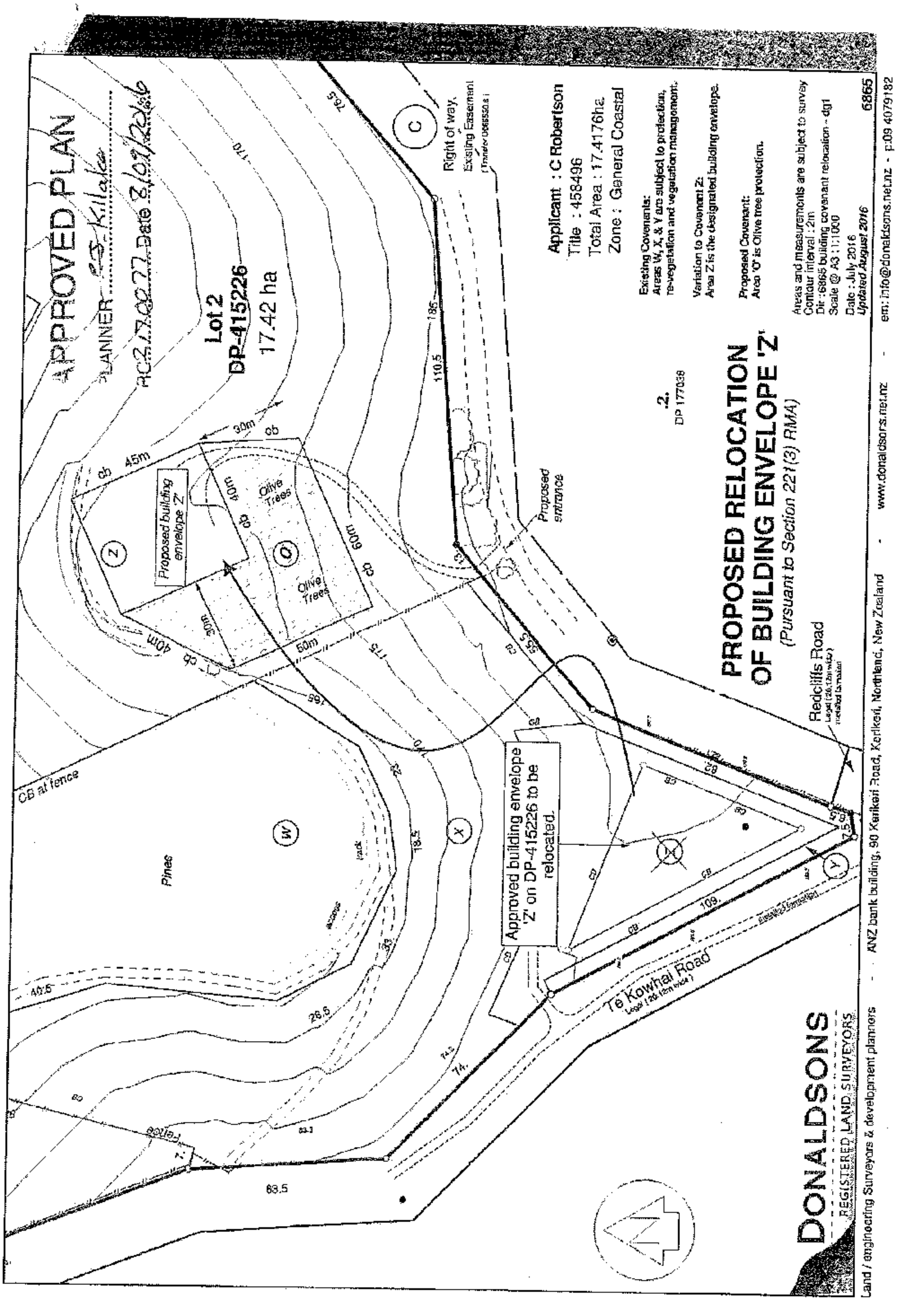
(v) Prior to seeking resource consent for any building on the allotment the owner shall have prepared, by a suitably qualified person, a landscaping plan to mitigate the visual impact of the building. Provided that this requirement shall not apply to the development approved under RC 2170077 as long as the area shown as covenant area "O" on the plan prepared by Donaldsons dated August 2016 and referenced 6865, is maintained in olive trees or other screening vegetation approved by the Far North District Council.

(vi) Wastewater disposal shall comply with the recommendations of the on-site wastewater management report prepared by Vision Consulting Engineers dated 21/07/2016.

(vii) All buildings and structures shall be located within the identified building envelope shown as covenant area "Z" on the attached plan prepared by Donaldsons dated August 2016 and referenced 6865."

SIGNED: P A Killalea Mr Pat Killalea - Authorised Officer
By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
PRINCIPAL PLANNER – RESOURCE MANAGEMENT

DATED at **KERIKERI** 9th day of November 2018


APPROVED PLAN
PLANNER
Lot 2
DP-415226
17.42 ha
Proposed building envelope 'Z'
Olive Trees
Proposed entrance
Right of way
Existing Easement
Applicant : C Robertson
Title : 458496
Total Area : 17.4176ha
Zone : General Coastal
Existing Covenants:
Areas W, X, & Y are subject to protection, re-vegetation and vegetation management.
Variation to Covenant Z:
Area Z is the designated building envelope.
Proposed Covenant:
Area 'O' is Olive tree protection.
Areas and measurements are subject to survey
Contour interval : 2m
Scale @ A3 1:1000
Date : July 2016
Updated August 2016
6865
2
DP 177038
PROPOSED RELOCATION
OF BUILDING ENVELOPE 'Z'
(Pursuant to Section 221(3) RMA)
Redcliffs Road
Approved building envelope 'Z' on DP-415226 to be relocated.
Pines
CB at fence
Te Kowhai Road
DONALDSONS
REGISTERED LAND SURVEYORS
Land / engineering Surveyors & development planners - ANZ bank building, 90 Kerikeri Road, Kerikeri, Northland, New Zealand - www.donaldsons.net.nz - em: info@donaldsons.net.nz - p:09 4079182

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**458496**
Land Registration District	**North Auckland**
Date Issued	26 March 2015

Prior References
NA132C/343

Estate	Fee Simple
Area	17.4176 hectares more or less
Legal Description	Lot 2 Deposited Plan 415226

Registered Owners
Christopher John Robertson, Nicola Jane Robertson and Michael Hamilton Goldsbury

Interests

Subject to Section 8 Mining Act 1971

Subject to Section 168A Coal Mines Act 1925

Appurtenant to part formerly Lot 1 DP 98255 are rights of way and rights to convey water, electricity and telecommunications created by Transfer D066530.8 - 12.11.1996 at 12.10 pm

The easements created by Transfer D066530.8 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right of way and a right of way (pedestrian access only) specified in Easement Certificate D371759.3 - produced 25.3.1999 at 2.44 pm and entered 8.4.1999 at 9.00 am

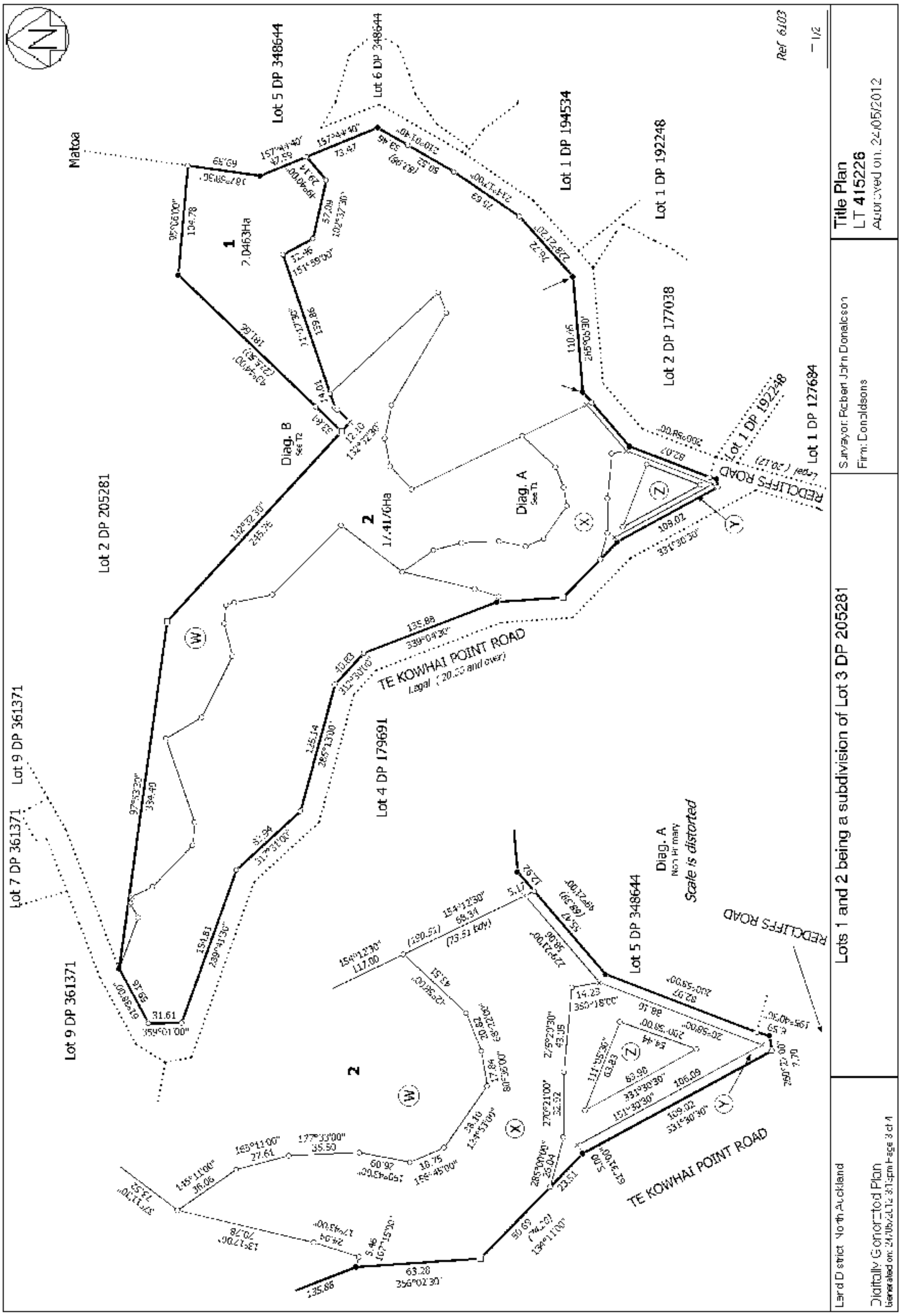
The easements specified in Easement Certificate D371759.3 are subject to Section 243 (a) Resource Management Act 1991

9958258.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 26.3.2015 at 11:59 am

Subject to a right to convey water over part marked W on DP 415226 created by Easement Instrument 9958258.3 - 26.3.2015 at 11:59 am

10498017.2 Mortgage to ASB Bank Limited - 21.7.2016 at 2:16 pm

11344885.1 Variation of Consent Notice 9958258.1 pursuant to Section 221(5) Resource Management Act 1991 - 26.2.2019 at 1:54 pm


Title Plan
LT 415226
Approved on 24/05/2012
Lots 1 and 2 being a subdivision of Lot 3 DP 205281
Surveyor: Robert John Donaldson
Firm: Donaldsons
Land District: North Auckland
Digitally Generated Plan
TE KOWHAI POINT ROAD
REDCLIFFS ROAD
Lot 2 DP 205281
Lot 4 DP 179691
Lot 5 DP 348644
Lot 6 DP 348644
Lot 1 DP 194534
Lot 1 DP 192248
Lot 2 DP 177038
Lot 1 DP 127684
Lot 9 DP 361371
Lot 7 DP 361371
Diag. A
Diag. B
Scale is distorted

CHRIS ROBERTSON

LOT 2 DP 415226

ON- SITE WASTEWATER MANAGEMENT REPORT

Report Information Summary

Job no.	12612
Report Author	Imogen Webb
Report Reviewer	Ben Perry
Version No.	1
Status	Final
Date	21/07/2016

Version No.	Date	Description
1	21/07/2016	Issued to Client

INTRODUCTION

Vision Consulting Engineers Ltd was requested to conduct a site assessment and prepare a design for the on-site wastewater management system for a proposed new dwelling at LOT 2 DP 415226.

The objective of the investigation was to assess the site conditions and determine the indicative permeability of the soil at the planned location of the proposed effluent disposal field. This information was then analysed and a design carried out to determine an appropriate wastewater treatment and disposal system suitable to the site conditions and the calculated volume of waste to be produced.

The site has a Consent Notice (9958258.1) that states the following:

- *Waste water disposal shall comply with the waste water disposal requirement set out in the report prepared by Haigh Workman dated 10/07/2008.*

SITE CONDITIONS

Disposal of treated effluent is proposed over an area of moderately sloping land falling to the north-west.

The area has high exposure to wind and high exposure to sunlight.

The hand auger borehole completed as part of the subsurface investigation indicates that the site is underlain by topsoil comprising clayey SILT to a depth of a 0.15m. Underlying the topsoil, silty CLAY was encountered to at least the depth of 1.2m below existing ground level.

Soil unit at test level:	silty CLAY
Measured static water table level at time of investigation:	> 1.2m below EGL (estimated)
Presence of mottling in soils above water table:	No
Anticipated perched / seasonally elevated water table level:	No
Drainage required:	No
Distance between proposed disposal field and nearest bore-supply/well:	>0.5km from the site

EVAPOTRANSPIRATION POTENTIAL

The proposed site of the disposal field will have a moderate exposure to wind and high exposure to sun assisting the potential for evapo-transpiration to occur.

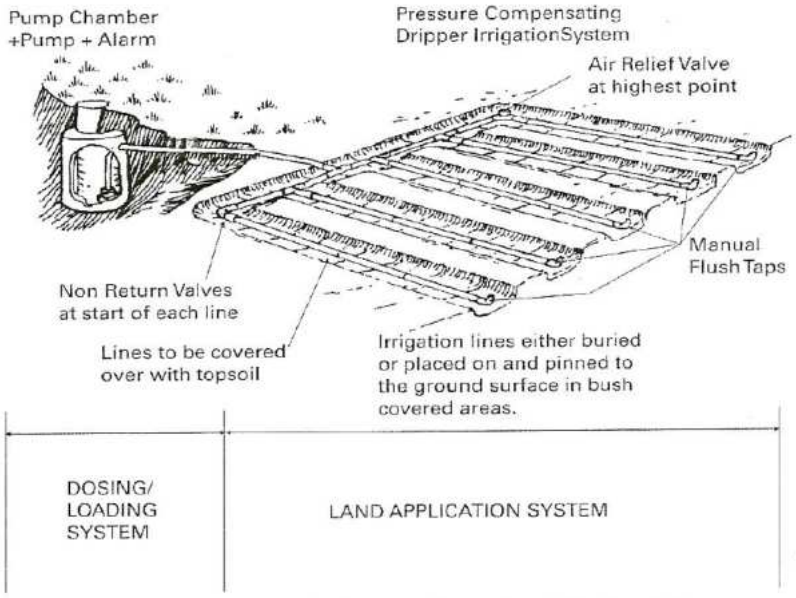
EFFLUENT DISCHARGE

Proposed development:	4 bedroom house
No. of Permeability Tests:	1
Clearance:	Maintain 3m clearance from all site boundaries / topographical discontinuities, 3m from all buildings, 15m from any surfacewater channels, 20m from and water supply bore and 0.6m above winter groundwater table.
Reserve area available:	Yes, to the north west of the proposed active field.
Total number of bedrooms:	4
Total number of occupants:	6 people
Water Supply Source:	Roof water collection
Design Wastewater Discharge:	180 litres / person / day
Total daily discharge rate:	1080 litres /day
AS/NZS 1547 Classification:	Category 6, Sandy Clay, non swelling clay and silty clay-slowly draining
Design loading rate (DLR):	3.0 ltr/m^2/day

TREATMENT & DISPOSAL

Primary Treatment: Secondary Treatment

Disposal Method: Drip irrigation. Typical layout as follows:



Note: Above is one example, there are alternatives to the layout shown

At this site, we would recommend that irrigation lines are surface mounted pressure compensating drip lines and covered with a 150mm layer of top soil or leaf litter/mulch.

Disposal Area required: We recommend an aerial loading area of 360 square metres. We recommend that the disposal area be clear of any fill supporting structures.

Distribution field pipework: The distribution field would consist of 360 lineal metres of pressure compensating drip irrigation lines laid at lateral lengths no greater than 75 metres long will be needed on the site. Lines should be laid at 1m centres with 1.6L/hr drippers at 0.4m centres generally on the contour. See conceptual schematic above.

Reserve Area: 120 square metres 33% of design Disposal Area.

Notes:

1. The use of alternative layouts is acceptable provided the layout meets the manufacturer's recommendations.

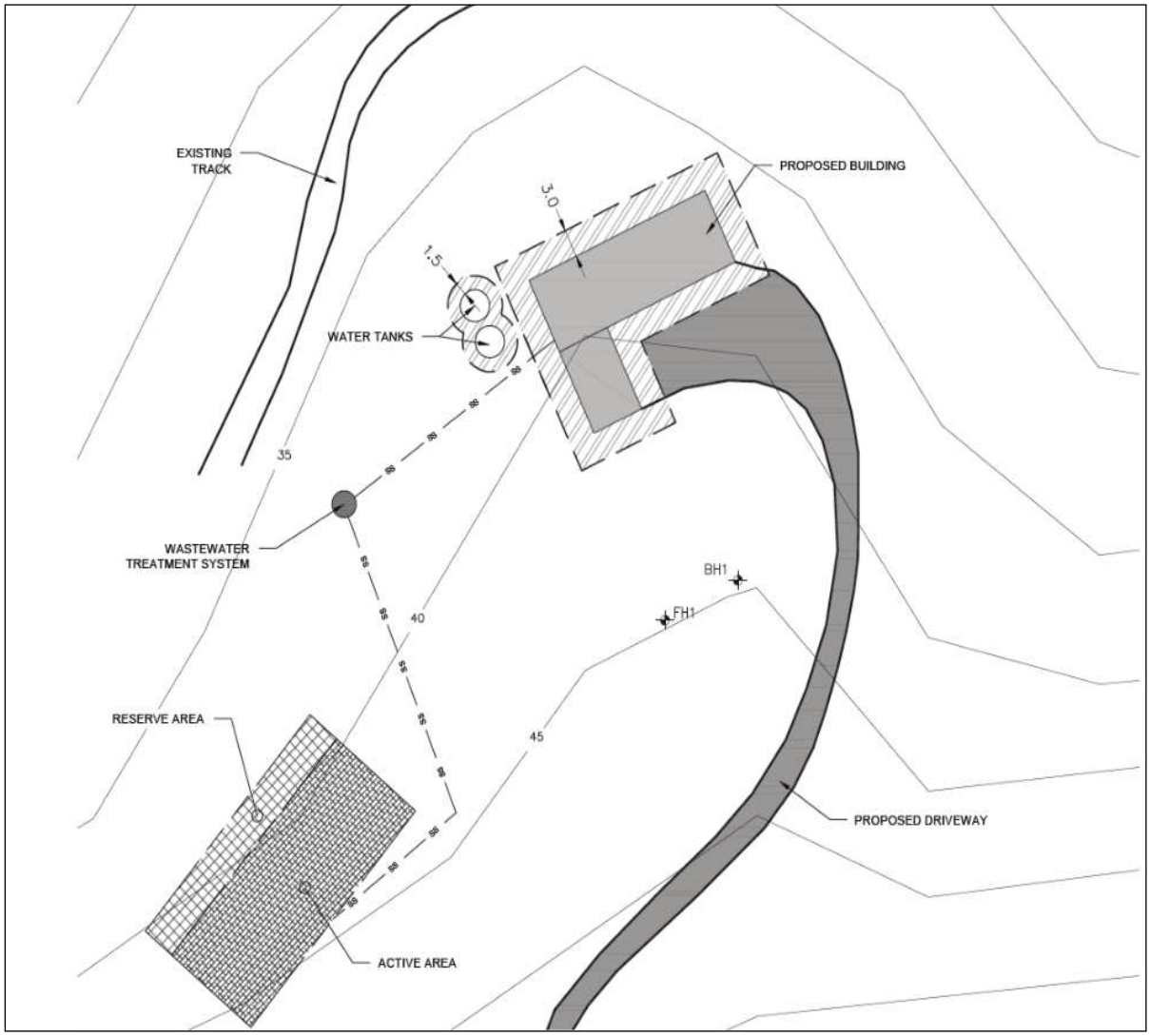


Figure 1: Proposed effluent disposal areas

STORMWATER MANAGEMENT

Stormwater flows from any sealed parking area or water tank overflows to be piped away from the active disposal field (15m clearance).

MONITORING, OPERATION AND MAINTENANCE

The owner should be responsible for the operation and maintenance of the household system, which shall include full operational and maintenance details and service provider attendance and actions as shown in Table 1.

Table 1

Level of attendance and responses.	3 Monthly	Annually
1. Site Inspection - Visual assessment of overall system for unusual noise, odour, damage, potential infiltration ex gully trap, access lids, vents etc. Rectify any issues.	✓	
2. Septic Tank - Clean filter Check lids Check and log sludge and scum levels (arrange for ST desludging when sludge or scum levels exceed 300mm)		✓
3. Recirculation Tank - Clean filter Check lids Check sludge and scum levels Check pump Current draw Floats Pump cycle time noise		✓
4. Textile POD (if applicable) Check lids integrity Check even distribution of flow over textile		✓
5. Irrigation Pump Check lids Visual check of effluent quality Check pump Current draw Floats Pump cycle time Pump flow rate Noise Check high level alarm initiates telemetry call-out		✓
6. Irrigation Field Walk entire area and check for signs of breakout or non-uniform discharge Purge all laterals Check air/vacuum valves	✓	
7. Alarm Responses a) Determine and rectify the fault. If fault cannot be rectified immediately arrange for offsite tankerage for effluent until fault repaired. b) If alarm is due to excessive flows: i. Visit site and confirm that treatment and disposal system is coping. ii. Identify reason for high flows and rectify if possible. iii. If the fault is considered to be a gross failure, and results in poor treatment performance and / or effluent breakout which may discharge to receiving waters, then arrange for off-site tankerage of effluent until the problem is rectified.		

SUMMARY

The effluent disposal design put forward in this report will ensure compliance with all relevant Far North District Council Guidelines and ARC TP58:2004 standards and will also ensure satisfactory performance with respect to any/all conditions relating to the subject property. Environmental constraints have been considered during the design of the system, specifically poor soils, proximity to surface water, and the coastal environment. Additionally costs incurred in the construction phase together with continued operation and maintenance have been taken into consideration for the purposes of this design.

The area of the proposed effluent field should be protected from surface water run-on via drains constructed around the perimeter.

We recommend that:

The preferred system for this site follows:

a) Secondary Treatment Plant.

b) We recommend an aerial loading area of 360 square metres with a reserve of 120 square metres or 33% of design Disposal Area.

c) Disposal of partly treated effluent via pressure compensating dripper irrigation. We recommend the use of 1.6 litre per hour emitters at 0.4m centres. Irrigation lines can be laid at 1 metre centres and a maximum lateral length of 75m with individual flushing valves. This requires a total of 360 linear meters of dripper line.

d) A reserve area of 33% has been provided for adjacent to the north western side of the active field.

e) We recommend that the disposal area be clear of any fill supporting structures.

f) Stormwater flows from any sealed parking area or water tank overflows to be piped away from the active disposal field (15m clearance).

g) Consent Notice (9958258.1) to be adhered to:
Waste water disposal shall comply with the waste water disposal requirement set out in the report prepared by Haigh Workman dated 10/07/2008.

APPLICABILITY

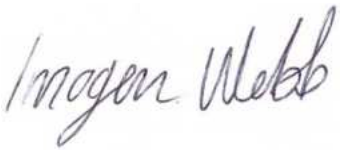
This report has been prepared exclusively for Chris Robertson with respect to the particular brief given to us. Information, opinions and recommendations contained in it cannot be used for any other purpose or by any other entity without our review and written consent. Vision Consulting Engineers Ltd accepts no liability or responsibility whatsoever for or in respect of any use or reliance upon this report by any third party.

The nature and continuity of the subsurface conditions given in this report are based on a review of previous reports and desktop study of published and un-published information about the site. The nature and continuity of subsurface materials is inferred and may differ from that described herein.

We should be contacted immediately if variations are encountered. It is possible that further investigation or modification of the design is required.

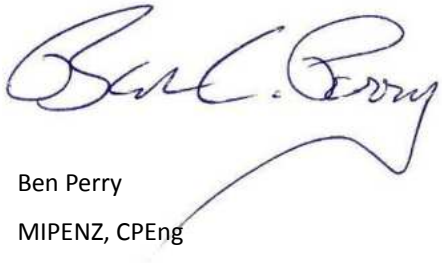
Yours faithfully
VISION CONSULTING ENGINEERS LTD

Report prepared by:



Imogen Webb
DipEng
Graduate Engineer

Report reviewed by:



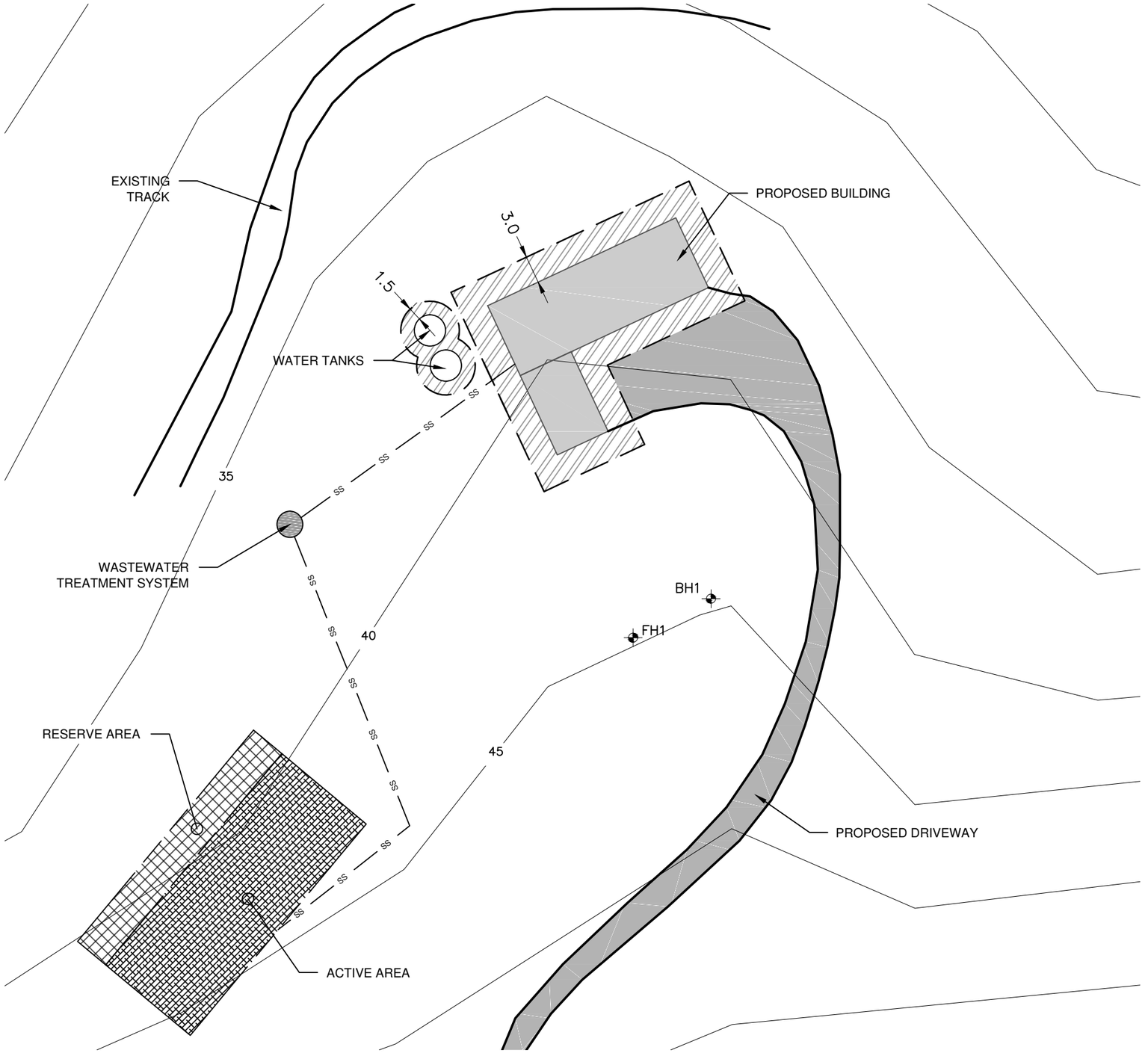
Ben Perry
MIPENZ, CPEng
Civil Engineer

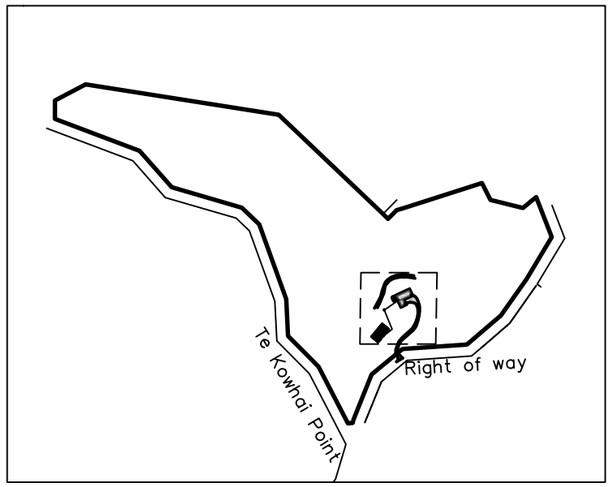
Attachments:
VCE - Wastewater Application Plan
VCE - Field logs (FH1, BH1)
VCE - Calculations
FNDC - Appendix E
Haigh Workman Report

VCE - WASTEWATER APPLICATION PLAN

WASTEWATER APPLICATION PLAN

SCALE A3 1:500





OVERALL VIEW OF LOT 2 DP 415226

SCALE A3 not to scale

LEGEND	
ACTIVE AREA TOTAL=360m²	
RESERVE AREA =120m²	
EXCLUSION ZONE	
OPEN DRAIN	
PIPED WASTEWATER	SS SS
SITE BOUNDARY	
ADJOINING BOUNDARY	

0 10 20 30 40 50

Scale 1:1000 (m)

NOTE: ALL STRUCTURES AND FEATURES ARE APPROXIMATE IN LOCATION AND SIZE AND HAVE BEEN BASED OFF DONALDSONS PLAN TITLED: PROPOSED BUILDING SITE, DATED: 30.03.2016

VISION CONSULTING ENGINEERS

CHRIS ROBERTSON
LOT 2, DP 415226
WASTEWATER APPLICATION PLAN

DRAWN:	LP
CHECKED:	BCP
DATE:	15/07/2016
PROJECT:	12612
SHEET:	1 of 1
SCALE A4:	AS SHOWN ©

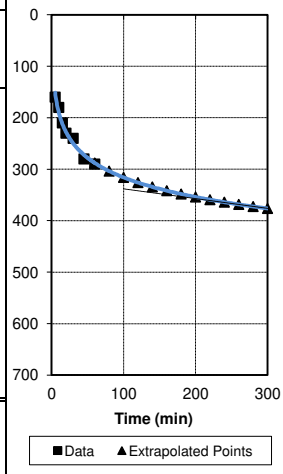
VCE - FIELD LOGS

BOREHOLE LOG -Falling Head Test FH1

Client: Chris Robertson	**Project: TP58 Report**	**Project No.: 12612**
Project Location: CNR Redcliffs & Te Kowhai Point Road	**Borehole Location:**	**Drilled by:** L.Plantev **Logged by:** L.Plantev
Hole started: 11/07/2016 **Hole completed:** 11/07/2016	**Drill method:** 100mm handauger	

Depth (m)	Graphic	Moisture	Soil Description	Geology
0.00		M	Clayey SILT; dark brown, rootlets	Topsoil
0.15		M	Silty CLAY; yellow brown. With rootlets	Waipapa Group Residual soils
0.40			no rootlets	
0.75			End of Borehole at 0.7m Groundwater not encountered.	

Falling Head Test



BOREHOLE LOG - BH1

Client: Chris Robertson	**Project: TP58 Report**	**Project No.: 12612**
Project Location: CNR Redcliffs & Te Kowhai Point Road	**Borehole Location:**	**Drilled by:** L.Plantev **Logged by:** L.Plantev
Hole started: **Hole completed:**	**Drill method:** 50mm handauger	

Depth (m)	Graphic	Moisture	Soil Description	**Geology** & other notes
0.00		M	Clayey SILT with rootlets; dark brown. Moist.	Topsoil
0.05				
0.10				
0.15			Silty CLAY with rootlets; yellow brown.	Waipapa Group
0.20				Residual soils
0.25				
0.30				
0.35				
0.40			no rootlets	
0.45				
0.50				
0.55				
0.60			with trace of pink, orange striations	
0.65				
0.70				
0.75				
0.80			with minor pink and white striations	
0.85				
0.90				
0.95				
1.00			with some pink and white striations	Completely weathered rock
1.05				
1.10				
1.15				
1.20				
1.25			End of Borehole at 1.2m	
1.30			Groundwater not encountered.	
1.35				
1.40				
1.45				
1.50				
1.55				
1.60				
1.65				
1.70				
1.75				
1.80				
1.85				
1.90				
1.95				
2.00				
2.05				
2.10				
2.15				
2.20				
2.25				
2.30				
2.35				
2.40				
2.45				
2.50				
2.55				
2.60				
2.65				
2.70				
2.75				
2.80				
2.85				
2.90				
2.95				

VCE - CALCULATIONS

Project No.: 12612
Project: Lot 2 DP 415226
Client: Chris Robertson
Date: 21/07/2016
By: BCP
Checked: BCP

COMPONENT	HEAD LOSS (m)	COMMENTS
Emitter	4.0	Minimum pressure required.
Lateral	0.0	Head loss insignificant for short run.
Submain	0.0	Using No Submain x 0 m length.
Main (Note 1)	6.6	Using 25mm LDPE x 50 m length.
Valve	0.0	No Valve
Filter	4.0	For a semi blocked (3m) to blocked (5m) filter.
Tank Depth (Note 2)	2.0	OR actual depth.
Water Meter (Note 3)	0.0	
Elevation:		
Septic Tank	167.0	Height of the septic tank lid
Upslope	177.0	Height to uppermost point of field pipework
Downslope	171.0	Height of lowest point of field pipework
Head Loss Range	**20-27**	(Note 5)
Total plus 10%	**18-30**	

Note:
1. Depends on distance from treatment plant to irrigation systems.
2. Actual depth to pump to be used if more than 2.0m.
3. Depends on type of water meter used.
4. Include antisiphoning measures at pump station when pumping downhill.
5. Calculation based on Irrigation Technology Services "Drip Irrigation Effluent Disposal Fields Design Manual" for standard pressure compensation irrigation lines. ITS 2001 and Netafim design guidelines. For the use of alternative pressure compensating irrigation systems the design/installer is to confirm the manufacturers recommended head loss guideline values.

Recommend pressure reduction valves within the irrigation system for safe operation.
Where the land disposal application system is located downslope of the pump it is important to ensure the system does not empty the tank by uncontrolled siphoning. Where the system is uphill of the pump the difference in elevation between top of the pump and the highest point of elevation is to be added to the head loss calculation.

Project No.: 12612
Project: Lot 2 DP 415226
Client: Chris Robertson
Date: 21/07/2016
By: BCP
Checked: BCP

COMPONENT	Pipe diam (mm)	Total Length (m)	Volume (Ltr)	COMMENTS
Lateral w/ emitters	12.9	360	47.1	lateral emitter pipe total length per pump cycle
Submain	No Submai	0.0	0.0	submain dimensions
Main (Note 1)	25	50.0	24.5	main dimensions
Pump			1.0	volume of water in pump
TOTAL			**73**	approx. Pipework Volume
Rec. Pump Volume			**145**	recommended duty volume
Min. Pump Volume			**97**	minimum recommended duty volume

Note:
1. Assumes gridded latteral lines over entire Unit Loading Area.
2. Actual volume of pump to be used if more than 1.0 litres.
3. Calculation based a unit loading area, the total field size may be larger with sequencing valves cycling to each unit area.

System and Pump Volume Checks

It is important to ensure that the volume of the effluent in the pipes is replaced each cycle. We generally recommend that the volume within the pipes is half of the pump chamber duty volume.

Project No.:	12612
Project:	Lot 2 DP 415226
Client:	Chris Robertson
Date:	21/07/2016
By:	BCP
Checked:	BCP

COMPONENT	Value	Units
Design Daily Flow	1080	litres per day
Total Design Area	360	m2
No. Unit Areas	1	
Unit Loading Area	360	m2
Unit Application rate	3.0	litres per m2
Pump-out Volume	145	litres (pump chamber)
Dripper rate	1.6	litres per hour
Dripper spacing	0.4	m
lateral spacing	1.0	m
Total Design flow rate	1440.0	litres per hour (main)
Unit Area flow rate	No Submain	litres per hour (submain)
Pump-on time	6.0	minutes

Note:
1. Assumes gridded latteral lines over entire Unit Loading Area.
2. Actual volume of pump to be used if more than 1.0 litres.
3. Calculation based a unit loading area, the total field size may be larger with sequencing valves cycling to each unit area.

Pump on-time and total area flow calculations.

PRODUCER STATEMENT

DESIGN: ON-SITE EFFLUENT DISPOSAL SYSTEMS (T.P.58)

ISSUED BY: Vision Consulting Engineers Ltd (approved qualified design professional)

TO: CHRIS ROBERTSON (owner)

TO BE SUPPLIED TO: ……Far North District Council……..

PROPERTY LOCATION: LOT 2 DP 415226

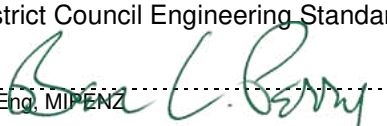
LOT 2 DP 415226 VALUATION NUMBER ***Unknown***

TO PROVIDE: Design an on-site effluent disposal system in accordance with Technical paper 58 and provide a schedule to the owner for the systems maintenance.

THE DESIGN: Has been in accordance with G13 (Foul Water) G14 (Industrial Liquid Waste) B2 (durability 15 years) of the Building Regulations 1992.

As an independent approved design professional covered by a current policy of Professional Indemnity Insurance (Design) to a minimum value of $200,000.00, I BELIEVE ON REASONABLE GROUNDS that subject to:
(1) The site verification of the soil types.
(2) All proprietary products met the performance requirements.

The proposed design will meet the relevant provisions of the Building Code and 8.15 of The Far North District Council Engineering Standards.



CPEng, MIPENZ MIPENZ, CPEng

CPEng, Member Number 98351

Address Level 1, 62 Kerikeri Road
Kerikeri 0230

Phone Number 09 401 6287
Fax Number
Cell Phone 021 210 2206

Date 21/07/2016

VCE Producer Statement Reference: 12612-01

Note: This form is to accompany every application for a Building Consent incorporating a T.P.58. Approval as a design professional is at Councils discretion.

FAR NORTH DISTRICT COUNCIL

Appendix E

TP58

On-site Wastewater Disposal Site Evaluation Investigation Checklist

PART A – Owners Details

1. Applicant Details:

Applicant Name	CHRIS ROBERTSON	
Company Name		
	First Name(s)	Surname
Property Owner Name(s)	Chris	Robertson

Nature of Applicant* Owner

*(*i.e. Owner, Leasee, Prospective Purchaser, Developer)*

2. Consultant / Site Evaluator Details:

Consultant/Agent Name	Vision Consulting Engineers Ltd			
Site Evaluator Name	Ben Perry			
Postal Address	Level 1, 62 Kerikeri Road,			
	Kerikeri 0230			
Phone Number	Business	09 401 6287	Private	
	Mobile	021 210 2206	Fax	09 401 6289
Name of Contact Person	Ben Perry			
E-mail Address	info@vce.co.nz			

3. Are there any previous existing discharge consents relating to this proposal or other waste discharge on this site?

Yes		No	✓	(Please tick)

If yes, give Reference Numbers and Description

4. List any other consent in relation to this proposal site and indicate whether or not they have been applied for or granted
If so, specify Application Details and Consent No.
(eg. LandUse, Water Take, Subdivision, Earthworks Stormwater Consent)

N/A

PART B – Property Details

1. Property for which this application relates:

Physical Address of Property	LOT 2 DP 415226
Territorial Local Authority	FAR NORTH DISTRICT COUNCIL
Regional Council	NORTHLAND REGIONAL COUNCIL
Legal Status of Activity	Permitted: ✓ Controlled: Discretionary:
Relevant Regional Rule(s) (Note 1)	
Total Property Area (m^2)	*174176 more or less*
Map Grid Reference of Property If Known	N/A

2. Legal description of land (as shown on Certificate of Title)

Lot No.	3	DP No.	415226	CT No.	458496
Other (specify)					

Please ensure copy of Certificate of Title is attached

PART C: Site Assessment - Surface Evaluation

(Refer TP58 - Sn 5.1 General Purpose of Site Evaluation and Sn 5.2.2(a) Site Surface Evaluation)
Note: Underlined terms defined in Table 1, attached

Has a relevant property history study been conducted?

Yes		No	✓	(Please tick one)

If yes, please specify the findings of the history study, and if not please specify why this was not considered necessary.

A site specific soil test and evaluation report is attached.

1. Has a Slope Stability Assessment been carried out on the property?

Yes		No	✓	Please tick

If No, why not?

Slope stability was outside of our scope of work.

If Yes, please give details of report (and if possible, please attach report):

Author	
Company/Agency	
Date of Report	
Brief Description of Report Findings:	

2. Site Characteristics (See Table 1 attached):

Provide descriptive details below:
Performance of Adjacent Systems:
Unknown
Estimated Rainfall and Seasonal Variation:
Information available from **N.I.W.A MET RESEARCH**
1200mm typically per year.
Vegetation / Tree Cover:
See attached report.
Slope Shape: (Please provide diagrams)
See attached report.
Slope Angle:
On proposed disposal field approximately 14-16º
Surface Water Drainage Characteristics:
See attached report.
Flooding Potential: ~~YES~~/NO
If yes, specify relevant flood levels on appended site plan, i.e. one in 5 years and/or 20 year and/or 100 year return period flood level, relative to disposal area.
Surface Water Separation:
15m from any surface water channels. See attached report.
Site Characteristics: or any other limitation influencing factors
None

3. Site Geology **Check Rock Maps**

Waipapa Group	
See attached report	
Geological Map Reference Number	

4. What Aspect(s) does the proposed disposal system face? (please tick)

North		**West**	
North-West	✓	**South-West**	
North-East		**South-East**	
East		**South**	

5. Site clearances, (Indicate on site plan where relevant)

Separation Distance from	Treatment Separation Distance (m)	Disposal Field Separation Distance (m)
Boundaries	>1.5	>1.5
Surface water, rivers Creeks drains etc	15	>15
Groundwater	>1.5	>0.8
Stands of Trees/Shrubs	N/A	N/A
Wells, water bores	N/A	>100m
Embankments/retaining walls	N/A	N/A
Buildings	>1.5	>1.5
Other (specify):		

PART D: Site Assessment - Subsoil Investigation

(Refer TP58 - Sn 5.1 General Purpose of Site Evaluation, and Sn 5.2.2(a) Site Surface Evaluation and Sn 5.3 Subsurface Investigations)
Note: Underlined terms defined in Table 2, attached

1. Please identify the soil profile determination method:

Test Pit			No of Test Pits	
Bore Hole		Depth: 0.7 and 1.2m	No of Bore Holes	2
Other (specify):				

Soil Report attached?

Yes	✓	No		Please tick

2. Was fill material intercepted during the subsoil investigation?

Yes		No	✓	Please tick

If yes, please specify the effect of the fill on wastewater disposal

The disposal field will be clear of any areas of fill.

3. Percolation testing

N/A					
Test Report attached?	Yes	✓	No		Please tick

4. Are surface water interception/diversion drains required?

Yes		No	✓	Please tick

If yes, please show on site plan

4a Are subsurface drains required

NO

5. Please state the depth of the seasonal water table:

Winter	>1.2m	Measured		Estimated	✓
Summer	>1.2m	Measured		Estimated	✓

6. Are there any potential storm water <u>short circuit paths</u>?

Yes		No	✓	Please tick

If the answer is yes, please explain how these have been addressed

7. Based on results of subsoil investigation above, please indicate the disposal field soil category *(Refer TP58 Table 5.1)*

Is Topsoil Present? ✓	If so, Topsoil Depth? 0.2 (m)

Soil Category	Description	Drainage	Tick One
1	Gravel, coarse sand	Rapid draining	
2	Coarse to medium sand	Free draining	
3	Medium-fine & loamy sand	Good drainage	
4	Sandy loam, loam & silt loam	Moderate drainage	
5	Sandy clay-loam, clay loam & silty clay-loam	Moderate to slow drainage	
6	Sandy clay, non-swelling clay & silty clay	Slow draining	✓
7	Swelling clay, grey clay, hardpan	Poorly or non-draining	

Reasons for placing in stated category

Site specific soil tests

PART E: Discharge Details

1. Water supply source for the property (please tick):

Rainwater (roof collection)	✓
Bore/well	
Public supply	

2. Calculate the maximum daily volume of wastewater to be discharged, unless accurate water meter readings are available
(Refer TP58 Table 6.1 and 6.2)

Number of Bedrooms	4			
Design Occupancy	6			(Number of People)
Per capita Wastewater Production	140	160	180✓	(tick) (Litres per person per day)
Other - specify	200	220	145	
Total Daily Wastewater Production				(litres per day)

3. Do any special conditions apply regarding water saving devices

a) Full Water Conservation Devices?	Yes		No	✓	(Please tick)
b) Water Recycling - what %?	%				(Please tick)

If you have answered yes, please state what conditions apply and include the estimated reduction in water usage

4. Is Daily Wastewater Discharge Volume more than 2000 litres:

Yes		(Please tick)
No	✓	(Please tick)

Note if answer to the above is yes, an N.R.C wastewater discharge permit may be required

5. Gross Lot Area to Discharge Ratio:

Gross Lot Area		m^2
Total Daily Wastewater Production		(Litres per day)(from above)
Lot Area to Discharge Ratio	N/A	

7. Does this proposal comply with the Northland Regional Council Gross Lot Area to Discharge Ratio of greater than 3?

Yes		No		Please tick - N/A

8. Is a Northland Regional Council Discharge Consent Required?

Yes		No	✓	Please tick

PART F: Primary Treatment *(Refer TP58 Section 7.2)*

1. Please indicate below the no. and capacity (litres) of all septic tanks including type (single/dual chamber grease traps) to be installed or currently existing: If not 4500 litre, duel chamber explain why not

Number of Tanks	Type of Tank	Capacity of Tank (Litres)
	Total Capacity	

2. Type of Septic Tank Outlet Filter to be installed?

PART G: Secondary and Tertiary Treatment
(Refer TP58 Section 7.3, 7.4, 7.5 and 7.6)

1. Please indicate the type of additional treatment, if any, proposed to be installed in the system: (please tick)

Secondary Treatment			
Home aeration plant	✓		
Commercial aeration plant			
Intermediate sand filter			
Recirculating sand filter			
Recirculating textile filter			
Clarification tank			
Tertiary Treatment			
Ultraviolet disinfection			
Chlorination			
Other		Specify	

PART H: Land Disposal Method
(Refer TP58 Section 8)

1. Please indicate the proposed loading method: (please tick)

Gravity	
Dosing Siphon	
Pump	✓

2.High water level alarm to be installed in pump chambers

Yes	~~No~~

If not to be installed, explain why

3. If a pump is being used, please provide the following information:

Total Design Head	see attached VCE Calculations	(m)
Pump Chamber Volume	see attached VCE Calculations	(Litres)

Emergency Storage Volume	see attached VCE Calculations	(Litres)

4. Please identify the type(s) of land disposal method proposed for this site: (please tick)
(Refer TP58 Sections 9 and 10)

Surface Dripper Irrigation	✓		
Sub-surface Dripper irrigation			
Standard Trench			
Deep Trench			
Mound			
Evapo-transpiration Beds			
Other		Specify	

5. Please identify the loading rate you propose for the option selected in Part H, Section 4 above, stating the reasons for selecting this loading rate:

Loading Rate	Aerial	3	(Litres/m2/day)
Disposal Area	Design	360	(m2)
	Reserve	120	(m2)

Explanation *(Refer TP58 Sections 9 and 10)*

See attached report.

6. What is the available reserve wastewater disposal area *(Refer TP58 Table 5.3)*

Reserve Disposal Area (m²)	120
Percentage of Primary Disposal Area (%)	33

7. Please provide a detailed description of the design and dimensions of the disposal field and attach a detailed plan of the field relative to the property site:
Description and Dimensions of Disposal Field:

See attached report

Plan Attached?	Yes	✓	No		(Please tick)

If not, explain why not

PART I: Maintenance & Management

(Refer TP58 Section 12.2)

1. Has a maintenance agreement been made with the treatment and disposal system suppliers?

Yes		No	✓	(Please tick)

Name of Suppliers

PART J: Assessment of Environmental Effects

1. Is an assessment of environmental effects (AEE) included with application?

(Refer TP58 section 5. Ensure all issues concerning potential effects addressed)

Yes		No	✓	(Please tick)

If Yes, list and explain possible effects

A less than minor effect on the environment is anticipated, provided the installation adheres to the
recommendations outlined in this form and those of the attached report.

PART K: Is Your Application Complete?

1. In order to provide a complete application you have remembered to:

Fully Complete this Assessment Form	✓
Include a *Location Plan* and *Site Plan* (with Scale Bars)	✓
Attach an Assessment of Environmental Effects (AEE)	N/A

1. Declaration

I hereby certify that, to the best of knowledge and belief, the information given in this application is true and complete.

Name : Ben Perry		
Position : Managing Director	Date	21/07/2016

Note
Any alteration to the site plan or design after approval will result in non compliance.

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**458496**
Land Registration District	**North Auckland**
Date Issued	26 March 2015

Prior References
NA132C/343

Estate	Fee Simple
Area	17.4176 hectares more or less
Legal Description	Lot 2 Deposited Plan 415226

Proprietors
Richard Raymond Jewell and Marilyn May Jewell

Interests

Subject to Section 8 Mining Act 1971

Subject to Section 168A Coal Mines Act 1925

Appurtenant to part formerly Lot 1 DP 98255 are rights of way and rights to convey water, electricity and telecommunications created by Transfer D066530.8 - 12.11.1996 at 12.10 pm

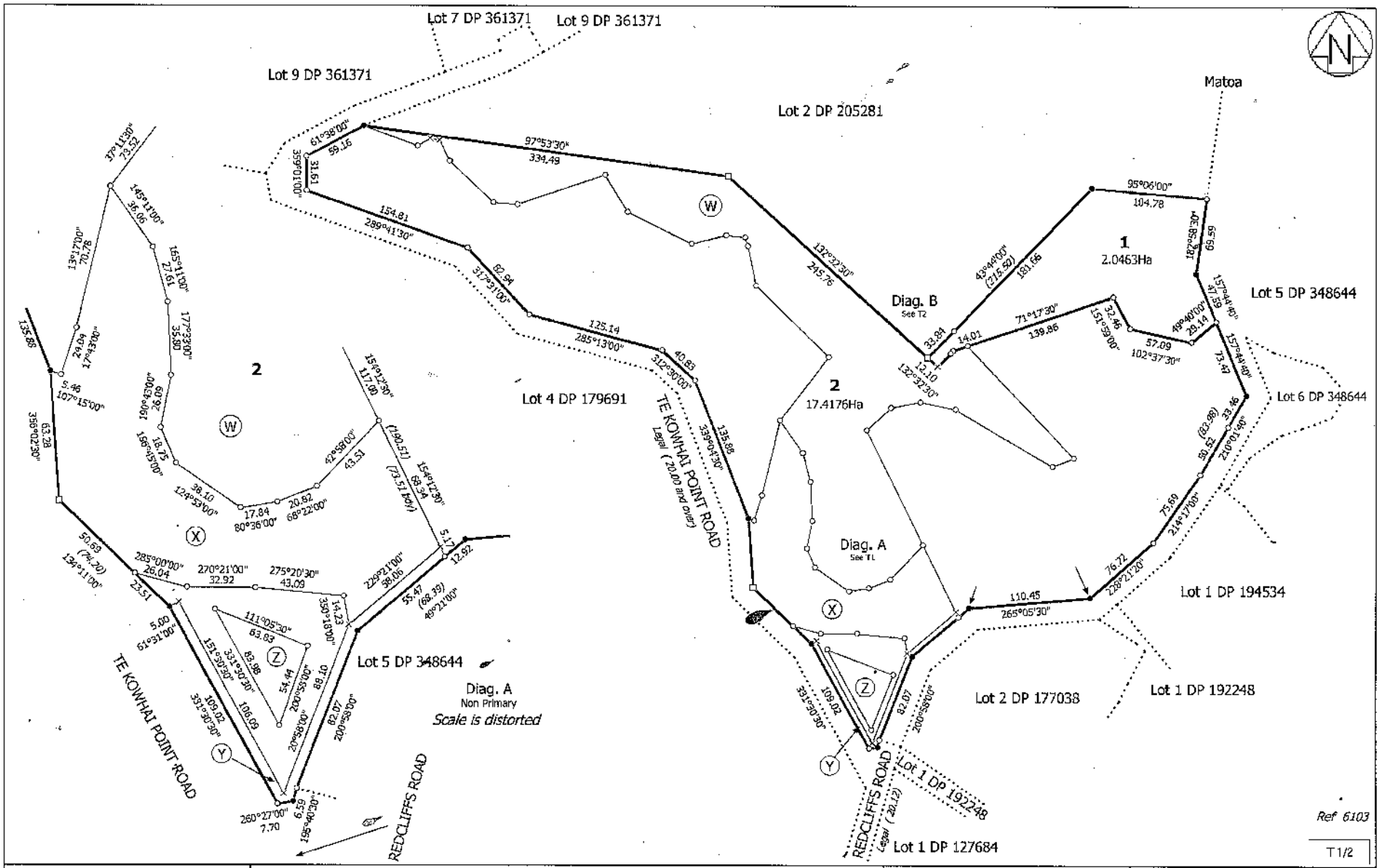
The easements created by Transfer D066530.8 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right of way and a right of way (pedestrian access only) specified in Easement Certificate D371759.3 - produced 25.3.1999 at 2.44 pm and entered 8.4.1999 at 9.00 am

The easements specified in Easement Certificate D371759.3 are subject to Section 243 (a) Resource Management Act 1991

9958258.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 26.3.2015 at 11:59 am

Subject to a right to convey water over part marked W on DP 415226 created by Easement Instrument 9958258.3 - 26.3.2015 at 11:59 am



Land District: North Auckland Digitally Generated Plan Generated on: 24/05/2012 3:13pm Page 3 of 4	Lots 1 and 2 being a subdivision of Lot 3 DP 205281	Surveyor: Robert John Donaldson Firm: Donaldsons	Title Plan LT 415226 Approved on: 24/05/2012

View Instrument

Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991
Instrument Number	9958258.1
Status	Registered
Completion Date	8/04/2015
Date & Time Lodged	26/03/2015 11:59:26
Lodged By	Baker, Lisa Anne
Lodged For	Palmer Macauley (Kerikeri)
Approved By	Boyle, Jenny

Affected Computer Registers	Land District
NA132C/343	North Auckland

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

View Instrument Details

Instrument No.	9958258.1
Status	Registered
Date & Time Lodged	26 Mar 2015 11:59
Lodged By	Baker, Lisa Anne
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Computer Registers	Land District
NA132C/343	North Auckland

Annexure Schedule: Contains 2 Pages.

Signature

Signed by Richard George Ashwell Palmer as Territorial Authority Representative on 26/03/2015 11:20 AM

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

Far North District Council

Private Bag 752, Memorial Ave
Kaikohe 0440, New Zealand
Freephone: 0800 920 029
Phone: (09) 401 5200
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

Te Kaunihera o Tai Tokerau Ki Te Raki

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC **2090085; 2090085-RMAVAR/A; 2090085-RMAVAR/B**

the Subdivision of Lot 3 DP 205281
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

Lots 1 & 2 DP 415226

(i) Habitat Protection: 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.

(ii) Each habitable building shall have a roof water collection system with 45,000 litre storage tanks. The water tanks shall be positioned so that they are accessible (safely) for fire-fighting purposes and be coupled together and have one tank fitted with an outlet compatible with rural fire service equipment or be fitted with a sprinkler system approved by Council.

Lot 2 DP 415226

(iii) Planting and Maintenance Programme: The lot owner shall be responsible for implementing planting, weed control and pest management in accordance with the Planting, Weed and Pest Management Strategies (as required by conditions 3(b) and (c) of RC 2090085).

Note: Any predator / pest control work carried out is to be done in a manner which will not endanger kiwi.

Far North District Council

Private Bag 752, Memorial Ave
Kaikohe 0440, New Zealand
Freephone: 0800 920 029
Phone: (09) 401 5200
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

Te Kaunihera o Tai Tokerau Ki Te Raki

(iv) Re-vegetation and Vegetation Management: The owner of the lot shall not clear or otherwise deliberately damage any area of vegetation within the bush protection areas labelled 'W', 'X' & 'Y' on the survey plan.

Any plants that subsequently die, or are removed or damaged, are to be replaced as soon as possible, at least within the next planting season (May to September inclusive).

(v) Prior to seeking resource consent for any building on an allotment the lot owner shall have prepared by a suitably qualified person, individual building and landscape plans for the allotment.

(vi) Waste water disposal shall comply with the waste water disposal requirement set out in the report prepared by Haigh Workman dated 16/07/2008.

(vii) All buildings and structures shall be located within the identified building envelope shown on the survey plan as 'Z'.

SIGNED: P A Killalea Mr Patrick Killalea
By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
PRINCIPAL PLANNER

DATED at **KERIKERI** this 19th day of December 2014

HAIGH WORKMAN REPORT

HAIGH WORKMAN
Civil & Structural Consultants Ltd

PO Box 89
12 Butler Road
Kerikeri, New Zealand

Phone 09 407 8327
Fax 09 407 8378
www.haighworks.co.nz
info@haighworks.co.nz

ON-SITE DOMESTIC WASTEWATER MANAGEMENT

Advice to Home Owner/Occupier

Homeowners and occupiers are legally responsible to keep their on-site wastewater system in good working order. The following schedule gives advice on the use and maintenance of the system.

1. Use of the System

For the on-site wastewater system to work well there are some good habits to encourage and some bad habits to avoid:

1.1 In order to reduce sludge building up in the tank:
- (i) Scrape all dishes to remove fats, grease etc, before washing.
- (ii) Keep all possible solids out of the system.
- (iii) Don't use a garbage grinder unless the system has been specifically designed to carry the extra load.
- (iv) Don't put sanitary napkins, other hygiene products or disposable nappies into the system.

1.2 In order to keep the bacteria working in the tank and in the land-application area:

- (i) Use biodegradable soaps.
- (ii) Use a low-phosphorus detergent.
- (iii) Use a low-sodium detergent in dispersive soil areas.
- (iv) Use detergents in the recommended quantities.
- (v) Don't use powerful bleaches, whiteners, nappy soakers, spot removers and disinfectants.
- (vi) Don't put chemicals or paint down the drain.

1.3 Conservation of water will reduce the volume of effluent disposed to the land-application area, make it last longer and improving its performance. Conservation measures could include:

- (i) Installation of water-conservation fittings.
- (ii) Taking showers instead of baths.
- (iii) Only washing clothes when there is a full load.
- (iv) Only using the dishwasher when there is a full load.

1.4 Avoid overloading the system by spacing out water use evenly. For example not doing all the washing on one day and by not running the washing machine and dishwasher at the same time.

2. Maintenance

2.1 The primary wastewater-treatment unit (septic tank) will need to:

(i) Be desludged regularly i.e. every 3 to 5 years, or when scum and sludge occupy 2/3 of the volume of the tank (or first stage of a two-stage system).
(ii) Be protected from vehicles.
(iii) Have any grease trap cleaned our regularly.
(iv) Have the vent and/or access cover of the septic tank kept exposed.
(v) Have any outlet filter inspected and cleaned.

2.2 The land-application area needs protection as follows:-

(i) Where surface water diversion drains are required by the design, these need to be kept clear to reduce the risk of stormwater runoff entering the effluent soakage area.
(ii) No vehicles or stock should be allowed on trenches or beds.
(vi) Deep rooting trees or shrubs should not be grown over absorption trenches or pipes.
(vii) Irrigation areas are not play areas for children and access should be restricted.
(viii) Any evapo-transpiration areas should be designed to deter pedestrian traffic.
(ix) The baffles or valves in the distribution system should be periodically (monthly or seasonally) changed to direct effluent into alternative trenches or beds, if required by the design.

2.3 Evapo-transpiration and irrigation areas should have their grass mowed and plants maintained to ensure that these areas take up nutrients with maximum efficiency.

2.4 For aeration treatment systems. Check equipment and:

(i) Follow the manufacturer's instructions for maintaining and cleaning pumps, siphons and septic tank filters.
(ii) Clean disc filters or filters screens on irrigation-dosing equipment periodically by rinsing back into the primary wastewater-treatment unit.
(iii) Flush drip irrigation lines periodically to scour out any accumulated sediment.

SITE SUITABILITY REPORT

429 Redcliffs Road

Kerikeri

Lot 2 DP415226

Richardson·Stevens

CONSULTING ENGINEERS

Richardson·Stevens
CONSULTING ENGINEERS

SITE SUITABILITY REPORT

429 Redcliffs Road

Kerikeri

Lot 2 DP415226

Report prepared for: C and R Robertson

Report prepared by: Grant Stevens

Report reference: 14486

Date: 21 September 2016

Revision No.	Details	Date

2 Seaview Rd, Whangarei 0110, Ph 09 438 3273, Fax 09 438 5734, email engineers@richardsonstevens.co.nz

ACENZ

Contents

Appendices

Richardson·Stevens
CONSULTING ENGINEERS

File: 14486
21 September 2016

SITE SUITABILITY REPORT

429 Redcliffs Road Kerikeri

Lot 2 DP415226

1.0 Introduction

C and R Robertson are the owners of Lot 2 DP415226and have a land use consent to develop the site and construct a dwelling and garage. Richardson Stevens Consultants (1996) Ltd has been engaged to investigate and report on the "engineering design and ground geotechnical assessment of the proposed accessway and building platform formation", including vehicle access earthworks construction, stormwater control and erosion and sediment control measures.

2.0 Site Description

The site of proposed development is a north facing slope off a local high point on Redcliffs Road. From the road it slopes at a fall of approximately 20° down to a flatter area on which the house platform will be constructed. Ground cover is pasture with extensive olive plantings some of which will be removed to construct the house platform.

3.0 Investigation

A technician from Richardson Stevens Consultants (1996) Ltd visited the site on 12 September 2016 and conducted a walkover survey together with two hand augered subsoil bores and four scala penetrometers in the locations marked on the accompanying site plan.

Both of the bores encountered 200 – 300mm of topsoil overlying very stiff medium plastic silty clay overlying highly/completely weathered very stiff rock. All measured in-situ shear strengths were over 200kPa and no groundwater was encountered within the hole depth (max 1800mm). The penetrometers were all uniform and indicated stiff clay material with bearing capacity in the range 200 to greater than 300 kPa.

4.0 Proposed Construction Works

Development of the site will include construction of a crossing onto the site, together with a formed driveway down to the house site and formation of a level platform on which to construct the house. For both the accessway and the house platform cut and fill depths will generally be up to 1m deep. Once the topsoil is removed the subsoil encountered will be suitable for cut to fill construction under the supervision of an experienced engineering professional to the attached earthworks specification. Specific requirements are –

- All topsoil to be removed and stockpiled for reuse
- All fill areas shall be benched where ground slopes are steeper than 10 degrees
- All cut batters are to be no steeper than one vertical upon two horizontal
- Cut to fill shall be carried out at in-situ moisture content immediately on excavation and optimum compaction shall be achieved using equipment approved by the Engineer
- All disturbed ground surfaces and cut batters shall be top soiled and planted immediately final profiles are achieved. Planting shall be maintained so as to achieve complete ground coverage within three months
- The supervising engineer shall be notified and will inspect and test prepared ground prior to filling commencement and then at 500mm lift intervals. The Engineer will provide council with a PS4 on the successful conclusion of site development
- The site shall be managed at all times to prevent any sediment runoff, refer to plan 6865 by Donaldsons Land Surveyors
- The accessway alignment, grades and cross sections shall be constructed in accordance with designing plans produced by Donaldson's Land Surveyors as attached.

5.0 Site stability

Our examination of the site and available aerial photos showed no sign of any historic instability. The site geology (greywacke) and the strength and consistency of the material encountered in our subsoil investigation lead us to conclude that if developed in accordance with our

recommendations the developed site works including house platform and accessway will be stable and suitable for their purpose.

House and shed foundations should be constructed in accordance with NZS 3604 or specific design and shall be founded a minimum of 450mm below finished ground profiles. All concentrated stormwater runoff from roofs, parking area or accessway to be collected and discharged to natural open water courses well clear of any cut or filled batter slopes.

We are satisfied that with reference to Section 72 of the building act –

- The land on which the proposed buildings is to be sited is not subject to nor likely to be subject to instability

- The proposed works will not cause instability on this or any other property

6.0 Road Crossing

The Development Plan produced Donaldsons shows the accessway entering the property immediately alongside the fence on the western side of the olive plantings. This location is at the outside of a bend in the road and east of the brow of a hill. Sight distances are 85m to the west and 100m plus to the east. We rate the operating speed of Redcliffs Road in this location to be 70 kph so that a sight distance of 85m is reasonable.

Accessway formation shall be designed and constructed to provide a near level area for a minimum of 5m on the driveway immediately adjacent to the road formation to ensure exiting vehicles can stop with adequate vision prior to entering onto the road.

7.0 Conclusion

The land that is subject to development for a house, shed and accessway is suitable for the intended purpose provided all development works are in accordance with the plans to be provided by Total Design Ltd, Donaldsons Land Surveyors, and the recommendation of this report.

8.0 Limitations

This report has been prepared solely for the benefit of our client and the Far North District Council. The purpose is to determine the engineering suitability of the proposed residential buildings, in relation to the material covered by the report. The reliance by other parties on the information or opinions contained therein shall, without our prior review and agreement in writing, do so at their own risk.

Recommendations and opinions in this report are based on data obtained as previously detailed. The nature and continuity of subsoil conditions away from the test locations are inferred and it should be appreciated that actual conditions could vary from those assumed.

This report does not address matters relating to the National Environmental Standard for Contaminated Sites, and if applicable separate advice should be sought on this matter from a suitably qualified person.

If during the construction process, conditions are encountered that differ from the inferred conditions on which the report has been based, the site should be examined by a suitably qualified engineer to determine if any modification of the design based upon this report is required.

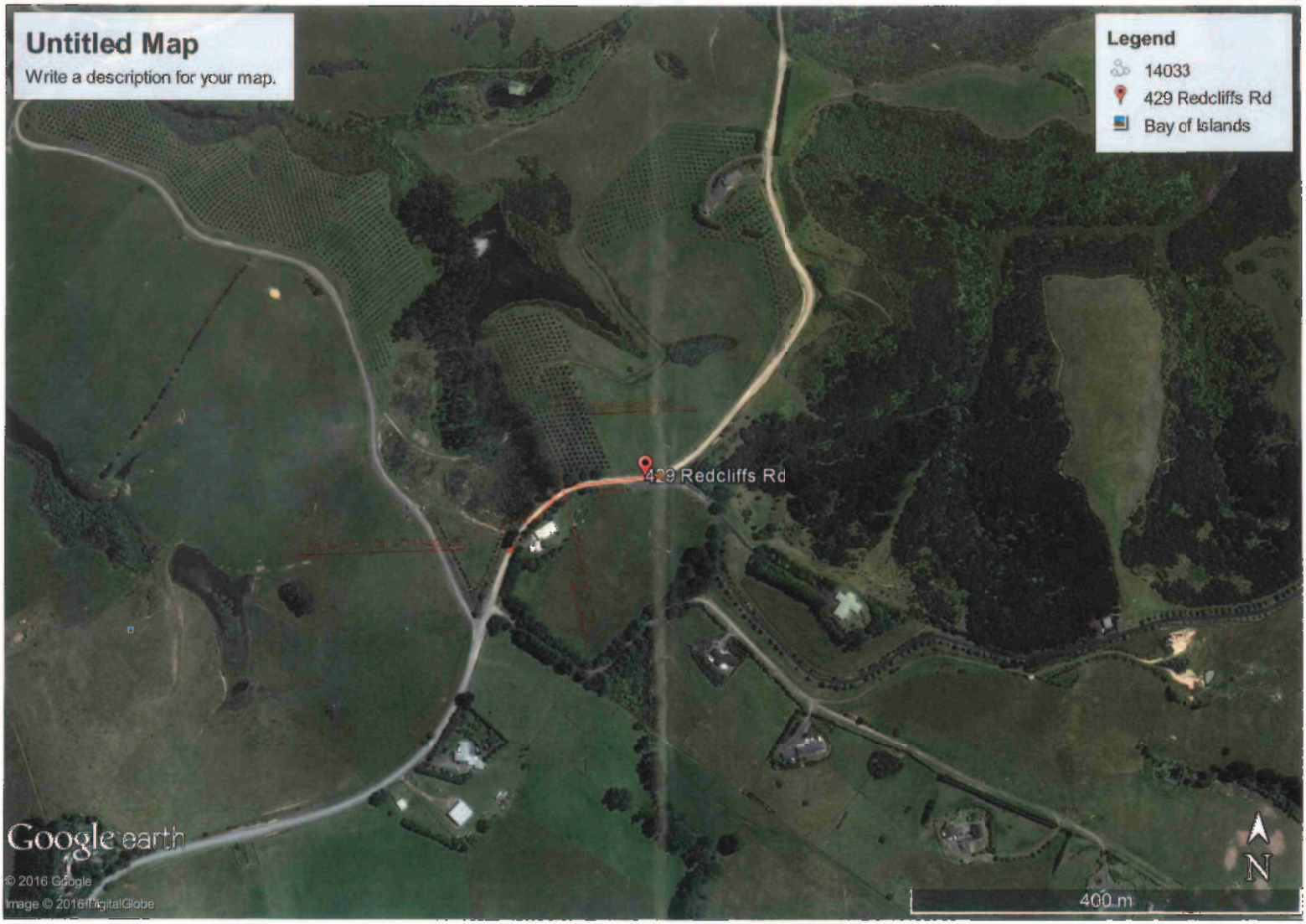
Prepared by:

Grant Stevens
Chartered Professional Engineer

Richardson Stevens Consultants (1996) Ltd

Appendix A

Site Plans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429 Redcliffs Rd
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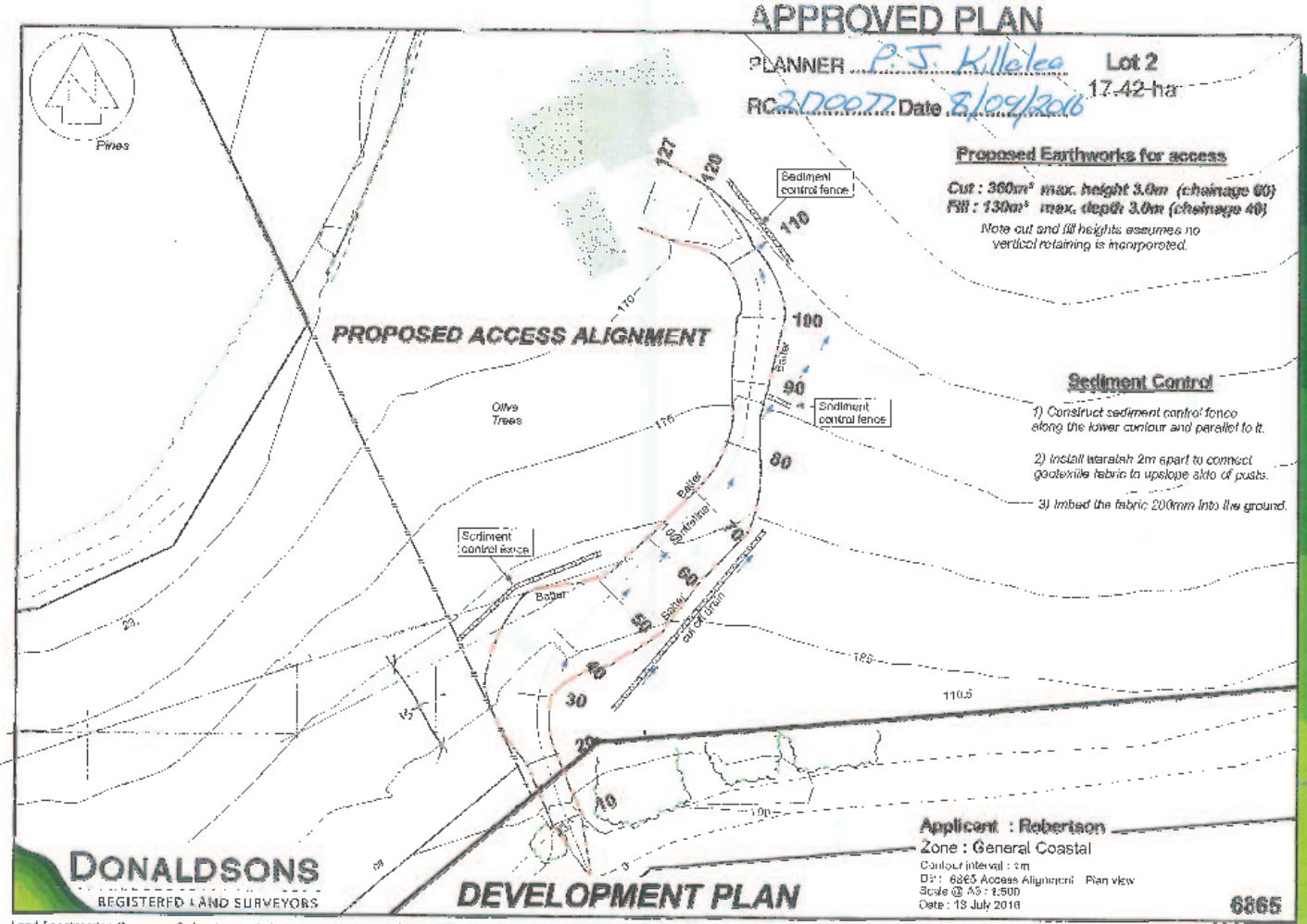
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PLANNER P.S. Killalea Lot 2
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Proposed Earthworks for access
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DEVELOPMENT PLAN
Applicant : Robertson
Zone : General Coastal
Contour interval : 1m
Dft : 6865 Access Alignment Plan view
Scale @ A3 : 1:500
Date : 18 July 2016
6865

SITE SUITABILITY REPORT

429 Redcliffs Road

Kerikeri

Lot 2 DP415226

Richardson·Stevens

CONSULTING ENGINEERS

Richardson·Stevens
CONSULTING ENGINEERS

SITE SUITABILITY REPORT

429 Redcliffs Road

Kerikeri

Lot 2 DP415226

Report prepared for: C and R Robertson

Report prepared by: Grant Stevens

Report reference: 14486

Date: 21 September 2016

Revision No.	Details	Date

2 Seaview Rd, Whangarei 0110, Ph 09 438 3273, Fax 09 438 5734, email engineers@richardsonstevens.co.nz

ACENZ

Contents

Appendices

Richardson·Stevens
CONSULTING ENGINEERS

File: 14486
21 September 2016

SITE SUITABILITY REPORT

429 Redcliffs Road Kerikeri

Lot 2 DP415226

1.0 Introduction

C and R Robertson are the owners of Lot 2 DP415226and have a land use consent to develop the site and construct a dwelling and garage. Richardson Stevens Consultants (1996) Ltd has been engaged to investigate and report on the "engineering design and ground geotechnical assessment of the proposed accessway and building platform formation", including vehicle access earthworks construction, stormwater control and erosion and sediment control measures.

2.0 Site Description

The site of proposed development is a north facing slope off a local high point on Redcliffs Road. From the road it slopes at a fall of approximately 20° down to a flatter area on which the house platform will be constructed. Ground cover is pasture with extensive olive plantings some of which will be removed to construct the house platform.

3.0 Investigation

A technician from Richardson Stevens Consultants (1996) Ltd visited the site on 12 September 2016 and conducted a walkover survey together with two hand augered subsoil bores and four scala penetrometers in the locations marked on the accompanying site plan.

Both of the bores encountered 200 – 300mm of topsoil overlying very stiff medium plastic silty clay overlying highly/completely weathered very stiff rock. All measured in-situ shear strengths were over 200kPa and no groundwater was encountered within the hole depth (max 1800mm). The penetrometers were all uniform and indicated stiff clay material with bearing capacity in the range 200 to greater than 300 kPa.

4.0 Proposed Construction Works

Development of the site will include construction of a crossing onto the site, together with a formed driveway down to the house site and formation of a level platform on which to construct the house. For both the accessway and the house platform cut and fill depths will generally be up to 1m deep. Once the topsoil is removed the subsoil encountered will be suitable for cut to fill construction under the supervision of an experienced engineering professional to the attached earthworks specification. Specific requirements are –

- All topsoil to be removed and stockpiled for reuse
- All fill areas shall be benched where ground slopes are steeper than 10 degrees
- All cut batters are to be no steeper than one vertical upon two horizontal
- Cut to fill shall be carried out at in-situ moisture content immediately on excavation and optimum compaction shall be achieved using equipment approved by the Engineer
- All disturbed ground surfaces and cut batters shall be top soiled and planted immediately final profiles are achieved. Planting shall be maintained so as to achieve complete ground coverage within three months
- The supervising engineer shall be notified and will inspect and test prepared ground prior to filling commencement and then at 500mm lift intervals. The Engineer will provide council with a PS4 on the successful conclusion of site development
- The site shall be managed at all times to prevent any sediment runoff, refer to plan 6865 by Donaldsons Land Surveyors
- The accessway alignment, grades and cross sections shall be constructed in accordance with designing plans produced by Donaldson's Land Surveyors as attached.

5.0 Site stability

Our examination of the site and available aerial photos showed no sign of any historic instability. The site geology (greywacke) and the strength and consistency of the material encountered in our subsoil investigation lead us to conclude that if developed in accordance with our

recommendations the developed site works including house platform and accessway will be stable and suitable for their purpose.

House and shed foundations should be constructed in accordance with NZS 3604 or specific design and shall be founded a minimum of 450mm below finished ground profiles. All concentrated stormwater runoff from roofs, parking area or accessway to be collected and discharged to natural open water courses well clear of any cut or filled batter slopes.

We are satisfied that with reference to Section 72 of the building act –

- The land on which the proposed buildings is to be sited is not subject to nor likely to be subject to instability

- The proposed works will not cause instability on this or any other property

6.0 Road Crossing

The Development Plan produced Donaldsons shows the accessway entering the property immediately alongside the fence on the western side of the olive plantings. This location is at the outside of a bend in the road and east of the brow of a hill. Sight distances are 85m to the west and 100m plus to the east. We rate the operating speed of Redcliffs Road in this location to be 70 kph so that a sight distance of 85m is reasonable.

Accessway formation shall be designed and constructed to provide a near level area for a minimum of 5m on the driveway immediately adjacent to the road formation to ensure exiting vehicles can stop with adequate vision prior to entering onto the road.

7.0 Conclusion

The land that is subject to development for a house, shed and accessway is suitable for the intended purpose provided all development works are in accordance with the plans to be provided by Total Design Ltd, Donaldsons Land Surveyors, and the recommendation of this report.

8.0 Limitations

This report has been prepared solely for the benefit of our client and the Far North District Council. The purpose is to determine the engineering suitability of the proposed residential buildings, in relation to the material covered by the report. The reliance by other parties on the information or opinions contained therein shall, without our prior review and agreement in writing, do so at their own risk.

Recommendations and opinions in this report are based on data obtained as previously detailed. The nature and continuity of subsoil conditions away from the test locations are inferred and it should be appreciated that actual conditions could vary from those assumed.

This report does not address matters relating to the National Environmental Standard for Contaminated Sites, and if applicable separate advice should be sought on this matter from a suitably qualified person.

If during the construction process, conditions are encountered that differ from the inferred conditions on which the report has been based, the site should be examined by a suitably qualified engineer to determine if any modification of the design based upon this report is required.

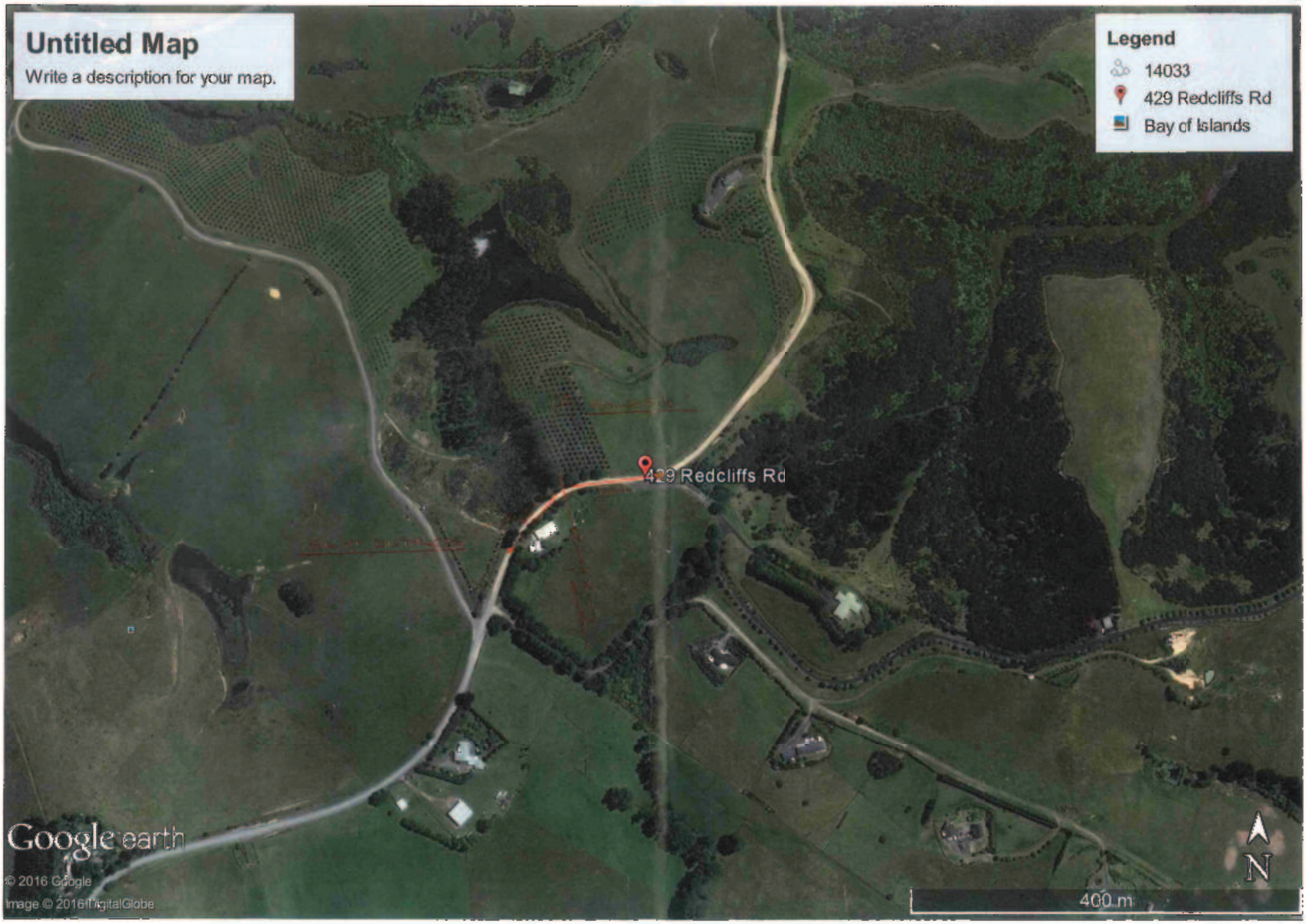
Prepared by:

Grant Stevens
Chartered Professional Engineer

Richardson Stevens Consultants (1996) Ltd

Appendix A

Site Plans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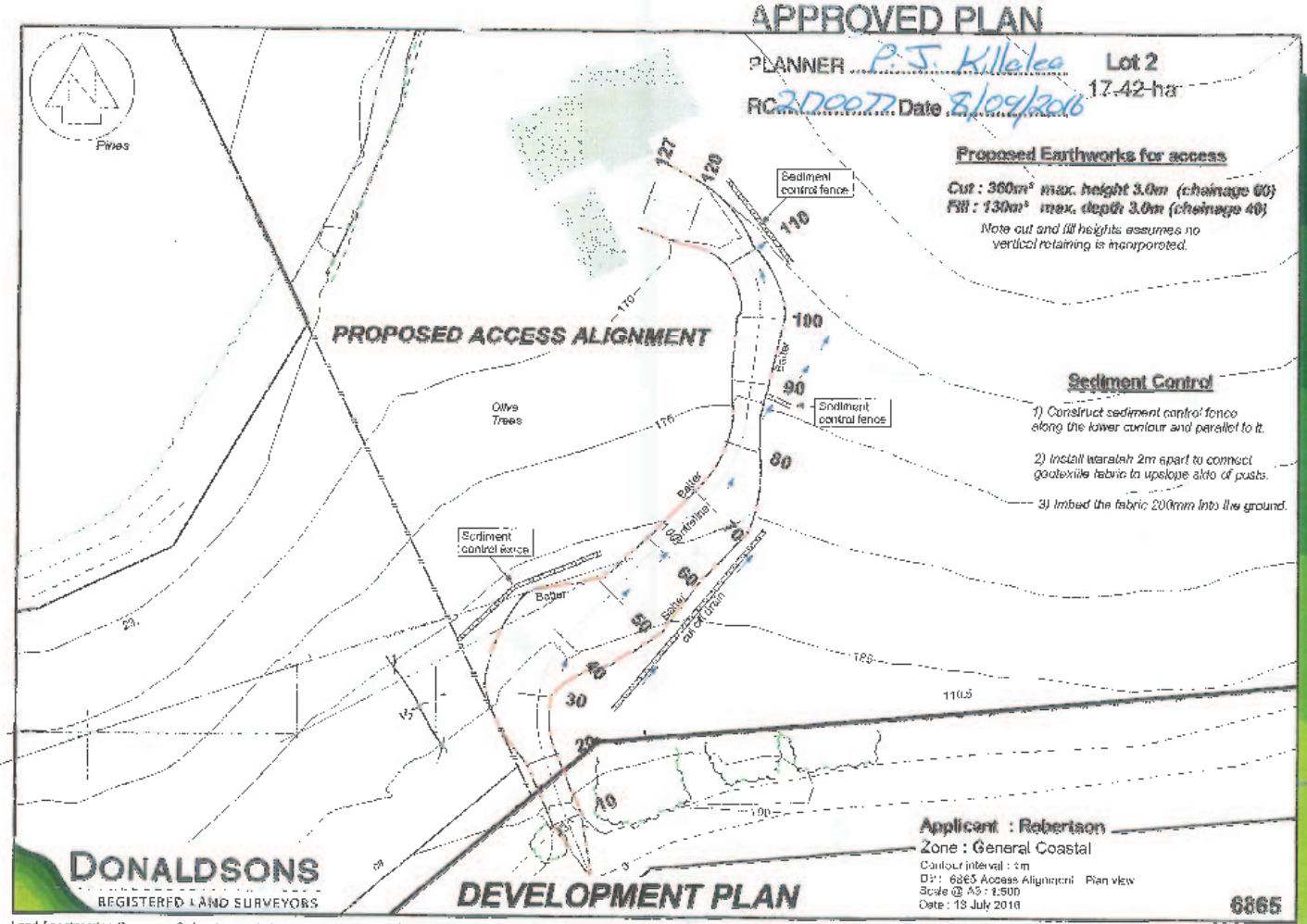
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Date : 18 July 2016
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Donaldson's Surveyors Limited

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

8616

15 September 2025

Planning Division
Far North District Council
Private Bag 752
Kaikohe

Dear Sir/Madam

PROPOSED LAND USE & CONSENT NOTICE VARIATION

C. & N. ROBERTSON, 429 REDCLIFFS ROAD, KERIKERI

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

- Application Form & Deposit $2625
- Planning Report
- Record of Title
- Engineers Report
- Landscape Assessment
- Preliminary Site Investigation
- Scheme Plan – Land Use
- Construction Plans

Yours faithfully

Micah Donaldson
Assoc.NZPl

DONALDSONS
Registered Land / Engineering Surveyors and Development Planners

NZIS REGISTERED PROFESSIONAL SURVEYOR

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

Schedule / Memorandum

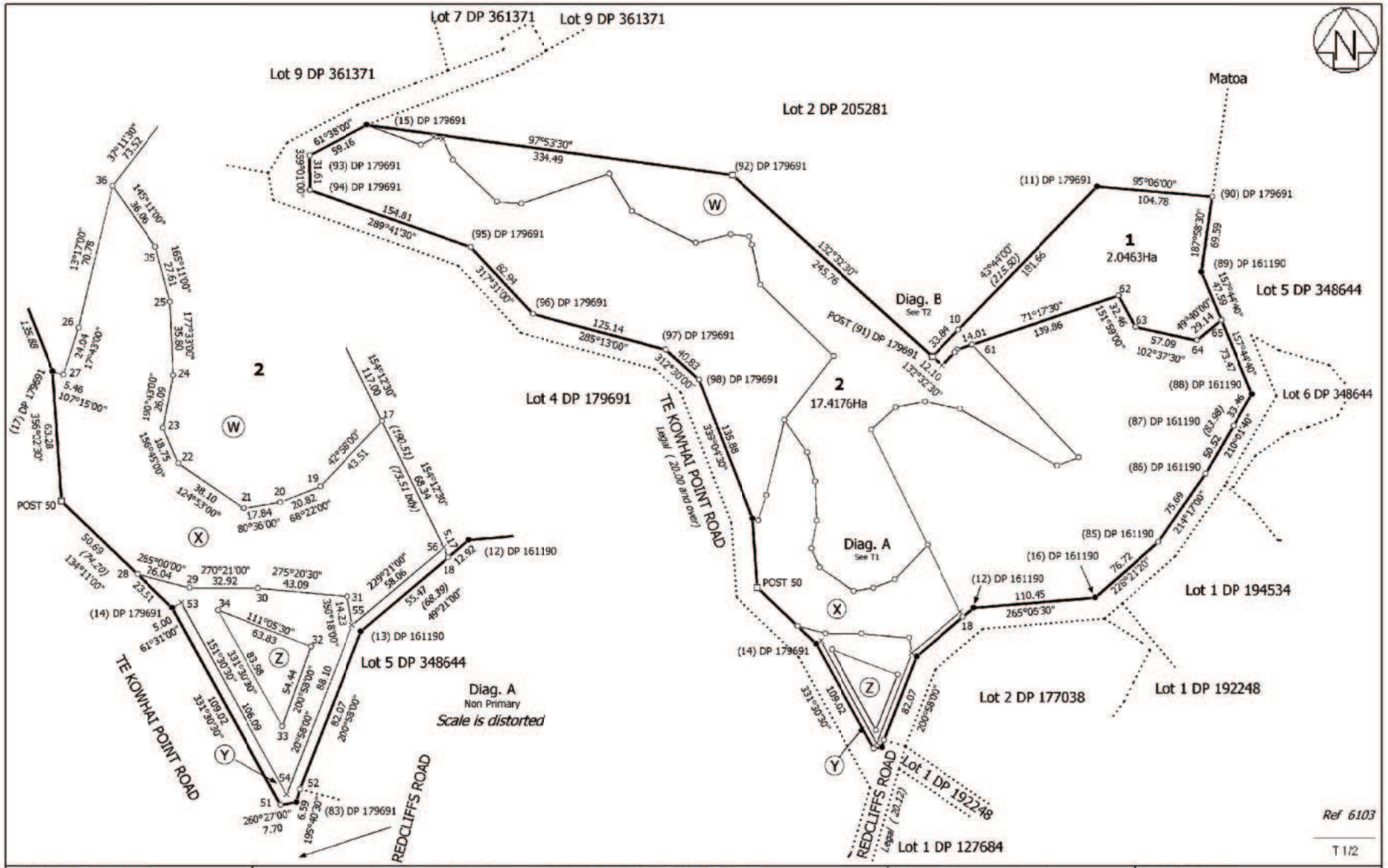
Land Registration District	Plan Number
North Auckland	DP 415226

Territorial Authority (the Council)

Far North District Council

Proposed Covenants

Purpose	Shown	Servient Tenement
Bush protection	W	Lot 2 DP 415226
Bush protection	X	
Bush protection	Y	
Building envelope	Z	



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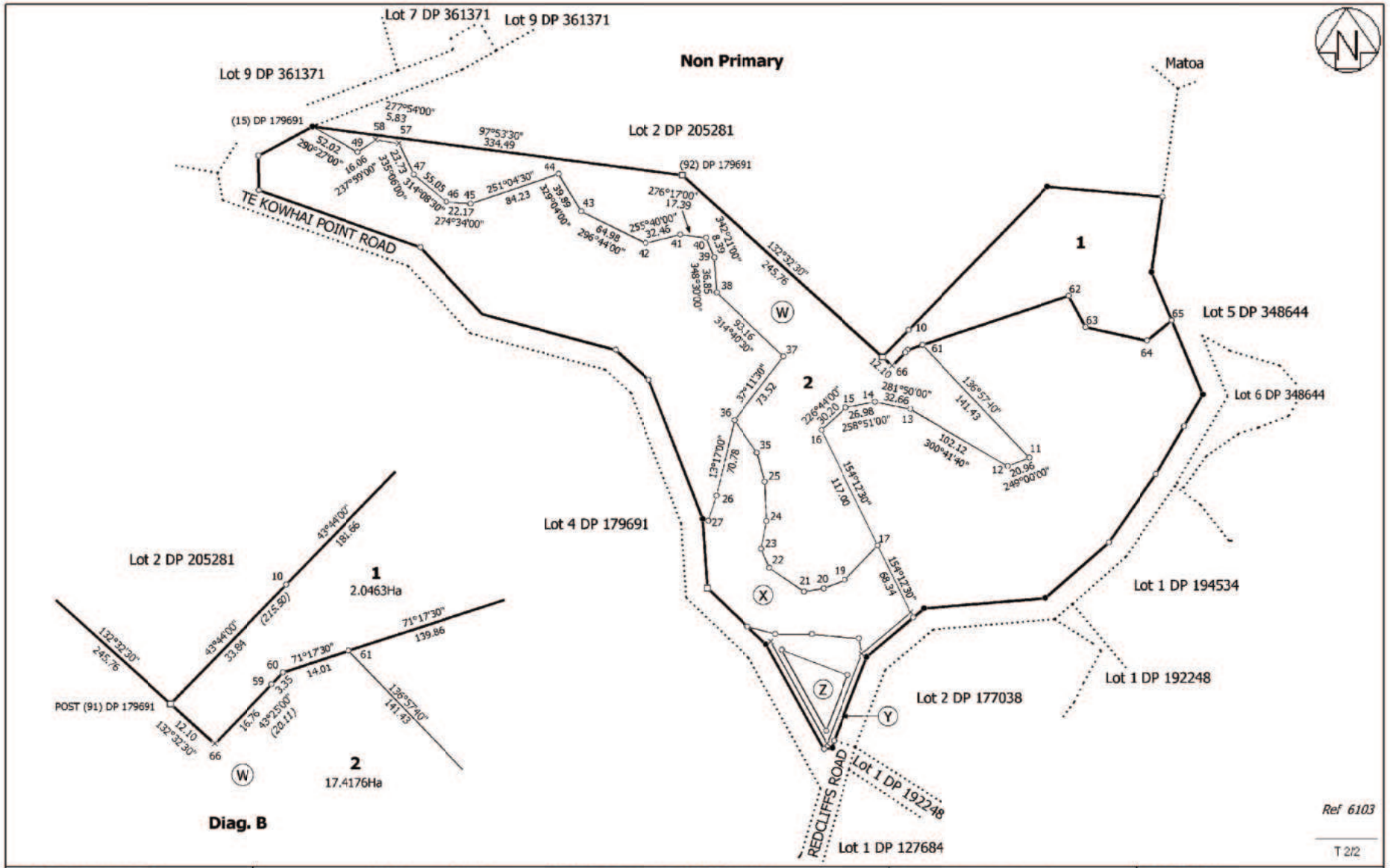

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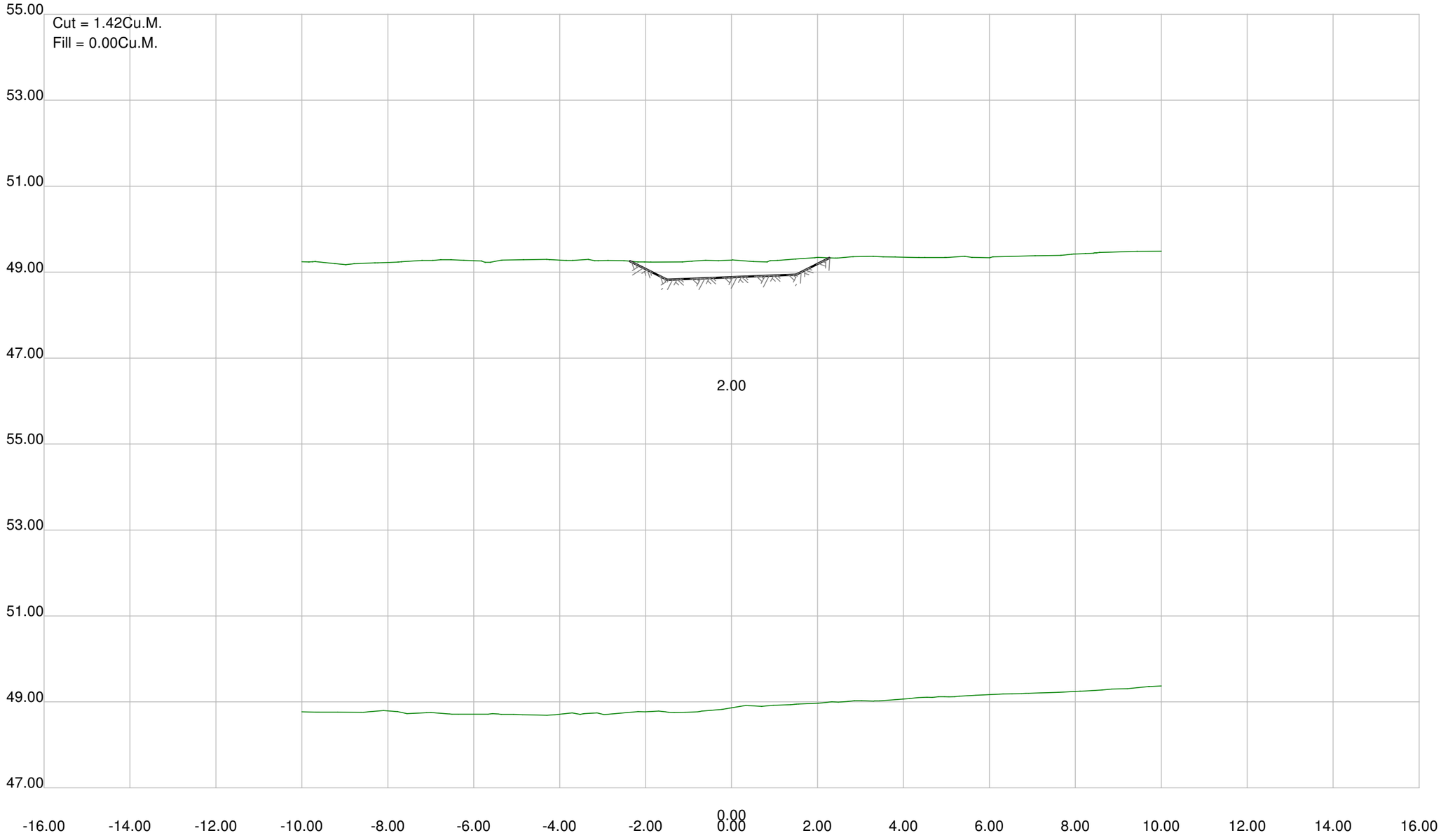

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Nominal scale shown are @ A3
Check all dimensions and locate services on site before construction

For Resource Consent purposes only.

		Checked	Date
Surveyed			
Designed			Aug 2025
Drawn			
Approved			

Project: Proposed Access
Title: C. & N. Robertson

Job No. 8616

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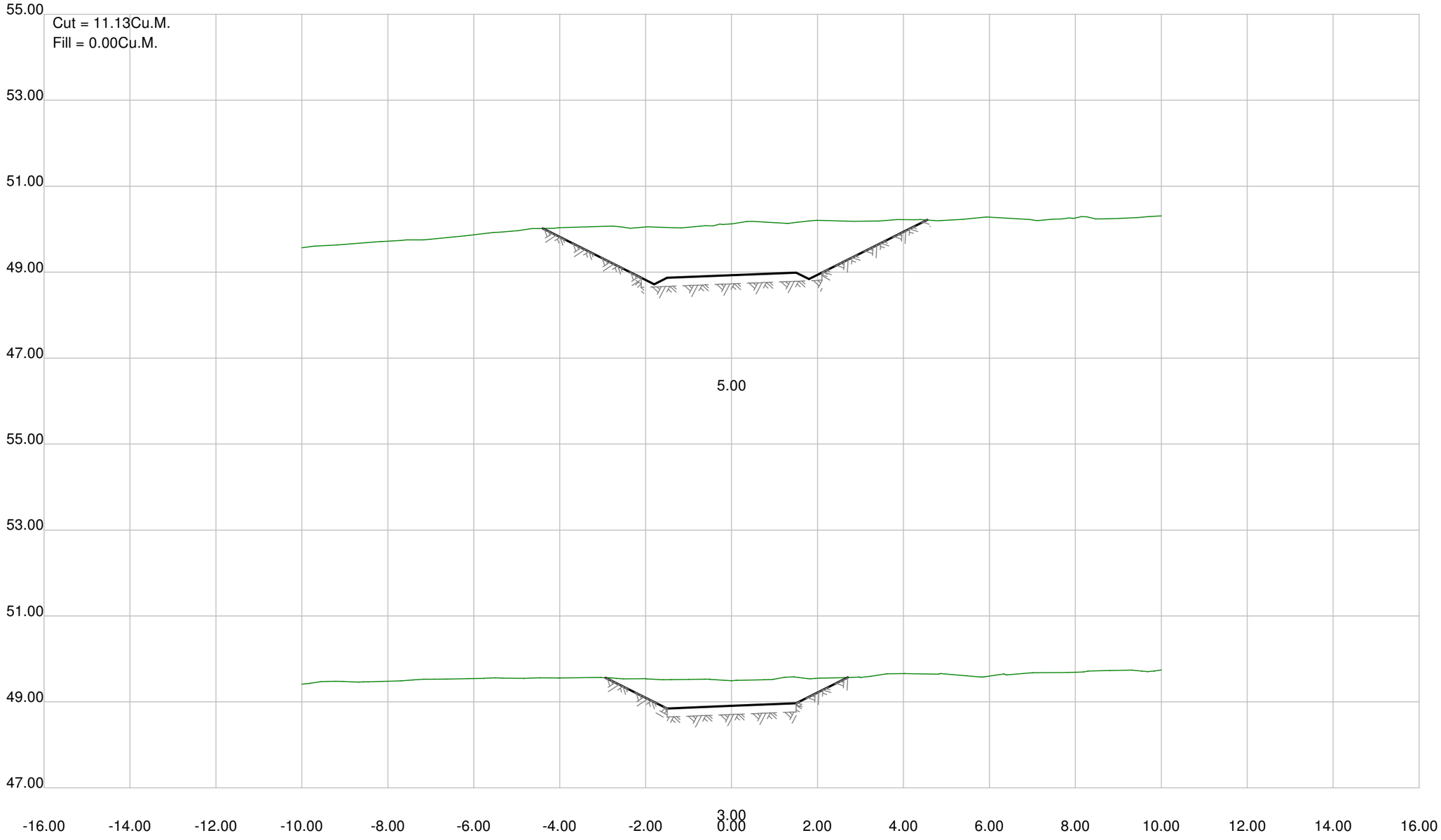

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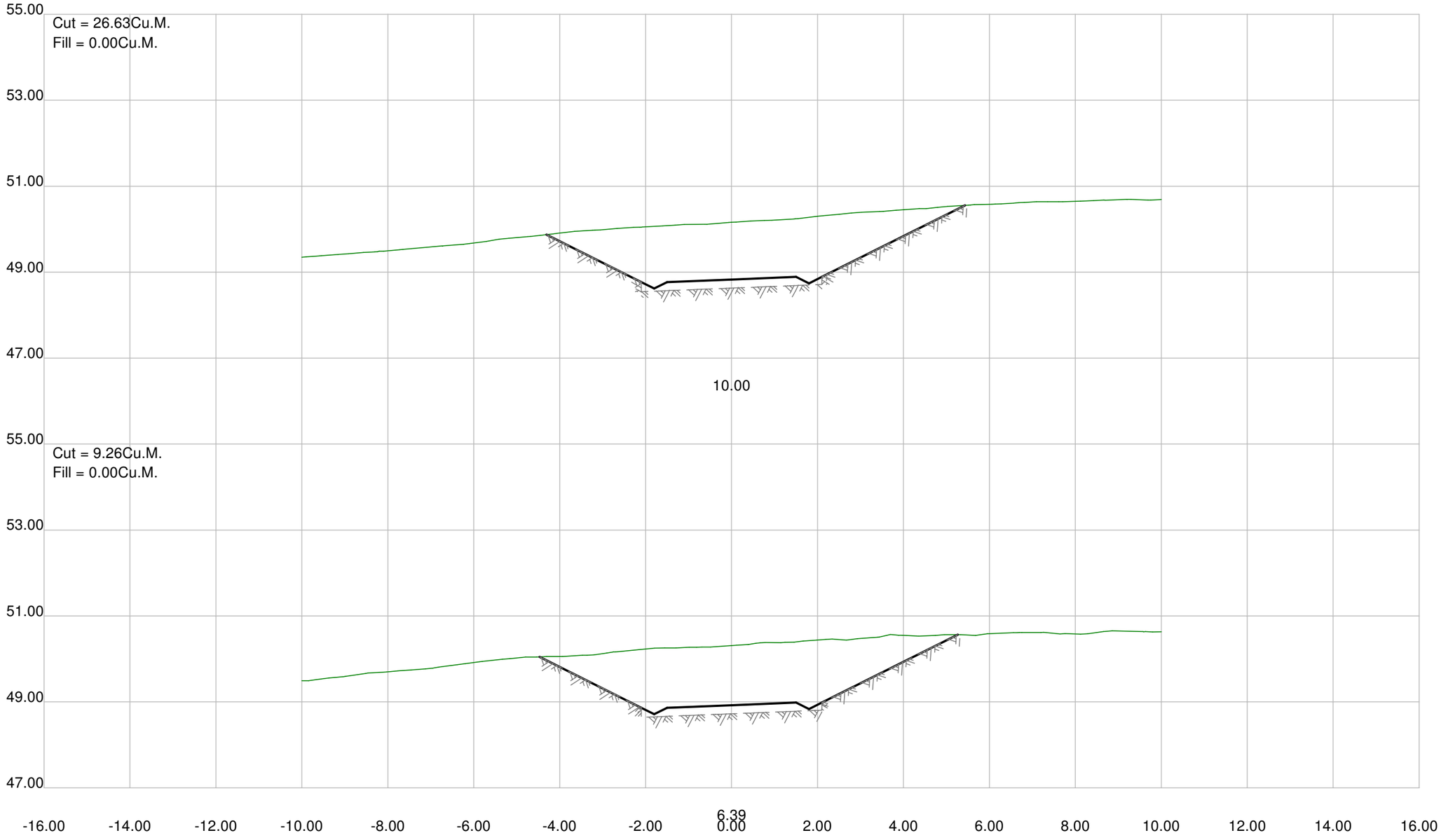

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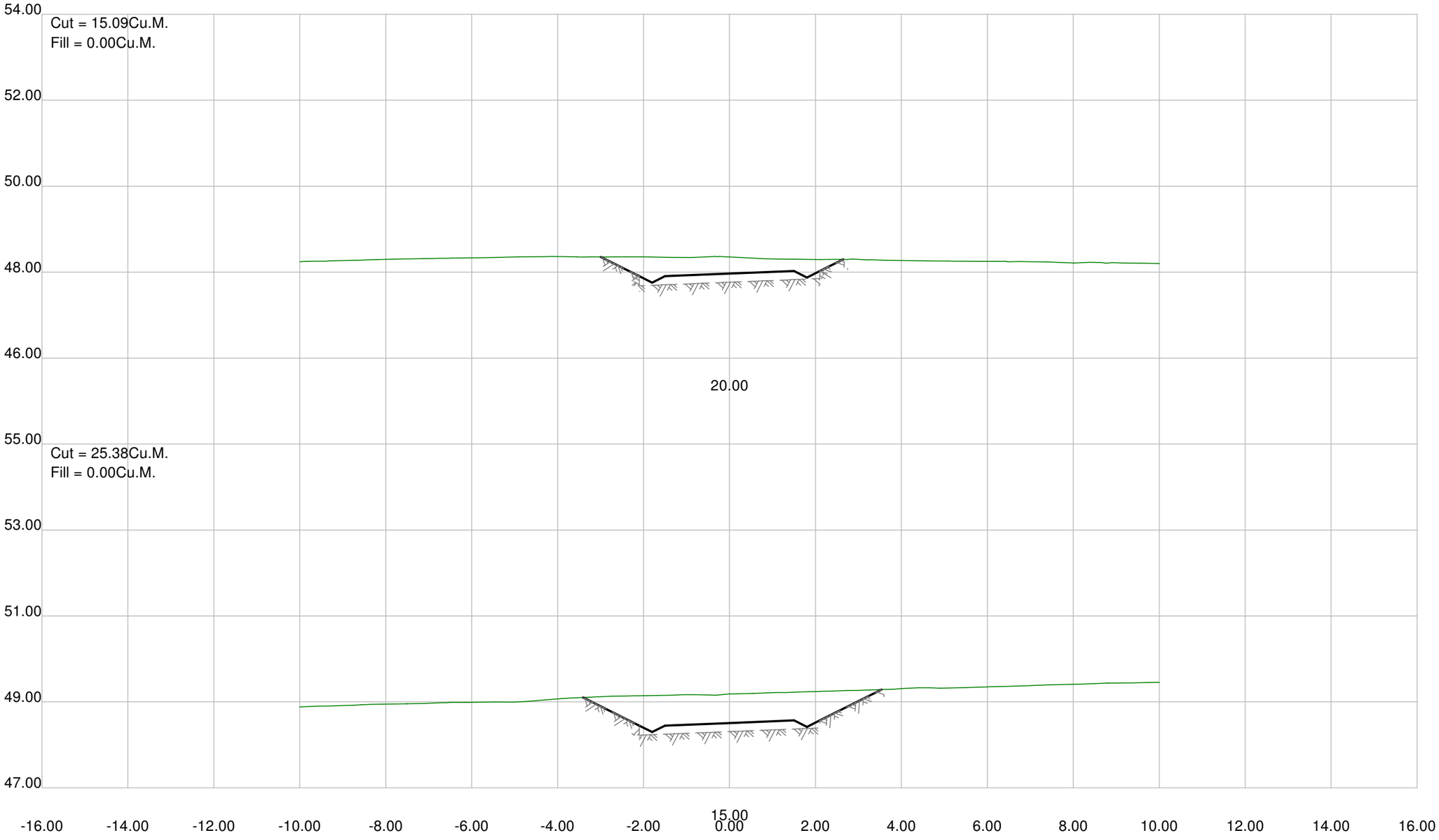

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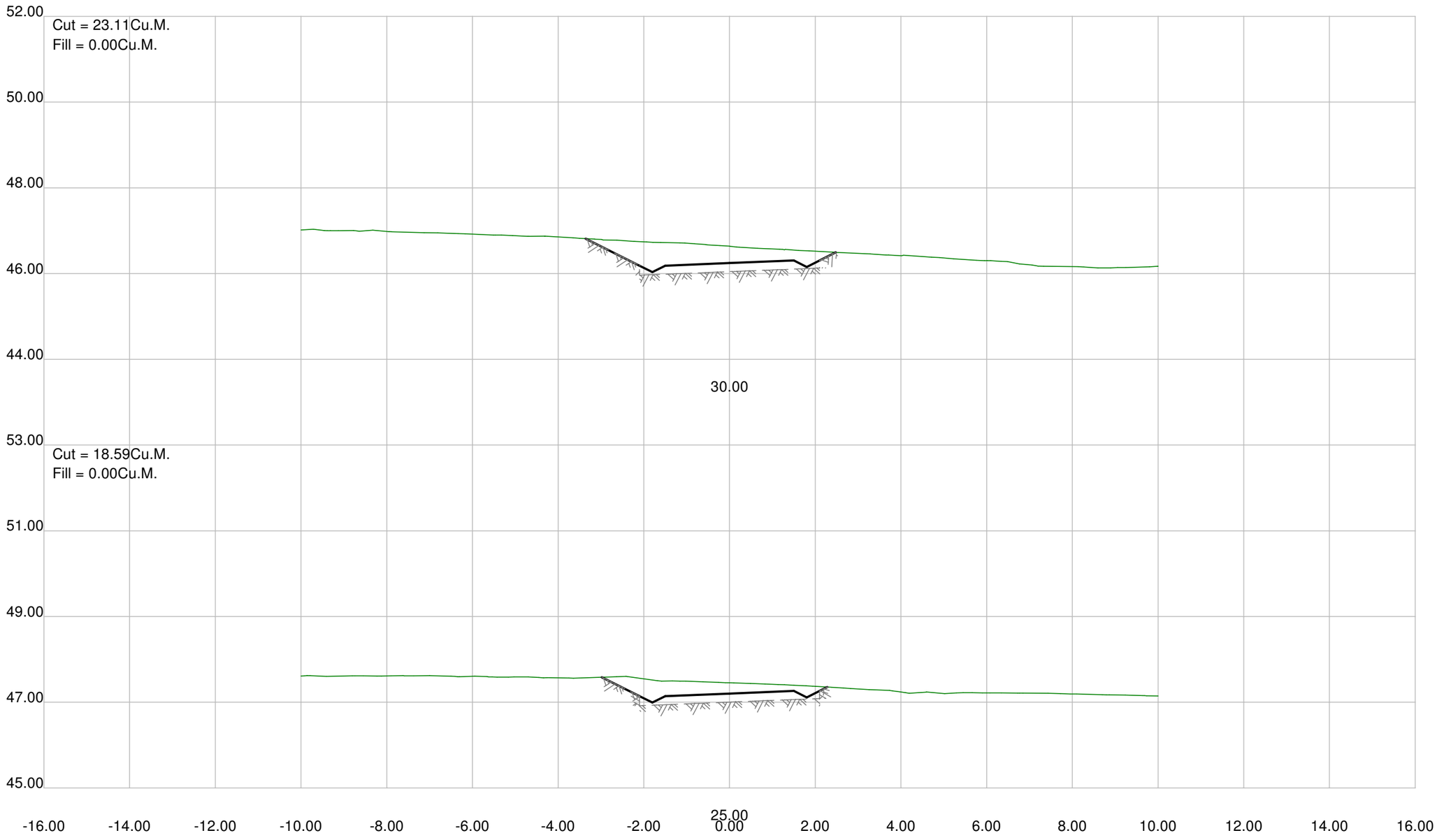

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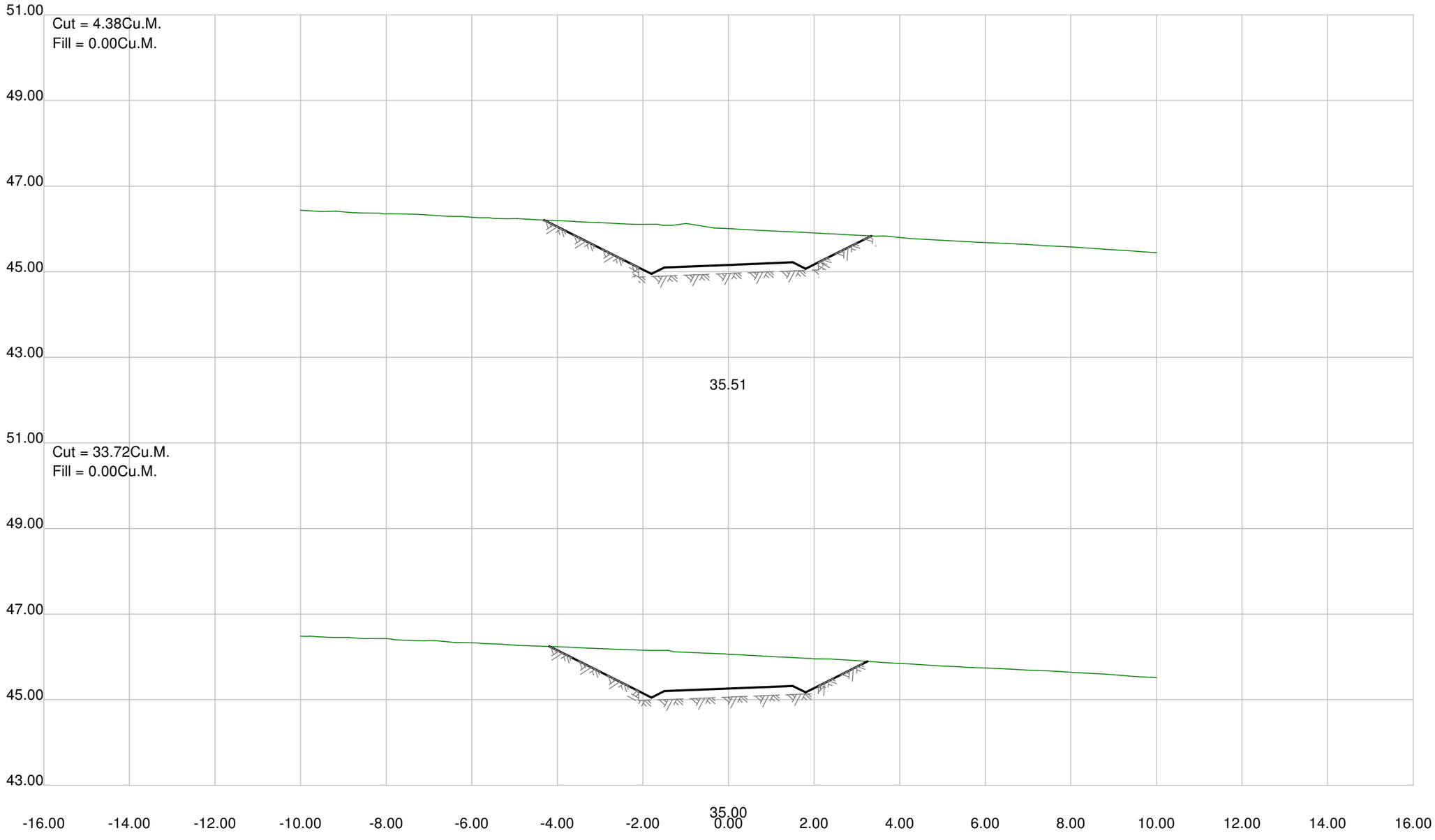

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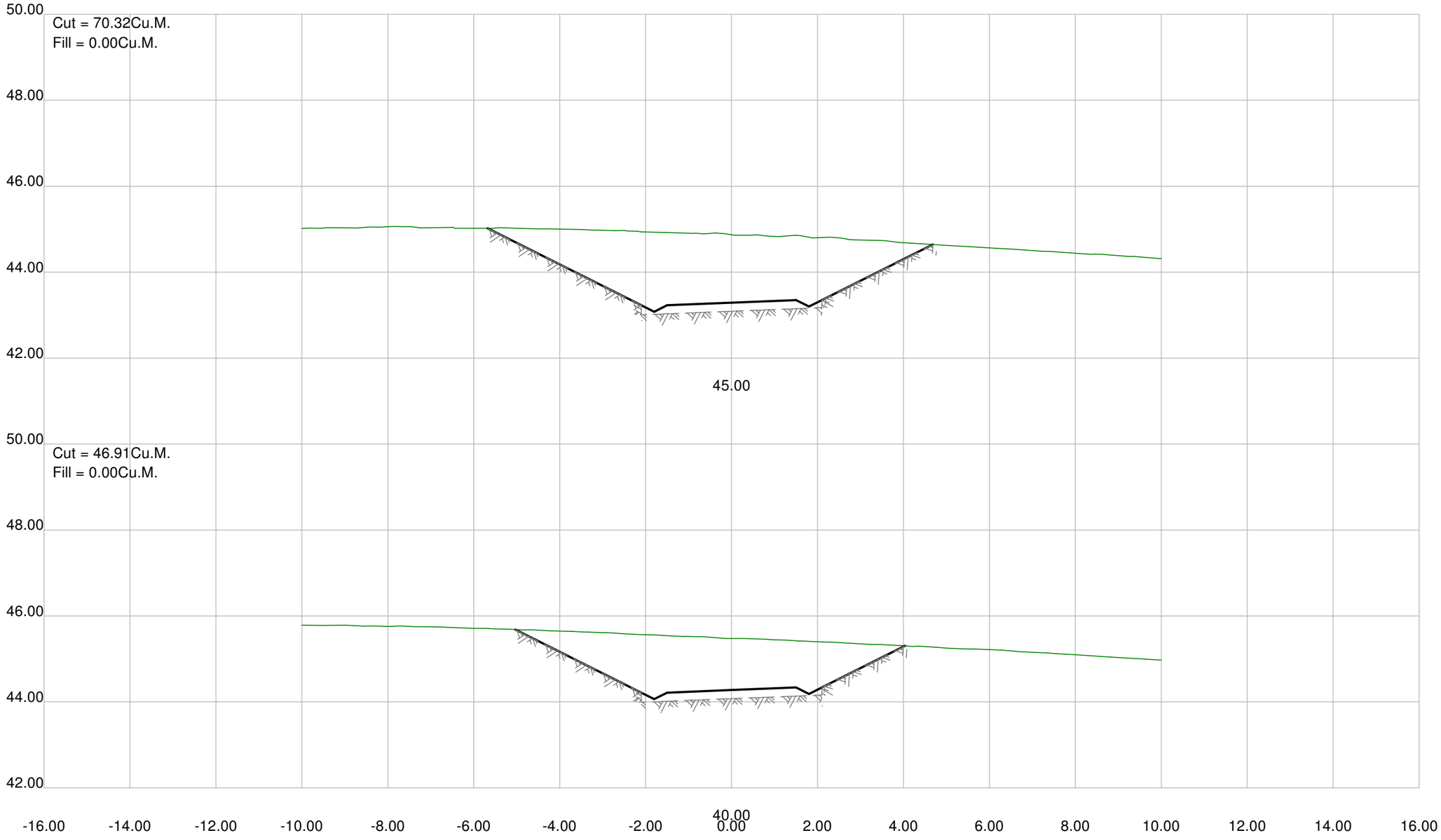

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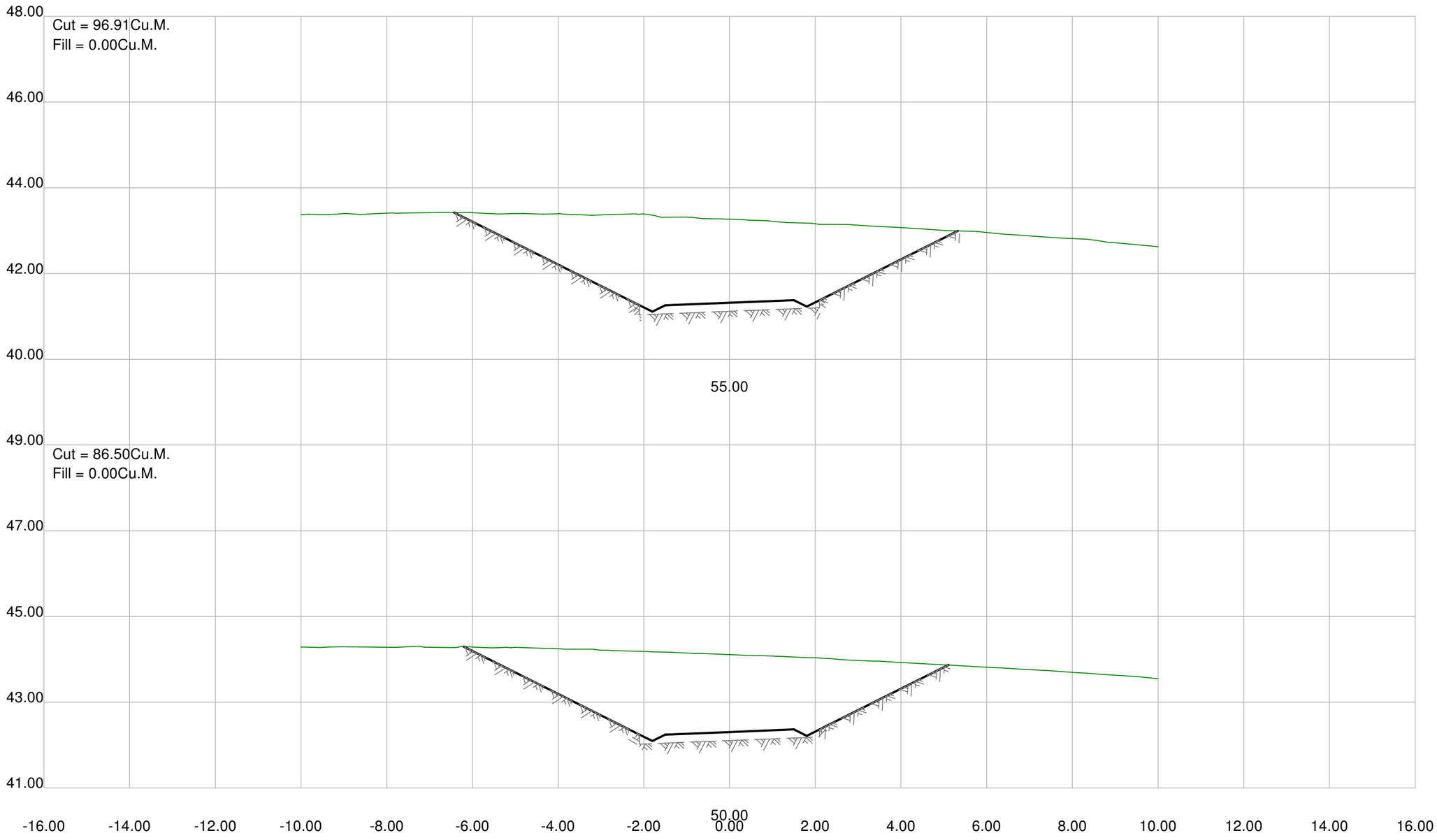

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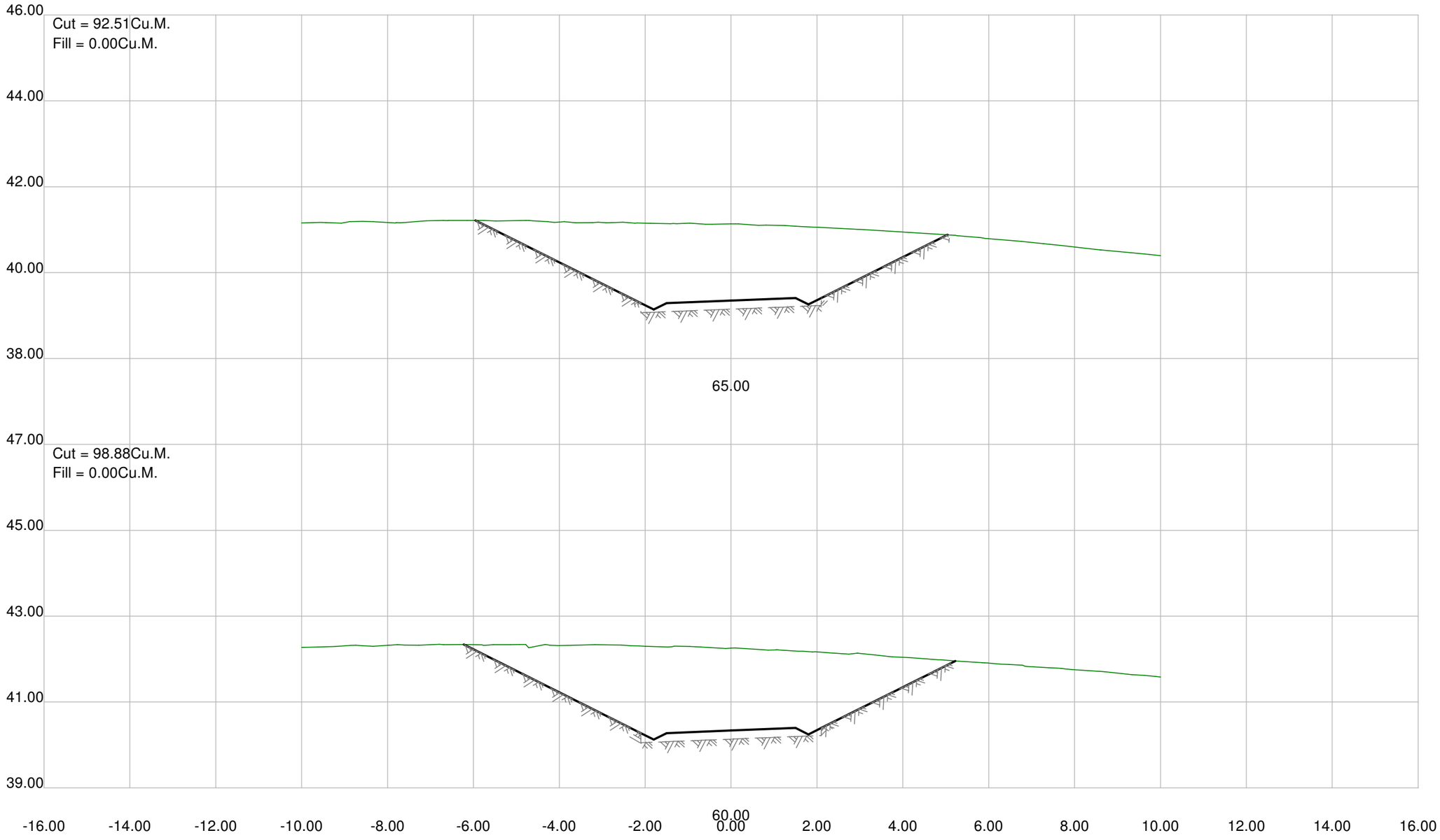

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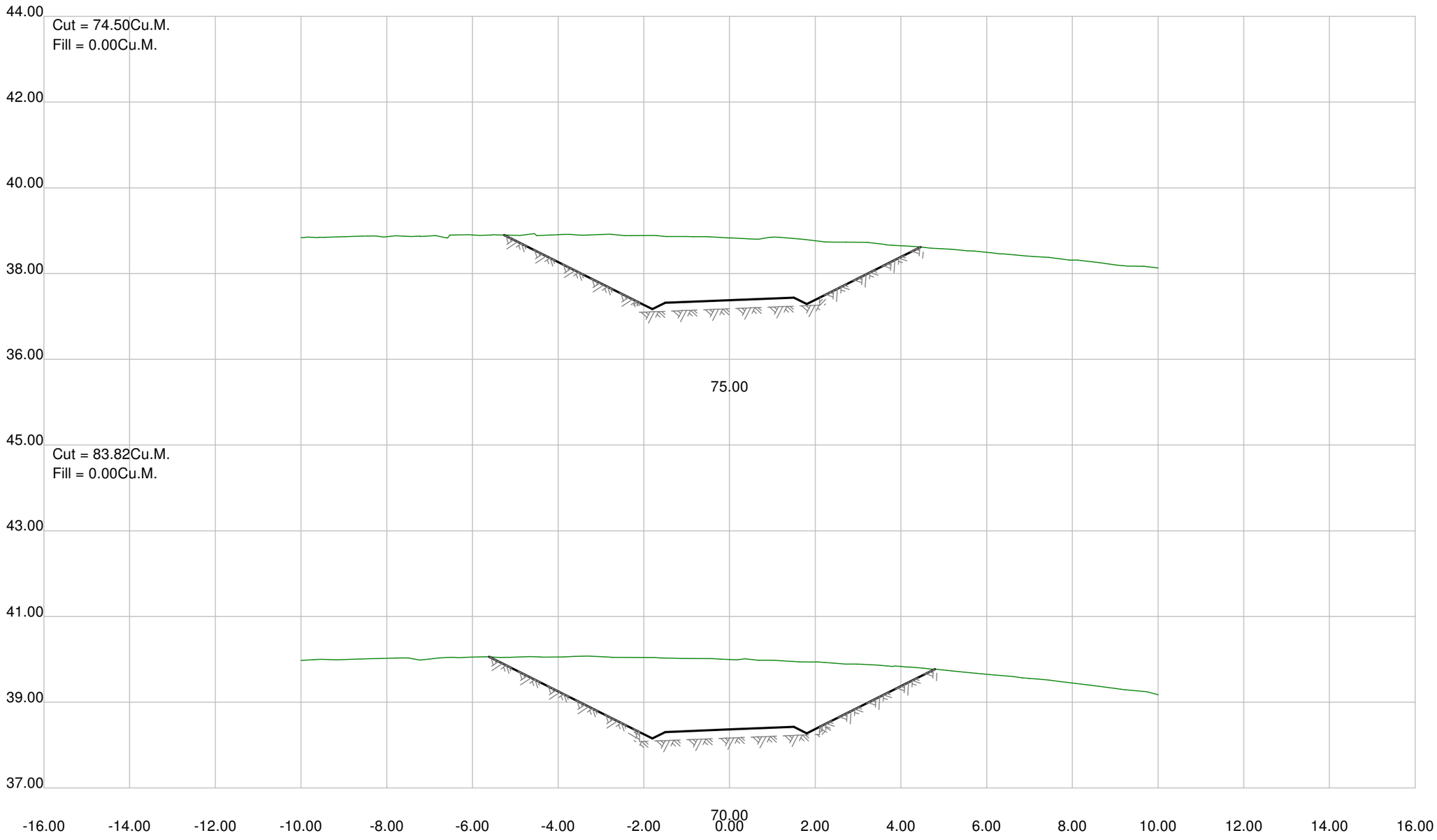

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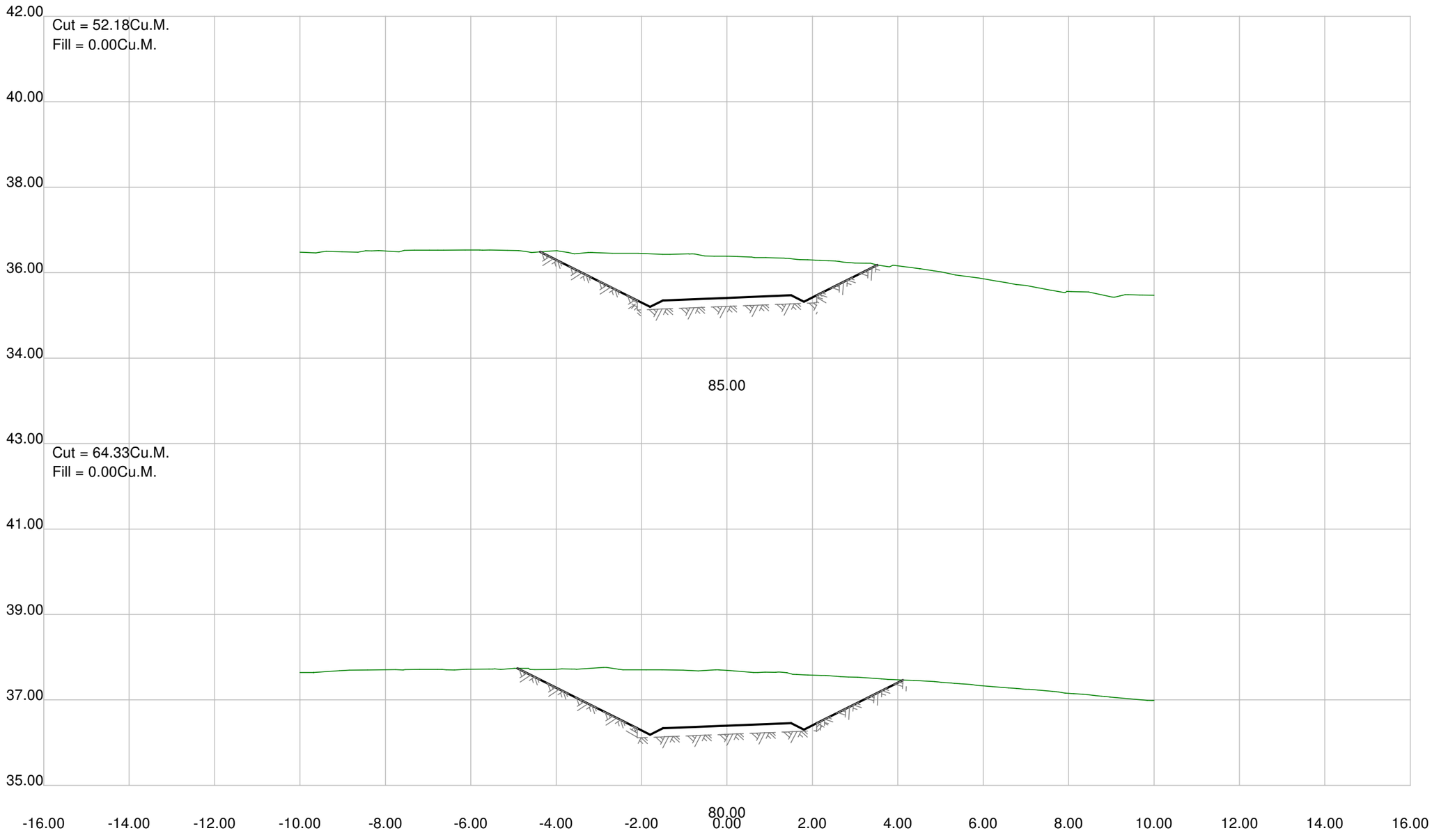

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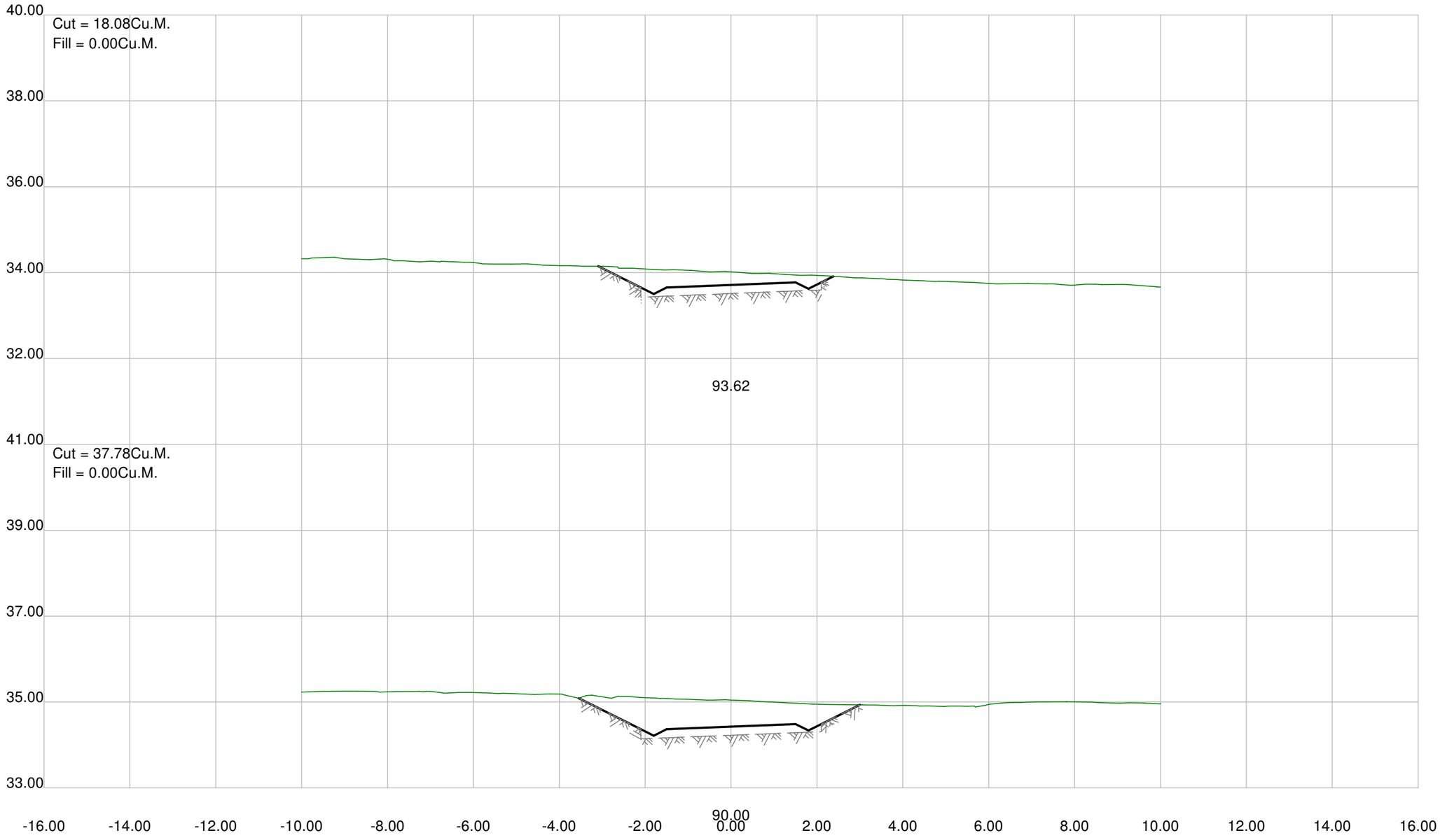

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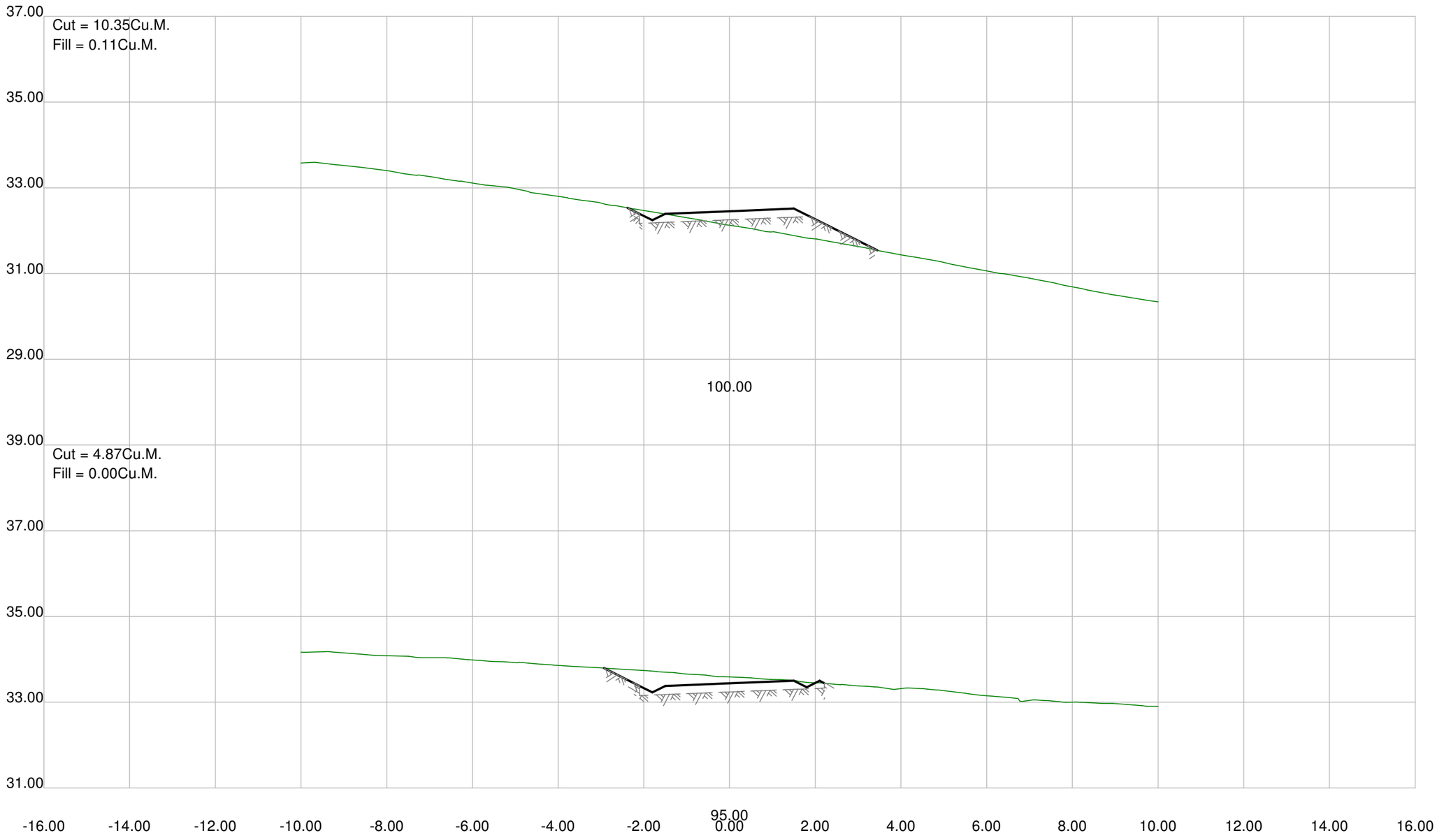

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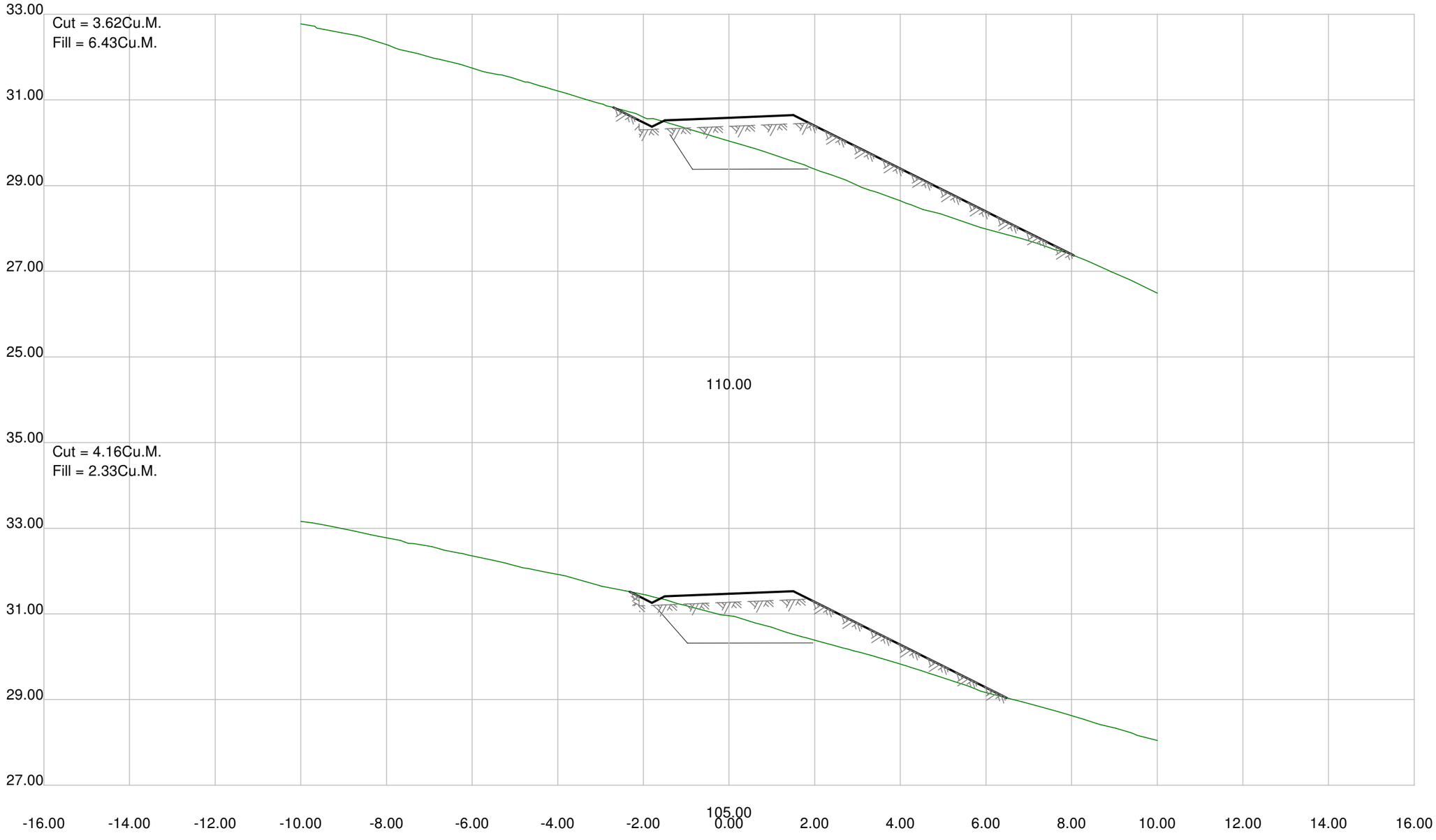

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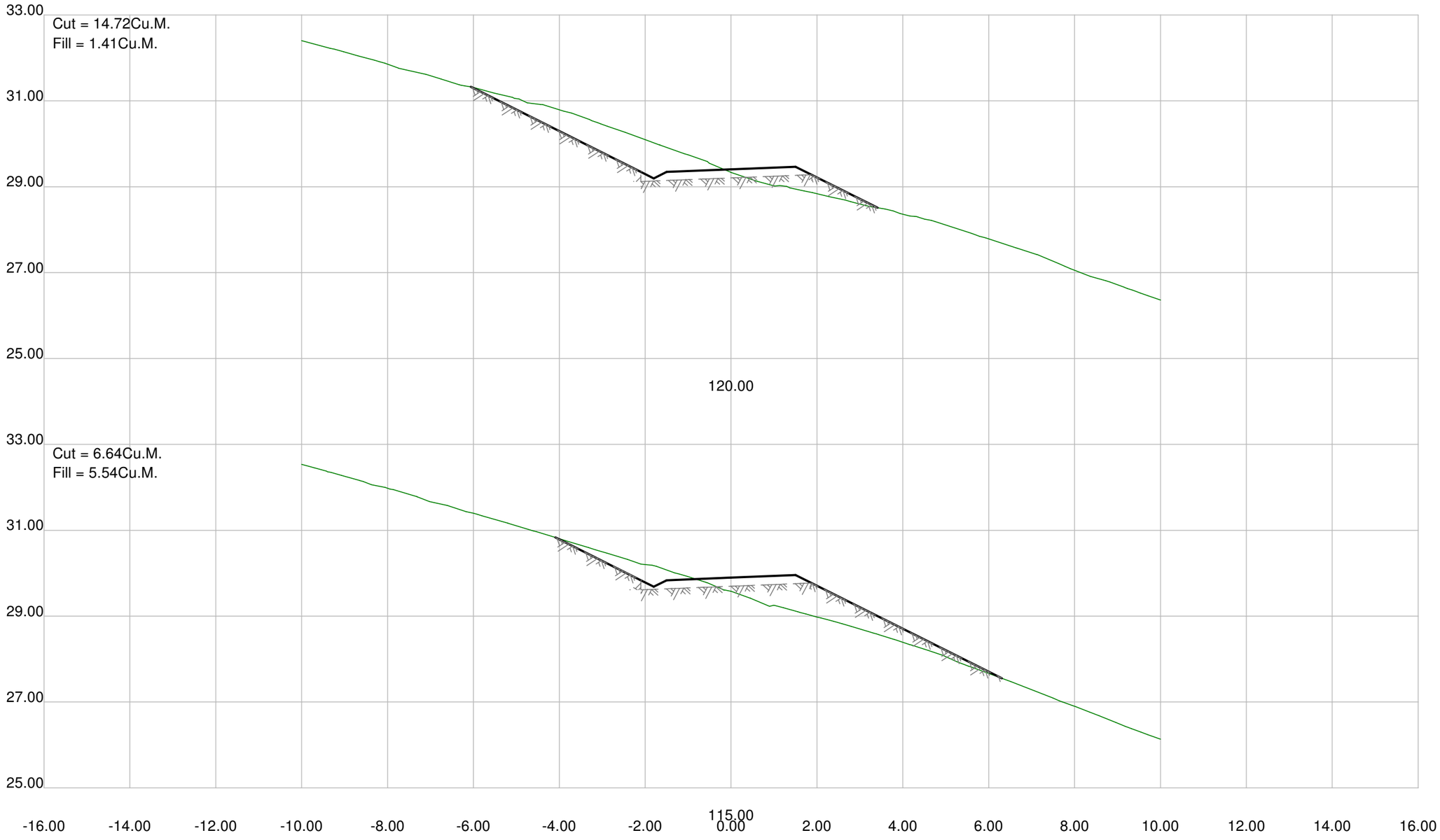


Scale Horizontal 1:100 Vertical 1:100

No.	Revision	Date Approved

DONALDSONS
REGISTERED LAND SURVEYORS

Do not scale drawing
Nominal scale shown are @ A3
Check all dimensions and locate services on site before construction

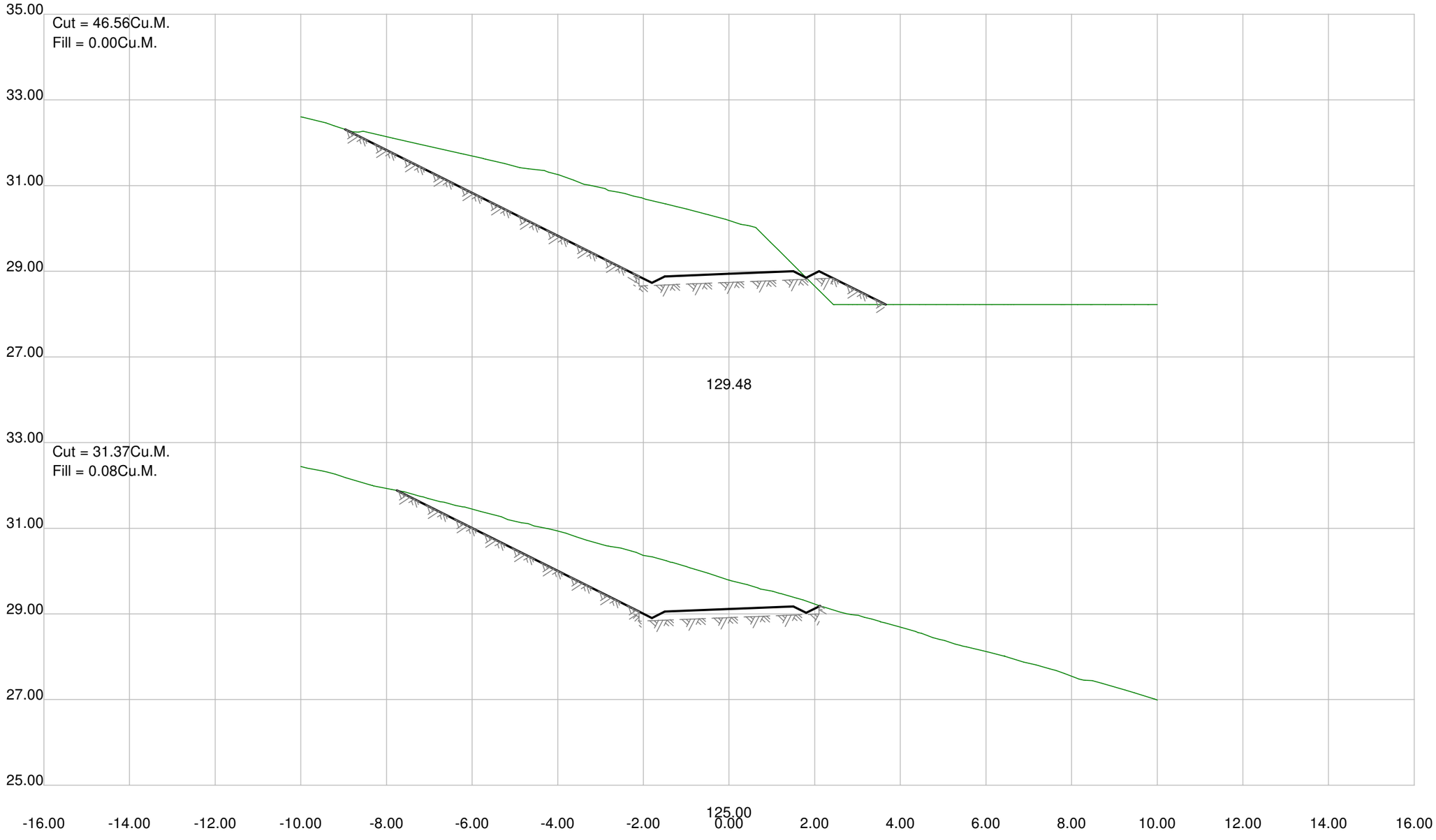
For Resource Consent purposes only.

	Checked	Date
Surveyed		
Designed		Aug 2025
Drawn		
Approved		

Project: Proposed Access
Title: C. & N. Robertson

Job No. 8616

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



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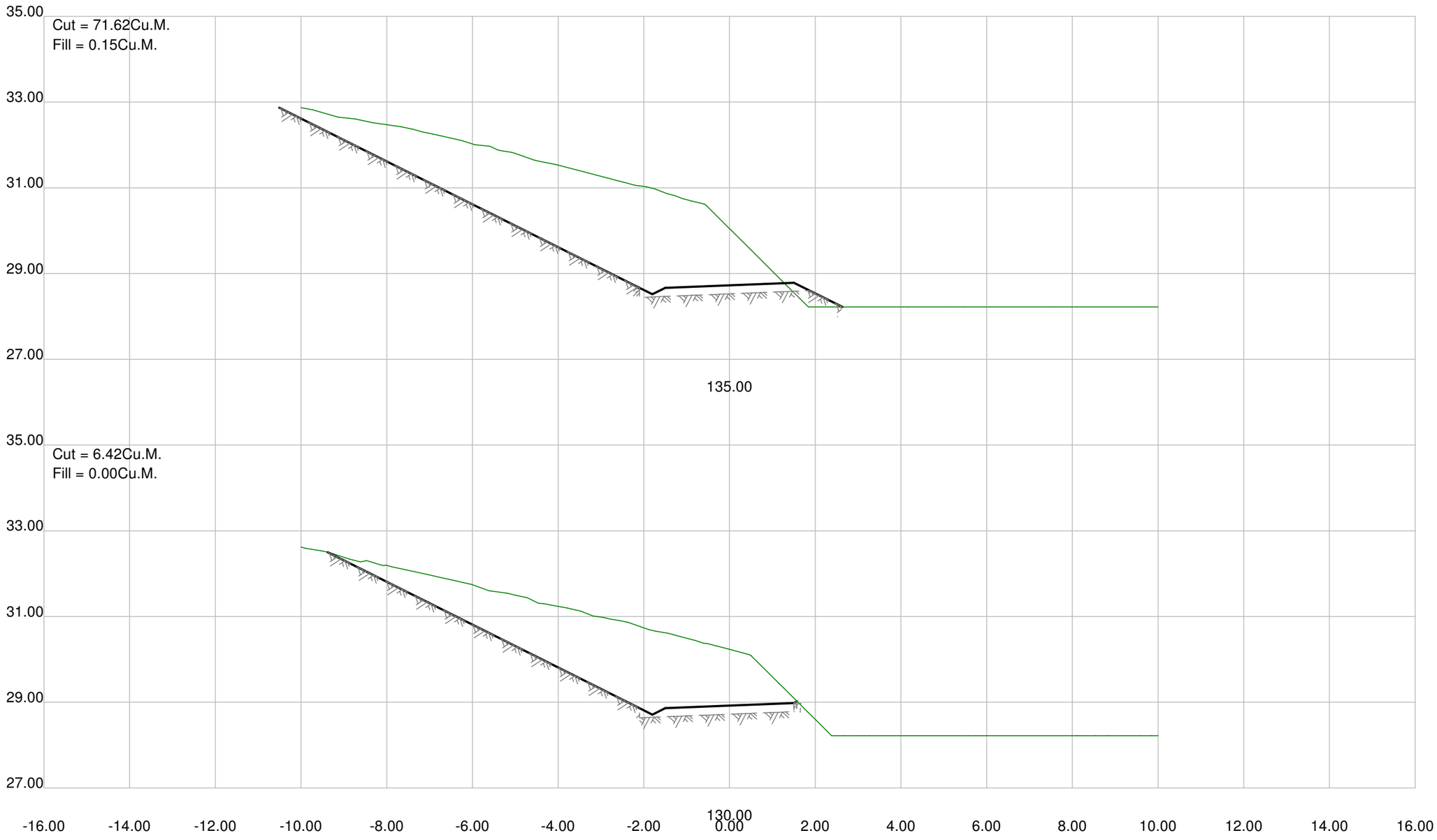

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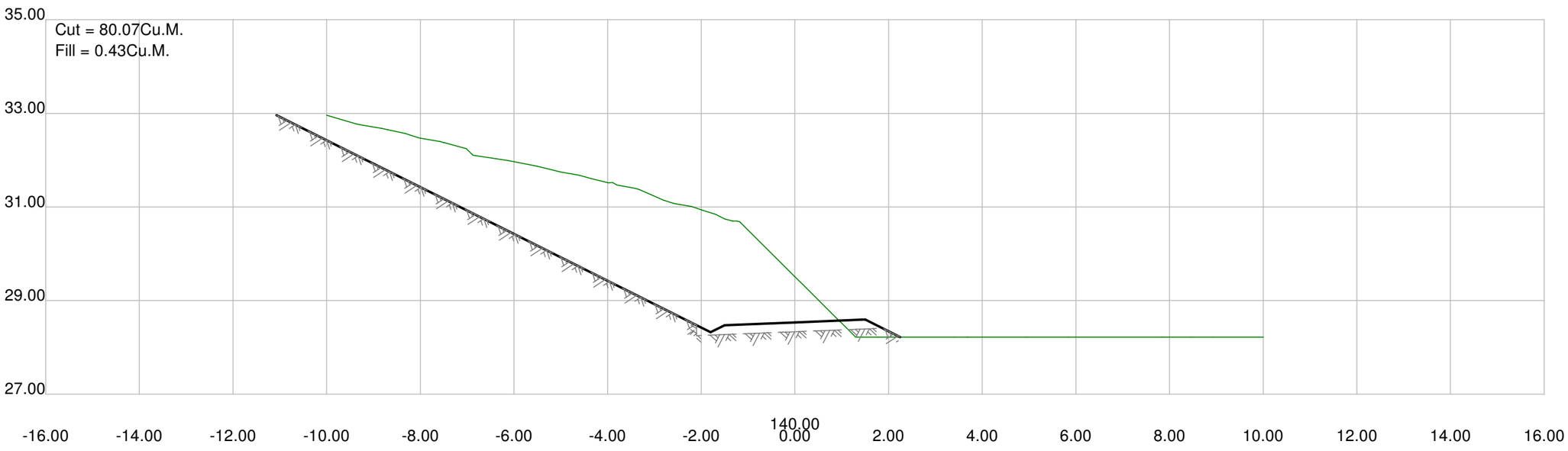

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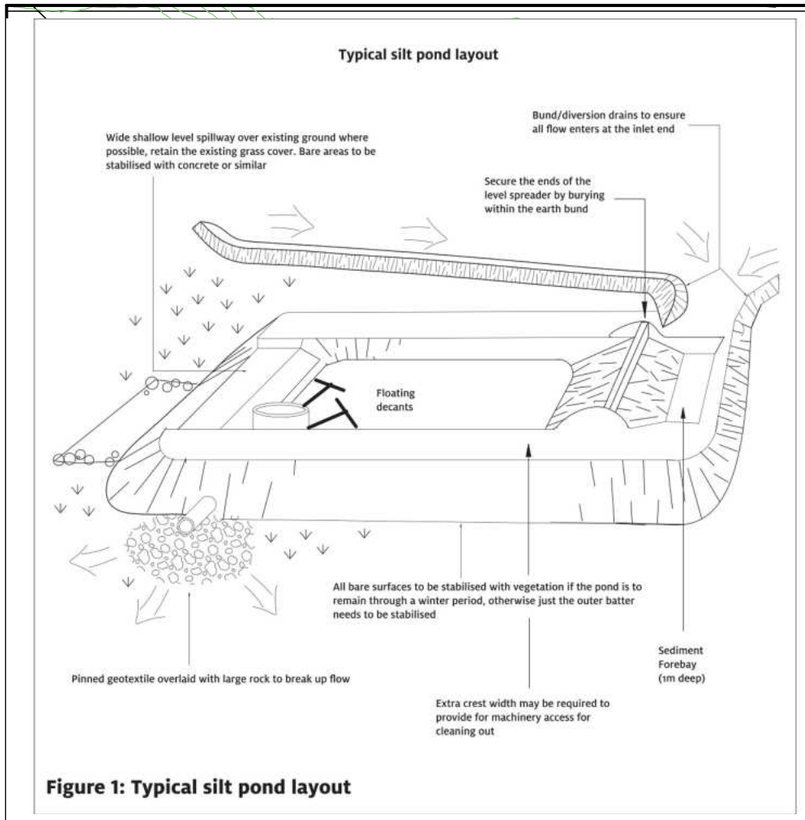
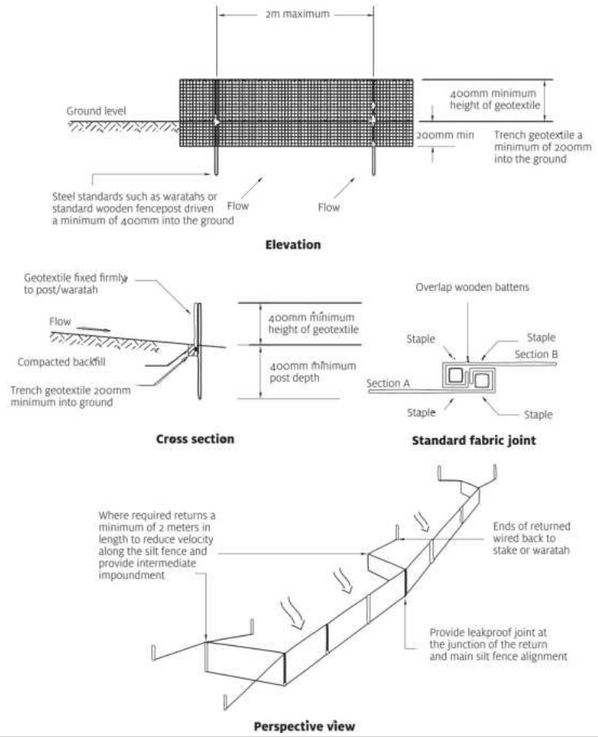
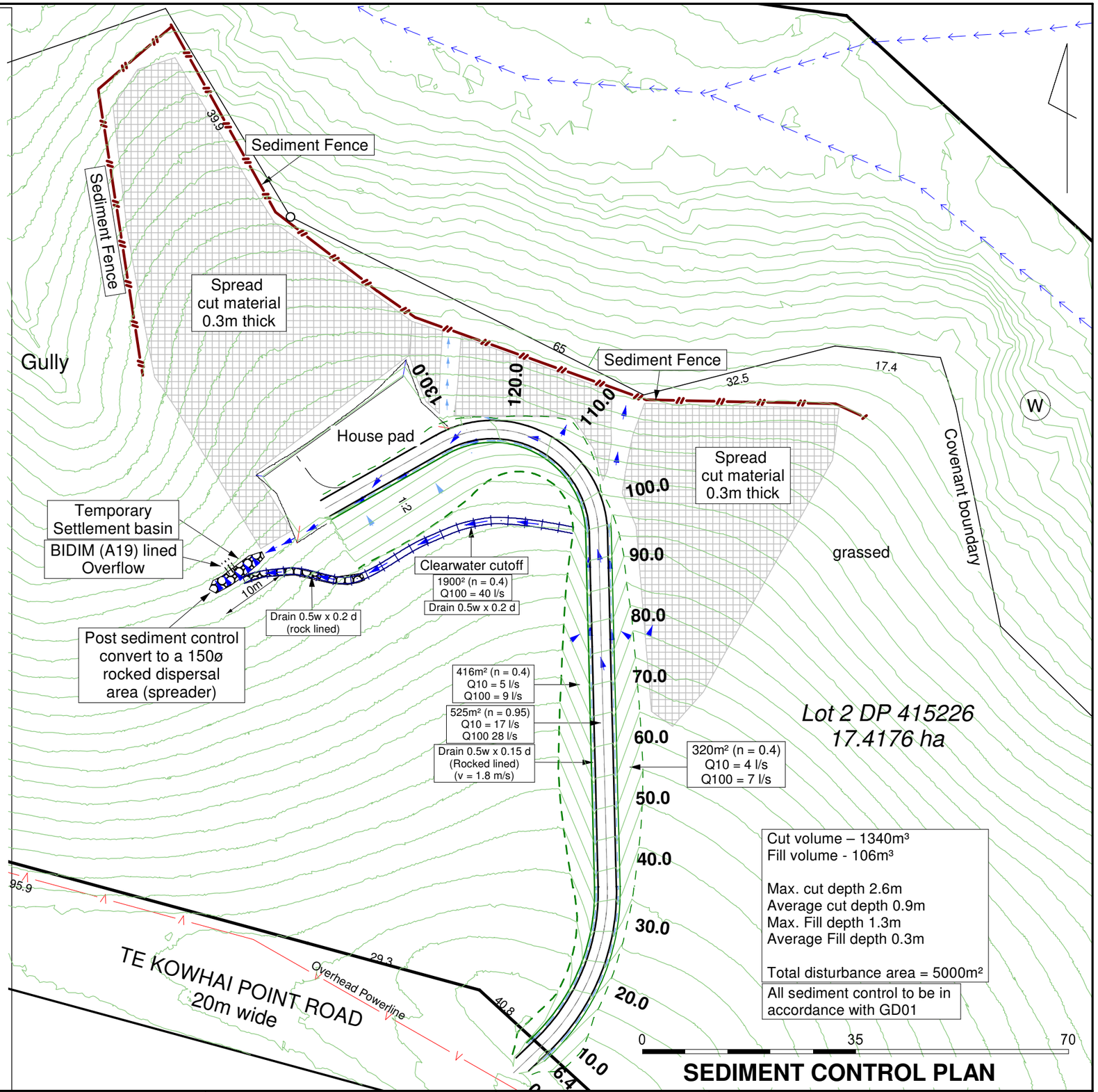


Figure 1: Typical silt pond layout

Figure 1





No.	Revision	Date Approved

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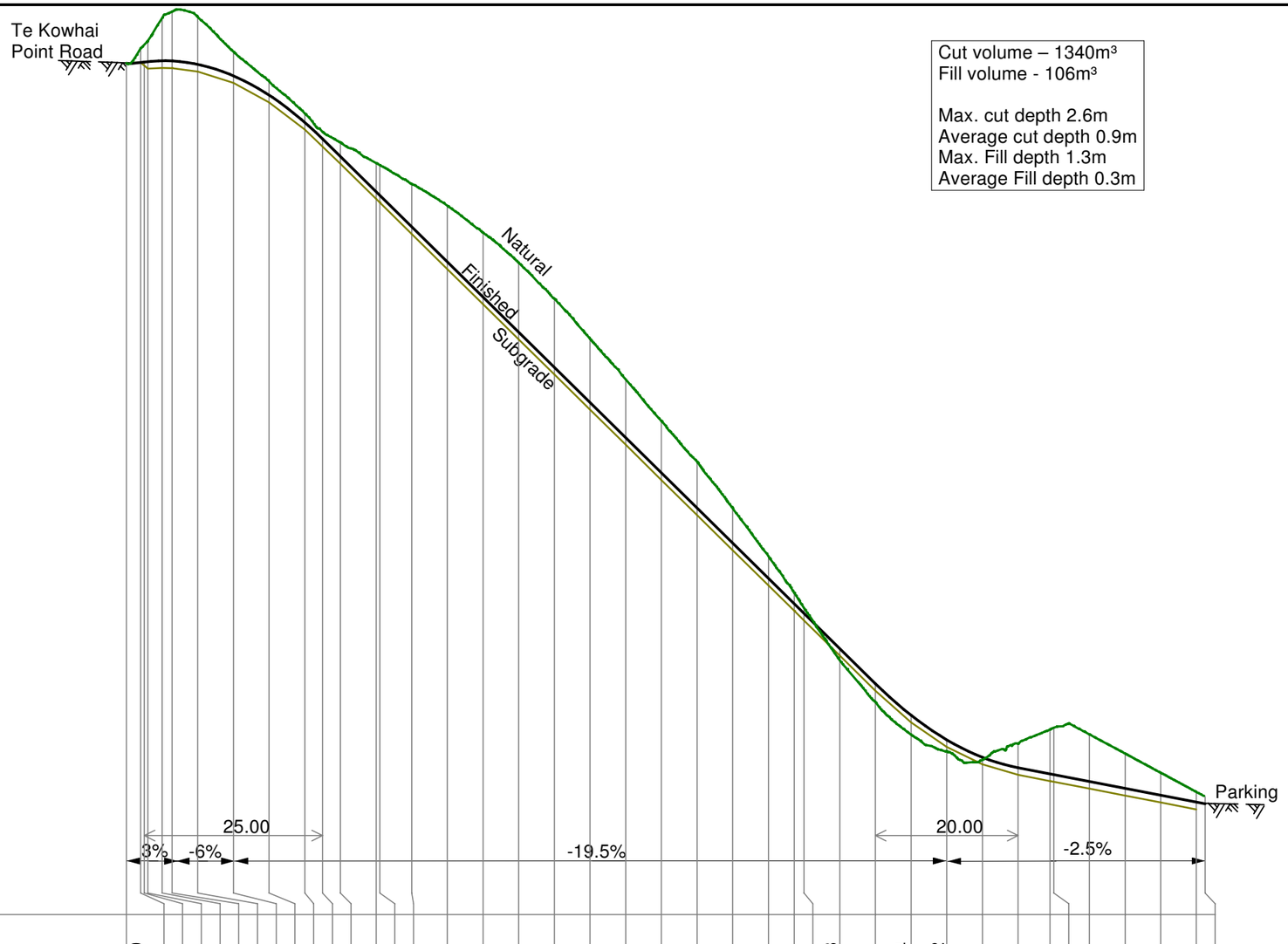
	Checked	Date
Surveyed		
Designed		Aug 2025
Drawn		
Approved		

Project: Proposed Access
Title: C. & N. Robertson - Lot 2 DP 415226
429 Redcliffs Road, Kerikeri

Contour Interval 1m
Scale: 1:700 At A3

Job No. 8616

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



Cut volume – 1340m³
Fill volume - 106m³

Max. cut depth 2.6m
Average cut depth 0.9m
Max. Fill depth 1.3m
Average Fill depth 0.3m

Cut to subgrade	+0.00	-0.40		-0.79	-1.40	-1.59	-1.53	-0.87	-0.59	-0.45		-0.59	-1.00	-1.05	-1.40	-1.78	-2.01	-2.15	-2.12	-1.99
Finished	48.86	48.88	48.90	48.91	48.93	48.92	48.83	48.51	47.97	47.20	46.74	46.24	45.26	45.16	44.28	43.29	42.30	41.32	40.33	39.35
	48.86	48.88		48.71	48.73	48.72	48.63	48.31	47.77	47.00		46.05	45.06	44.96	44.08	43.09	42.10	41.12	40.13	39.15
Natural	48.86	49.28		49.49	50.12	50.31	50.16	49.18	48.35	47.45		46.64	46.06	46.01	45.48	44.87	44.11	43.27	42.25	41.14
Chainage	0.00	2.00	2.50	3.00	5.00	6.39	10.00	15.00	20.00	25.00	27.50	30.00	35.00	35.51	40.00	45.00	50.00	55.00	60.00	65.00

Cut to subgrade	-1.83	-1.65	-1.49	-1.17	-0.82	-0.51	-0.35	+0.13	+0.31	+0.34	+0.12	-0.13	-0.87	-1.45	-1.51	-1.52	-1.18	-0.83	-0.49	-0.40
Finished	38.36	37.38	36.40	35.41	34.43	33.71	33.44	32.45	31.47	30.58	29.90	29.41	29.11	28.94	28.92	28.73	28.53	28.34	28.15	28.10
	38.16	37.18	36.20	35.21	34.22	33.51	33.24	32.25	31.27	30.38	29.70	29.21	28.91	28.74	28.72	28.53	28.33	28.14	27.95	27.90
Natural	40.00	38.83	37.69	36.38	35.05	34.02	33.59	32.13	30.96	30.04	29.58	29.33	29.79	30.19	30.23	30.05	29.51	28.97	28.43	28.30
Chainage	70.00	75.00	80.00	85.00	90.00	93.62	95.00	100.00	105.00	110.00	115.00	120.00	125.00	129.49	130.00	135.00	140.00	145.00	150.00	151.22

Scale Horizontal 1:750 Vertical 1:150

PROPOSED ACCESS - LONGSECTION

No.	Revision	Date Approved

DONALDSONS
REGISTERED LAND SURVEYORS

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Check all dimensions and locate services on site before construction

For Resource Consent purposes only.

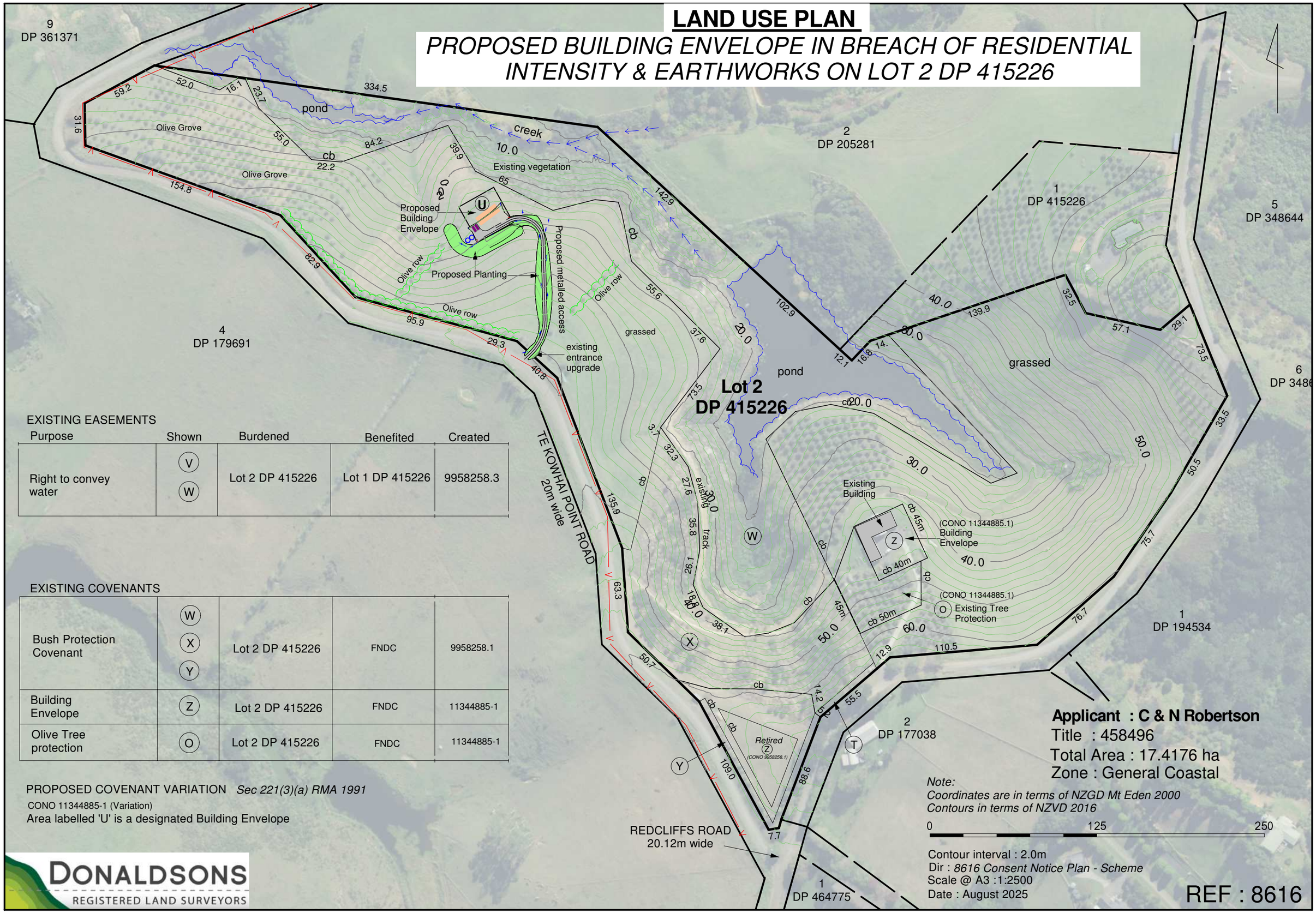
		Checked	Date
Surveyed			
Designed			Aug 2025
Drawn			
Approved			

Project: Proposed Access
Title: C. & N. Robertson - Lot 2 DP 415226
429 Redcliffs Road, Kerikeri
Contours at 2m intervals

Job No. 8616

LAND USE PLAN

PROPOSED BUILDING ENVELOPE IN BREACH OF RESIDENTIAL INTENSITY & EARTHWORKS ON LOT 2 DP 415226



EXISTING EASEMENTS

Purpose	Shown	Burdened	Benefited	Created
Right to convey water	V W	Lot 2 DP 415226	Lot 1 DP 415226	9958258.3

EXISTING COVENANTS

Bush Protection Covenant	W X Y	Lot 2 DP 415226	FNDC	9958258.1
Building Envelope	Z	Lot 2 DP 415226	FNDC	11344885-1
Olive Tree protection	O	Lot 2 DP 415226	FNDC	11344885-1

PROPOSED COVENANT VARIATION *Sec 221(3)(a) RMA 1991*

CONO 11344885-1 (Variation)

Area labelled 'U' is a designated Building Envelope

Applicant : C & N Robertson

Title : 458496

Total Area : 17.4176 ha

Zone : General Coastal

Note:
Coordinates are in terms of NZGD Mt Eden 2000
Contours in terms of NZVD 2016

0 125 250

Contour interval : 2.0m

Dir : *8616 Consent Notice Plan - Scheme*

Scale @ A3 :1:2500

Date : August 2025

REF : 8616

DONALDSONS
REGISTERED LAND SURVEYORS

Land / engineering Surveyors & development planners - 90 Kerikeri Road, Kerikeri, Northland, New Zealand - www.donaldsons.net.nz - em: info@donaldsons.net.nz - p:09 4079182

Chris Robertson

LOT 2 DP 415226, CNR REDCLIFFS & TE KOWHAI POINT RD, KERIKERI

Preliminary Site Investigation as per CLMG No. 1

Vision Project Ref:12612

20/07/2016

VISION
CONSULTING ENGINEERS

REPORT CHECKLIST

Summary of contaminated sites report checklist					
Indicate the reports contained in this document	☑	☐	☐	☐	☐
Report section(s) and information to be presented	**PSI**	**SIR**	**RAP**	**SVR**	**MMP**
Executive summary	R☑	R☐	R☐	R☐	R☐
Scope of work	R☑	R☐	R☐	R☐	R☐
Site identification	R☑	R☐	R☐	R☐	R☐
Site history	R☑	S☐	S☐	S☐	S☐
Site condition and surrounding environment	R☑	S☐	S☐	S☐	S☐
Geology and hydrology	A☑	R☐	S☐	S☐	S☐
Sampling and analysis plan and sampling methodology	A☑	R☐	X	R☐	R☐
Field quality assurance and quality control (QA/QC)	N☑	R☐	X	R☐	S☐
Laboratory QA/QC	N☑	R☐	X	R☐	X
QA/QC data evaluation	N☑	R☐	X	R☐	X
Basis for guideline values	R☑	R☐	R☐	R☐	R☐
Results	A☑	R☐	R☐	R☐	S☐
Site characterisation	R☑	R☐	R☐	R☐	R☐
Remedial action	X	X	R☐	S☐	S☐
Validation	X	X	X	R☐	S☐
Site management plan	X	X	R☐	S☐	S☐
Ongoing site monitoring	X	X	X	N	R☐
Conclusions and recommendations	R☑	R☐	R☐	R☐	R☐

The columns refer to the principal reporting stages of contaminated site studies using the following abbreviations:

PSI Preliminary site investigation report
SIR Detailed site investigation report
RAP Site remedial action plan
SVR Site validation report
MMP Ongoing monitoring and management plan

The following abbreviations indicate the information requirements:

R The corresponding heading and details are required
A Readily available information should be included
S A summary of this section's details will be adequate if detailed information has been included in an available reference report
N Include only if no further site investigation is to be undertaken
X Not applicable and may be omitted

EXECUTIVE SUMMARY

Vision Consulting Engineers Limited (VISION) was requested by Mr Chris Robertson to undertake a Preliminary Site Investigation (PSI) for a 1,800 m^2 proposed residential area, being part of their property Lot 2 DP 415226 located on the corner of Redcliffs and Te Kowhai Point Rd, Kerikeri. The remaining area of the property is planned to remain as production land (olives or stock) and as such it was exempt from this investigation.

The proposed activities at the site are change of use and minor soil disturbance. The objective of the PSI was to assess if the land is, was, or was more likely than not to have a Hazardous Activities and Industries List (HAIL) activity undertaken on it.

The site investigated in this study was found to have been used as an olive grove since 2003/4, i.e. for approximately 12 years. Prior to that, the land was used for farming cattle and growing pine trees.

No persistent pesticides were reported to have been used at the site as part of the olive grove-related activities and the only agrichemicals used included glyphosate sprays for weed control and agricultural lime and organic fertilisers. Glyphosate is not considered to be a persistent agrichemical as it is characterised by a short half-life in soil. Another product used for gorse control is unlikely to have been used within the proposed residential area. No chemical storage areas were identified at or in the vicinity of the proposed residential area.

On the basis of the information gathered during this investigation the proposed residential area is considered unlikely to have had a HAIL-listed activity undertaken on it and as such it is not subject to the NES. The area outside of the proposed residential area will remain as production land.

1 SCOPE OF WORK

Introduction: Vision Consulting Engineers Limited (VISION) was requested by Mr Chris Robertson to undertake a Preliminary Site Investigation (PSI) for a 1,800 m^2 proposed residential area, being part of their property Lot 2 DP 415226 located on the corner of Redcliffs and Te Kowhai Point Rd, Kerikeri.

The whole of the property is approximately 17.42 ha in size and the large proportion of it is covered in an established olive grove. Horticultural activities, such as orchards where use or storage of persistent pesticides may have been undertaken, are included on the Hazardous Activities and Industries List (HAIL) (MfE, 2011a). The scope of work of this PSI was limited to the assessment of the proposed residential area at the property (approximately 1,800 m^2), which is marked in blue in Figure 1 and referred to as "the site" throughout the report. It is in this area where a residential building and a garage are planned to be constructed; the approximate location of the footprint is shown on a site plan in Appendix A. The rest of the area of the property is planned to remain as production land (olives or stock) and as such it is exempt from this investigation.

If the site was found to have had a HAIL activity undertaken on it the proposed activities at the site would include change of use and minor soil disturbance.

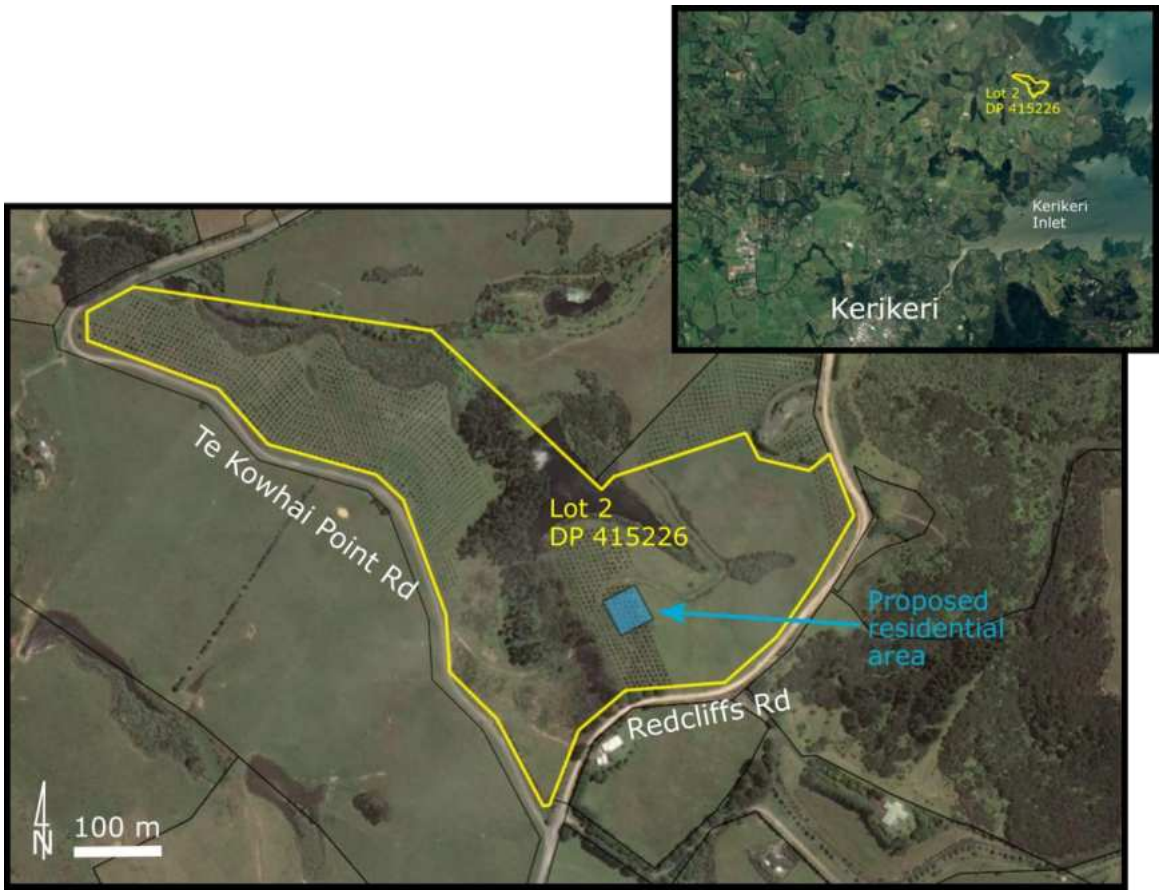


Figure 1 Property map showing the extent of the area for which change of land use and minor soil disturbance are planned (in blue). An approximate property boundary is shown in yellow. Images courtesy of Google Earth.

The property has been created as part of a subdivision of a larger property which was

undertaken by the previous owner in 2014. The remaining part of the subdivided land is not covered by the current investigation.

Objectives:

- To assess if the property is, was, or was more likely than not to have a HAIL activity undertaken on it;
- Determine if soil contaminants are likely to be present at the property;
- Determine if change of use and soil disturbance can be undertaken as permitted activities under the NES legislation, if applicable.

Scope: The following tasks were undertaken to meet the objectives of the project and the requirements of NES:

- Desk study of published and un-published information about the site;
- Interviews with the land owner, previous owners, neighbours, and relevant councils covering questions relating to site history, any known incidents, management practices, waste disposal, and any chemical storage areas;
- Identify potential contaminants at the site;
- Calculate the volume of soil disturbance that can be undertaken as a permitted activity under the NES;
- Provide an assessment of the site contamination and the need for further investigation.

2 SITE IDENTIFICATION

Address: Corner of Redcliffs and Te Kowhai Point Rd, Kerikeri

Legal Description: Lot 2 DP 415226
CT 458496

Co-ordinates: NZTM 1690649mE, 6107106mN

Area: Property area: 174,176 m^2
Site area: approximately 1,800 m^2

Locality Map & Site Plan: See Figure 1.

3 SITE HISTORY

Ownership & Use: The property is currently owned by the client, Mr Chris Robertson. Prior to his ownership, the land was owned by Richard and Marilyn Jewells.

Zoning: Far North District Plan : General Coastal

Interviews: Chris Robertson, current owner (2016 - present)

Chris was interviewed over the phone on 6/07/2016. Chris provided information as to the planned future activities at the property (residential use and production land). The residential property will comprise a house and a garage and the remaining area of the wider property will remain in production (olives or stock). As far as Chris knows, the olive grove has been established in recent history, and it may be approximately 10 years old. Prior to the olive grove the property was used to grow pine trees and as a farm. He has no knowledge of any potential waste disposal areas at the property.

Marilyn Jewell, previous owner (2003 - 2016)

Marilyn and Richard Jewell were interviewed via email and they were able to provide the following information regarding the olive grove and management practices at the property:

1) The first of the trees were planted in March-April of 2003, with the remainder planted the next autumn.
2) Round-up/glysophate has been used for general weed control, usually 2-3 times a year. The whole property was limed at least a couple of times in the first years, then organic ferts used about once a year. The gorse was sprayed with Tordon about every 2nd year (not near the olive trees).
3) Chemicals were stored on site in a shed by the house.
4) Prior to our purchase, the land was grazing land for cattle.

Far North District Council

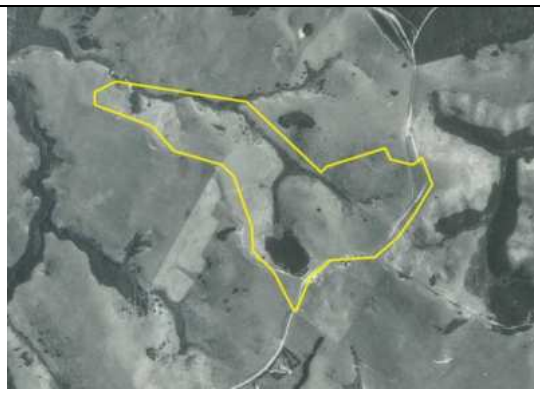
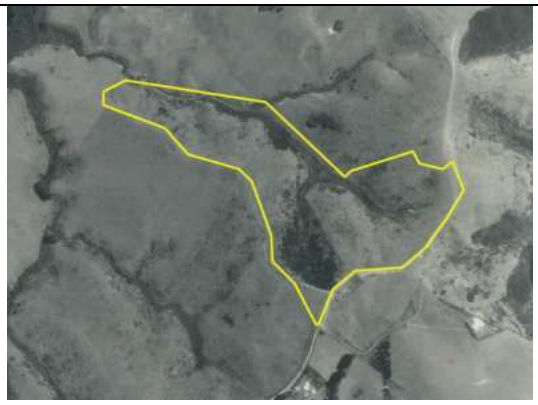
The FNDC was contacted and information regarding the property investigated here was requested. The FNDC representative (Sheryl Hansford) provided aerials and indicated that "a crop of some sort has been planted on the site". It was also noted that aerial for 2000 shows the site as vacant land and that two resource consents were issued for the property: 2010444 to construct an earth dam and 2090085 subdivision consent with 2 variations. The supplied aerial images from the 2000s are attached in Appendix B.

Northland Regional Council

The NRC representative (Gary Young) stated:

"The property that you have enquired about is not listed on the NRC Selected Land-use Register (SLR) for any current or historical Hazardous Activities and Industries List (HAIL) activities. There are no recorded environmental incidents shown on the property. Our historic aerial photographs show this as paddock & swamp. I note that the property is now largely covered with olive trees."

Aerial & Site Photography:

Source and year image created	Description of land use/activities
VISION Archive 1966	 The property and the site appear to be grassed paddocks. A pocket of trees is present in the southern portion of the property. The surrounding land also appears to be farmland. Note the property boundary shown in yellow is indicative only.
VISION Archive 1982	 No change in land use is noted. Note the property boundary shown in yellow is indicative only.
Google Earth 2003	 The property remains a grassed paddock and pine trees can be seen growing in the southern portion of the property. A dam has been constructed. The site is vacant land covered in grass and gorse can be seen growing on the nearby slope. No change of land use is noted in the surrounding area, except for a house that was built to the south of the pine trees (not part of the property investigated here). Note the property boundary shown in yellow is indicative only.

Google Earth 2011	 Some of the pine trees were removed and other trees were planted in uniform rows across the majority of the property, including the site. Another house was built near the north-eastern corner of the property (now separate lot). Note the property boundary shown in yellow is indicative only.
Google Earth 2012, 2013, 2016	No change of land use is noted on satellite images from 2012 to 2016. The 2016 image can be viewed in Figure 1.

4 SITE CONDITION AND SURROUNDING ENVIRONMENT

Topography: The greater area and the property can be described as undulating land. The site is located on elevated land (approx. 45 m asl) and overlooks a man-made dam located in the northern part of the property.

An unnamed stream traverses the property and runs along its northern boundary before it reaches the the Te Aiorua Creek eastuary.

Conditions at Site Boundary: The site is adjoined by rural land on each side, consisting of grassed paddocks and shrubland. Redcliffs Road and Te Kowhai Point Road run along the eastern and western boundaries of the property. A small man-made pond is located 100 m to the north of the property.

The site (to undergo change of use) is surrounded by olive trees to the north, west and south, and by grassed land to the east.

Visible Signs and Presence of Drums, Waste and Fill Materials: No site walkover was conducted as part of this investigation.

Local Sensitive Environment: The nearest waterbody is the man-made dam and an unnamed creek located in the northern portion of the property. The stream joins the Te Aiorua Creek estuary c. 500 m to the north-west of the property.

5 GEOLOGY & HYDROLOGY

Geology & Soils: The *Land Use Capability Classification of the Northland Region* document and map, and the geological map of the Whangarei area indicate that the land can be described as rolling to strongly rolling terrain developed on greywacke bedrock belonging to the Waipapa Group (Edbrooke and Brook, 2009; Harmsworth, 1996).

Soils are moderately to strongly leached and weakly podzolised yellow-brown earths of Marua suite (RA + RAH) - Rangiora clay, clay loam and silty clay loam, imperfectly to very poorly drained. The soils are further described as having the potential for moderate to severe sheet, rill, wind and gully when cultivated (Harmsworth, 1996).

Groundwater: The normal water table is expected to be beyond 5m depth (estimated). No groundwater investigation is required in this study.

Summary of Local Meteorology: Northland is a sub-tropical climate zone, with warm humid summers and mild winters. Typical summer temperatures range from 22°C to 26°C (maximum daytime) but seldom exceed 30°C. In winter, maximum daytime temperatures are between 12°C and 17°C. Annual sunshine hours average about 2000 in many areas. Mean annual rainfall is 1200-1600mm for the site location.

Surface Water and water supply: Surface water is expected to drain towards the north within the site. The closest water bore is located approximately 600 m away from the site.

6 CONCEPTUAL SITE MODEL

Outline of Potential Contaminants: The history study has identified the majority of the site as being an olive grove. It was reported that management practices at the site included spraying with Round-up/glysophate for general weed control.

Based on this information, the only contaminant that may be found in the soil at the site would be traces of glyphosate herbicide, an organophosphorus compund.

Sources & Pathways: Contaminant sources at the site are expected to be from herbicide application to land (olive grove). There are no specific contaminant storage areas within the site.
The possible exposure pathway is inhalation, dermal, and ingestion. This includes the direct contact with soil and consumption of food grown on site, given the rural residential land/lifestyle block with 10% produce land use scenario investigated here.

Integrity Assessment: The reliability of the information gained during the site history study can be measured by the following criteria:

- Quality of data – The information regarding previous uses at the property and possible environmental incidents were frovided by the FNDC and NRC;

- Appropriateness of the images provided – The images have provided a very good confirmation of the landuse timeline;
- Cross correlation – Interviews, data, and imagery all provide a linked history of the property.

Piece of Land: No piece of land was identified within the site investigated as part of this study.

7 SAMPLING & ANALYSIS PLAN AND SAMPLING METHODOLOGY

Data Quality Objectives and Rationale: As part of this investigation a study of historical data was carried out to ascertain if the property has had or is more likely than not to have had HAIL activities undertaken on it, and therefore if it is subject to the NES. The objective of this investigation is to obtain information to ascertain if potential soil contaminants are likely to be present at the site.

The site was not found to have had persistent pesticides used on it. Only glyphosate herbicides, lime and organic fertilisers were reported to have been used on the land. A product called Tordon was reported to have been used to control gorse within the wider property, but this was not used near the olive trees (i.e. outside of the site investigated in this report).

There were no reports or signs of structures of any kind being present at the site currently or in the past. No other historic owners of the property were researched or contacted as part of this investigation, as the information gathered from Mr & Mrs Jewell and from the historic aerial imagery was deemed sufficient for the purpose of this study.

Professional judgement, based on the history study, was considered appropriate in this instance to assess if the site was more likely than not to have had HAIL activities undertaken on it.

8 FIELD, LABORATORY AND DATA EVALUATION QUALITY ASSURANCE AND QUALITY CONTROL (QA/AC)

No field investigation or laboratory tests were undertaken as part of this study.

9 BASIS FOR GUIDELINE VALUES

Basis: The term 'soil contaminant standards' to protect human health, or SCS(health), specifically refers to soil contaminant concentrations that are mandatory, under the *National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health* (MfE, 2011a). SCS(health) have been applied within this report to trigger further investigation (see Table 1 below).

Table 1 Analyte threshold values for soil contaminants.

	Analyte	NES Unit	SCS(health)
Inorganic Substances	Arsenic	(mg/kg)	17
	Boron	(mg/kg)	>10,000
	Cadmium (pH 5)	(mg/kg)	3
	Chromium III	(mg/kg)	>10,000
	Chromium VI	(mg/kg)	460
	Chromium total[1]	(mg/kg)	460
	Copper	(mg/kg)	>10,000
	Inorganic mercury	(mg/kg)	310
	Inorganic lead	(mg/kg)	210
Organic Compounds	∑DDT[2]	(mg/kg)	70
	Dieldrin	(mg/kg)	2.6
	Aldrin	(mg/kg)	2.6
	Dieldrin+Aldrin	(mg/kg)	2.6
	BaP eq[3]	(mg/kg)	8

Notes:
1 Chromium VI threshold was used for Chromium Total
2 ∑DDT is the arithmetic sum of six isomers (DDT,DDE, DED) with standard error propagation, as calculated by Hill Laboratories.
3 BaP eq is the factored arithmetic sum of nine carcinogenic PAHs with standard error propagation.

Assumptions: The above thresholds are based on the exposure scenario for a rural residential or lifestyle block with 10% of the daily produce consumption being home-grown.

10 RESULTS AND SITE CHARACTERISATION

The site investigated in this study, located within Lot 2 DP 415226, was found to have been used as an olive grove since 2003/4, i.e. for approximately 12 years. Prior to the use of the site for growing olive trees, the land was used for farming cattle and growing pine trees. Management practices at the property in recent years included spraying with glyphosate herbicides (including Round-up) for general weed control and application of agricultural lime and organic fertilisers. It was reported that gorse at the wider property was sprayed with a product called Tordon but this was not undertaken in the vicinity of the olive trees, and therefore it is unlikely that this product was used within the site investigated here. The chemicals used at the property were reportedly stored in a shed by a house located on a now separate lot (i.e. >200 m away from the site in question).

Glyphosate is known to have a relatively short half-life in soil (96 days aerobic half-life and 44 days field dissipation half-life; Schuette 1998). Glyphosate is also considered to be only very slightly mobile in soil, it has low leaching potential and it is inactivated through the process of adsorption and microbial degradation in soil. Glyphosate is not considered to be a persistent agrichemical.

The information gathered as part of this investigation suggests that no persistent pesticides

were used or stored on site (item A10 of the HAIL).

11 CONCLUSIONS AND RECOMMENDATIONS

The site history study identified the site as being used for horticultural activities over the past c. 12 years. On the basis of the information gathered during this investigation, as detailed in the section above, the site is considered unlikely to have had a HAIL-listed activity undertaken on it. This is because no persistent pesticides were reported to have been used at the site as part of the olive grove-related activities and the only agrichemicals used include glyphosate sprays for weed control and agricultural lime and organic fertilisers. Glyphosate is not considered to be a persistent agrichemical as it is characterised by a short half-life in soil.

Another product used for gorse control is unlikely to have been used within the site area.

In summary, the report found the site to be unlikely to have had a HAIL activity undertaken on it and it is **not** subject to the NES. As such, the change of use and soil disturbance activities should be able to be undertaken at the site without restrictions from the perspective of the NES.

The rest of the area of the property is planned to remain as production land (olives or stock) and was exempt from this investigation.

References:

Edbrooke, S.W.; Brook, F.J. (compilers) 2009: Geology of the Whangarei area. Institute of Geological & Nuclear Sciences 1:250,000 geological map 2. 1 sheet +68 p. Lower Hutt, New Zealand. GNS Science.

Harmsworth, G. R. 1996. Land Use Capability Classification of the Northland Region. A report to accompany the second edition (1:50 000) NZLRI worksheets. Landcare Research Science Series 9. Lincoln, Manaaki Whenua Press. 269 p.

MfE, 2011a. Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. Wellington: Ministry for the Environment.

Schuette, J., 1998. Environmental fate of glyphosate. Environmental Monitoring & Pest Management, Department of Pesticide Regulation Sacramento, CA 95824-5624.

LIMITATIONS

This report has been completed exclusively for Mr Chris Robertson with respect to the particular brief given to us for the particular purpose given above. The materials provided by the Client and information obtained from the interviews are assumed to be correct and true. Information, opinions and recommendations contained in this report cannot be used for any other purpose or by any other entity without our review and written consent. Vision Consulting Engineers Ltd accepts no liability or responsibility whatsoever for or in respect of any use or reliance upon this report by any party.

The ground conditions given in this report are based on visual methods and investigations at discrete locations. The nature and continuity of the contaminants and materials are inferred and it must be appreciated that actual conditions could vary from that described herein.

We should be contacted immediately if variations are encountered. It is possible that further

investigation or modification of recommendations is required.

Yours faithfully,

VISION CONSULTING ENGINEERS LTD

Report prepared by:

Joanna (Asia) Druzbicka, PhD
Environmental Engineer

Report approved by:

Ben C. Perry
MIPENZ, CPEng

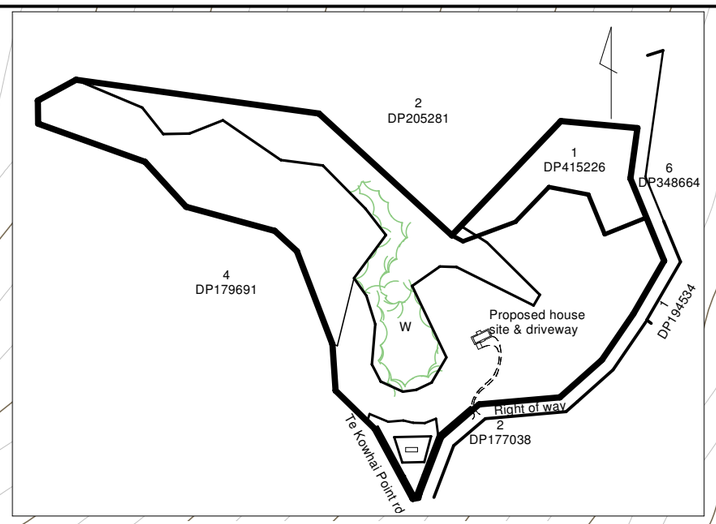
Appendix A - Proposed site plan

Appendix B - Additional information provided by the FNDC

Appendix A

Proposed site plan

PROPOSED BUILDING SITE LOT 2 DP 415226



OVERALL VIEW OF LOT 2 DP 415226

Lot 2
DP 415226
17.4176Ha

Pond

Existing track

Top of bank

Proposed Driveway
Grade approx 1:5

Fence on bdy

Right of way (metalled)

5
DP 348644

Proposed Building Site (approx)

Olive Trees

Olive Trees

OP
RL 189.18m

Proposed entrance

Fence

eb

W
DP 415226

Applicant: C Robertson
Title : 458496
Total Area : 17.4176Ha
Zone : General Coastal

Contour interval : 1m
Dir : 6865 Scheme house - Drawing002
Scale @ A3 : 1:500
Date : 30/03/2016

Heights are assumed.
Coordinates are in terms of NZGD1949
Origin OIB VI DP 98255

0 25 50

REF : 6865

DONALDSONS
REGISTERED LAND SURVEYORS

Land / engineering Surveyors & development planners - National bank building, 90 Kerikeri Road, Kerikeri, Northland, New Zealand - www.donaldsons.net.nz - em: info@donaldsons.net.nz - p:09 4079182 - f:09 4077366

Appendix B

Additional information provided by the FNDC

Produced by the Far North District Council 08:46
7/07/2016

This map has been provided in good faith and for information purposes only. The Far North District Council is not liable for any errors or omissions. Any persons considering purchasing property are advised to have all boundaries confirmed by a licensed Cadastral Surveyor.

Produced by the Far North District Council 08:47
7/07/2016

LITTORALIS
LANDSCAPE ARCHITECTURE

VISUAL AMENITY AND LANDSCAPE ASSESSMENT

PROPOSED BUILDING ENVELOPE RELOCATION

Lot 2 DP 415226 Te Kowhai Point Rd/Redcliffs Rd, Kerikeri
Applicant: C Robertson

INTRODUCTION

Mr C Robertson has recently purchased a 17.42 ha parcel of land that abuts the Te Kowhai Point Road and Redcliffs Road intersection. This title is legally describes as Lot 2 DP 415226.

In November 2008, FNDC granted consent for a subdivision of Lot 3 DP 205231 and later issued consent for a variation to that consent in December 2014 (RC 2090085-RMACOM and 2090085-RMAVAR/A). Lot 2 DP 415226 is one of the lots created by this subdivision.

A defined building envelope is located in the southern apex of Lot 2, where it is labelled 'Z' on the survey plan prepared by Donaldson Surveyors (Ref.: 6103 dated 27 October 2011). The applicant is seeking consent to shift the building envelope to the south east, placing it amongst an existing grove of olive trees, as shown on the attached plan (Attachment Three, prepared by Donaldson Surveyors, Ref.: 6865 dated July 2016).

As part of the original application for subdivision of Lot 3 DP 205231, NZ Environmental prepared a Landscape Assessment. The recommendations that came out of that report were primarily a planting strategy for the perimeter of building envelope 'Z', to reduce soil erosion and visual prominence caused by a future build. That planting appears to have been implemented as required by conditions of consent.

In what appears to be a somewhat disconnected obligation that recognises the sensitivity of the current, approved building envelope, a consent notice (v) requires that *prior to seeking resource consent for any building on an allotment the lot owner shall have prepared by a suitably qualified person, individual building and landscape plans for the allotment*. It is understood that such a landscape plan would be complementary to the wider planting required under consent notice (iii) and would apply specifically to the building site.

Littoralis Landscape Architecture has been engaged to prepare an assessment of visual amenity and landscape effects as part of an application to vary the Resource Consent Conditions in relation to the relocate building envelope 'Z'. A site visit was undertaken to examine the previously consented building envelope in its wider context and to then consider the proposed building envelope to gauge possible effects on the surrounding landscape and identify potentially affected parties.

SITE CONTEXT

Mr Robertson's land is situated about 7km north east of Kerikeri, near Te Puna Inlet. The property is located within the General Coastal Zone under the Far North District Plan. It does not lie within, or adjacent to, an Outstanding Natural Landscape Area or Outstanding Natural Landscape Feature, but is part of a Kiwi Zone.

The landform north of Kapiro Road is undulating, sometimes quite steeply. Driving along Redcliffs Road, pastoral use of the landscape dominates, with areas of native vegetation found on hillsides too steep to farm. Lifestyle sections with large dwellings surrounded by planting (some indigenous but mostly exotic species), are scattered along this route, bringing a "settled" character to the area. The bush coverage and natural character of the land increases nearer the coast. After the turn-off to Rangitane, Redcliffs Road is unsealed, which adds to the rural character of the area.

Te Kowhai Point Road is flanking the western boundary of the subject site. From its intersection with Redcliffs Road, Te Kowhai Road drops down into a natural catchment basin, from which it ascends before carrying on to Te Puna Inlet. A handful of houses can be seen from the upper part of Te Kowhai Point Road. Some are small, simple dwellings, whilst others - mostly to the north of the Robertson's land - are more substantial buildings situated with extensive, well established areas of indigenous planting.

Redcliffs Road continues along a ridge just above the eastern boundary of the site. From this elevated position Te Puna Inlet can be seen to the east and the subject site to the west. Driveways provide clues of possible dwellings or future development sites.

THE SITE

The 17.42 ha site forms a somewhat funnel-like shape. From its high point at the Te Kowhai Point Road and Redcliffs Road junction where the current approved building envelope sits, the land drops towards the floor of a localised catchment, where a sequence of wetlands and ponds has been formed. The most distinctive aspect of the site, which sets it apart from the surrounding landscape, is the extensive olive plantation on its hillsides. Apart from the olive groves, the site's vegetation is composed of a band of mature pine trees and *Eucalyptus* that stretches down the central axis of the property, large areas of restoration planting (on the hillside and around the wetland) and pasture. A scattering of invasive exotic species such as gorse and pampas are scattered within the less tended portions of the site. Attachment Two contains a series of photographs that illustrate these various characteristics.

THE PROPOSAL

A moderately defined spur is situated about 200m from the intersection of Te Kowhai Point Rd and Redcliffs Rd. A grove of young olive trees extends across this landform from the Redcliffs Rd boundary down to a small lake. A grassed access track is crosses through the olive grove just below its midpoint. Above this access track, an undulating natural bench forms a step in the otherwise consistent gradient of the slope. The proposed location of the new building envelope lies largely within this bench amongst the olive trees. By siting the building envelope in this area a future building will have a FFL of around 168m, approximately 25m below the level of Redcliffs Road and approximately 20m lower than the currently approved building platform on the title.

The applicant intends building a single storey dwelling in a "Queenslander" style, with an adjoining garage/shed. The house would feature horizontal weatherboard cladding, a gabled pitched roof (approx. 25 degrees), and large covered verandas all around. A precise colour or material pallete has

not been determined, but will be within the 30% LRV threshold defined by the Far North District Plan. Concept drawings for that building form Attachment 4.

A new formed entrance and drive from Redcliffs Road is proposed. The driveway would meander down through the existing olive grove as shown on Attachment Three.

VIEWING AUDIENCES / AFFECTED PARTIES AND RELATED EFFECTS

Visual impacts are considered to constitute an intrusion into, or change to an existing view, with the significance of the impacts – the effects – measured as the bearing of that impact upon identified viewing audiences. Ultimately, it is the perceived relative sensitivity of visual receptors, which varies with their nature and the degree of exposure, which determines the significance of the impact source. These can be positive, negative or benign. The degree of adverse visual / landscape effect generated by a proposal depends upon the character of the surrounding landscape (the context), existing levels of development on the application site, the contour of the land, the presence or absence of screening and/or backdrop vegetation, and the characteristics of the proposed development.

A site visit has been undertaken to establish the potential visual and amenity effects of a future building within the proposed relocated building envelope.

When travelling along the eastern boundary of Lot 2 on Te Kowhai Point Rd, views of a building within the relocated building envelope will be largely screened by mature pines and the existing olive trees to the east of the building envelope (see Photograph 1 of Attachment 2). The restoration planting on the hillside will add further screening as it matures, and will ultimately replace the role of the pines in that regard.

A future dwelling within the proposed relocated building envelope will be visible to the residents further to the north along Te Kowhai Point Rd and road users (see Photograph 2). A future building will be situated well below the natural ridge line seen from this vantage point and the existing olive trees in foreground and background create a softening vegetation framework. The existing trees are between 3 – 5m tall and are therefore of a similar scale to the proposed house. Olive trees that are used for oil production or harvesting of fruit are usually pruned regularly to maintain a manageable size. The existing trees have therefore reached what may be their maximum height. However, the landform still allows these relatively small trees to substantially soften the outline of a future building in their midst. It is recommended that the olive trees surrounding the proposed building envelope and lying outside the driveway, corridor be retained.

When travelling on Redcliffs Rd along the southern and eastern boundary of Lot 2, the location of the proposed relocated building envelope comes into sight. It is from these vantage points (see Photograph 3) that a future building would be most visible. However, its situation well below the natural ridgeline and amongst existing vegetation would considerable dampen any potential prominence. Furthermore the view from this vantage point would be from above, and with the District Plan requiring the exterior of a future building to be within the BS5252 standard colour palette range with a reflectance value of 30% or less or to be constructed of natural materials which fall within this range, the degree of visual prominence is predicted to be low.

The driveway proposed in association with the relocated building envelope would also be visible from this vantage point. Apart from the removal of olive trees from the existing grove, the terrain would also require modification to accommodate a driveway. To minimise visual impact of the

access, it is recommended that any cut and fill slopes be formed to a grade no steeper than 1 in 3, that at least 100mm thickness be applied to those worked areas and that they be regrassed.

COMPARISON OF EFFECTS/PERMITTED BASELINE CONSIDERATIONS

The consented building envelope 'Z' is situated on a knoll near the highest point of the property. It is also located in relative close proximity to the lot boundaries flanked by Te Kowhai Point Rd and Redcliffs Rd. This combination of elevation and position places the existing defined building envelope in a prominent position. That potential prominence is offset to some measure by an existing linear planting of indigenous plants which would provide some screening to a future building for passing traffic. Consent notice (v), cited earlier in this report, appears to anticipate further vegetation being installed around building envelope 'Z'.

An existing dwelling and sheds on a neighbouring title is positioned close to Redcliffs Road, approximately 100m from the Te Kowhai Point Road and Redcliffs Road intersection. A future building within the consented building envelope would combine with these existing buildings to create an unusually high density relative to the typical level found in the wider setting. In this respect the proposed relocated position of the building envelope is a much more favourable outcome. The greater separation from those existing buildings, and in particular the significantly lower altitude of the proposed building envelope on the subject site would see a new house become consistent with the relatively low density of development found in the wider area.

The elevated position of the consented building envelope would usually also lead to a heightened number of affected parties. In this circumstance, the number of neighbours to the north and users of the roads from where a future building would be visible, is very small. Regardless of that limited viewing audience, lowering the building envelope to the proposed location would serve to minimise the visual impact of a future dwelling. The established frame of olive trees would further assist to contain visual effect.

The waters of Te Puna Inlet are some distance away, so that visual effects of a dwelling within the consented building envelope upon users of the coastal marine area are insignificant. The proposed relocated position of the building envelope is not visible from the CMA, completely removing any potential effect upon that area.

CONCLUSION

In comparison with the consented building envelope, the proposed relocated building envelope reduces the potential visual and landscape impact of a future building on the site. Important outcomes of repositioning the building location as proposed are creating a greater distance from boundaries (including two public road corridors),a lower altitude (which would position a structure well below the primary ridgeline and road) and the existence of a bold pattern of well-established vegetation to act as an immediate backdrop and foreground. In terms of this last observation, I consider that the supplementary planting expected by consent notice item (v) is unnecessary in relation to the proposed location. In its place though, would be a need to ensure that those olive trees that immediately surround the proposed building envelope (to a depth of 30m from the building), are conserved.

Subject to recommendations for the treatment of driveway embankments and the retention of existing olive trees being followed, the proposed relocated building envelope is significantly superior to that currently consented in terms of avoiding and minimising potential landscape and visual effects. As a result, it is my opinion that the visual impact of the proposed future dwelling within this new building envelope would be less than minor.

Report prepared by:

Eva S. Rosevear
Landscape Architect

Reviewed by:

Mike Farrow
Registered Landscape Architect

25 July 2016

ATTACHMENTS

PROPOSED BUILDING ENVELOPE RELOACTION
C ROBERTSON

1205_Attachments_20160723

LITTORALIS
LANDSCAPE ARCHITECTURE

ATTACHMENT ONE

Photo point location plan

LITTORALIS
LANDSCAPE ARCHITECTURE

ATTACHMENT TWO
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Photograph 1
Looking east from Te Kowhai Point Road just below approved building envelope.

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A more distant view, looking south to the site from Te Kowhai Point Road.

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LANDSCAPE ARCHITECTURE

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