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 Form 9). Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — both available on the Council's web page.

1. Pre-Lodgement Meeting

Have you met with a council Resource Covnsent 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? Ngati Torehina Ki Matakaā

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: The Northland Club

Email: [redacted]

Phone number:

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

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

If yes, please provide details.

6. Address for correspondence

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

Name/s: Bay of Islands Planning Limited

Email: [redacted]

Phone number:

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

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

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

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

Name/s: Luke and Laura Mahoney

Property address/
location: 138B Hansen Road, Te Tii, Kerikeri

Postcode 0294

8. Application site details

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

Name/s:

Site address/ location:
138B Hansen Roads
Te Tii
Kerikeri
Postcode 0294

Legal description: Part Lot 3-4 Deposited Plan 5217 **Val Number:**

Certificate of title: NA29A/1114

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.

1. The construction of a new residential dwelling.
2.Retrospective consent for the change of use of an existing boatshed to a dwelling.

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**

14. Draft conditions:

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

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

15. 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)	Luke Mahoney & Laura Johnson
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.

15. Billing details continued...

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) Laura Johnson

Signature: (signature of bill payer) [redacted] Date Nov 5, 2025

MANDATORY

16. 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.

17. Declaration

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

Name (please write in full) Andrew McPhee

Signature Date 10/12/2025

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

See overleaf for a checklist of your information...

Checklist

Please tick if information is provided

- ◯ Payment (cheques payable to Far North District Council)
- ◯ A current Certificate of Title (Search Copy not more than 6 months old)
- ◯ Details of your consultation with Iwi and hapū
- ◯ Copies of any listed encumbrances, easements and/or consent notices relevant to the application
- ◯ Applicant / Agent / Property Owner / Bill Payer details provided
- ◯ Location of property and description of proposal
- ◯ Assessment of Environmental Effects
- ◯ Written Approvals / correspondence from consulted parties
- ◯ Reports from technical experts (if required)
- ◯ Copies of other relevant consents associated with this application
- ◯ Location and Site plans (land use) AND/OR
- ◯ Location and Scheme Plan (subdivision)
- ◯ Elevations / Floor plans
- ◯ Topographical / contour plans

Please refer to Chapter 4 of the District Plan for details of the information that must be provided with an application. Please also refer to the RC Checklist available on the Council's website. This contains more helpful hints as to what information needs to be shown on plans.

BAY OF ISLANDS PLANNING (2022) LIMITED

Kerikeri House
Suite 3, 88 Kerikeri Road, Kerikeri

Email – office@bayplan.co.nz Website - www.bayplan.co.nz

12 December 2025

Application for Land Use Consent – 138B Hansen Road, Te Tii, Kerikeri

Please find below a resource consent application to construct a dwelling and the retrospective conversion of a boatshed to a dwelling within the General Coastal Zone of the Operative District Plan (**ODP**). A discharge consent is also required from the Northland Regional Council (**NRC**) as it exceeds the permitted activity threshold.

Under the Proposed Far North District Plan (**PDP**) the property is zoned Rural Production with a Coastal Environment overlay.

The application is supported by the following:

- Appendix A – Certificate of Title
- Appendix B – Architectural Drawings by Arcline Architecture
- Appendix C – Landscape Assessment by Simon Cocker Landscape Architecture
- Appendix D – Traffic Assessment by Geologix
- Appendix E – Wastewater Report by Geologix
- Appendix F – FENZ Approval
- Appendix G – Cultural Impact Assessment

Overall, the application is a **Discretionary Activity.** Should you require any further information please do not hesitate to contact me.

Yours sincerely,

Andrew McPhee
Consultant Planner

SITE DETAILS

Applicant	The Northland Club Limited
Address for Service	Bay of Islands Planning Limited PO Box 318 PAIHIA 0247 C/O – Andrew McPhee andrew@bayplan.co.nz 021-784-331
Legal Description	Part Lot 3-4 Deposited Plan 52172
Record Of Title (RoT)	NA29A/1114
Physical Address	138B Hansen Road, Te Tii, Kerikeri
Site Area	42.5881ha
Owner of the Site	The Northland Club Limited
District Plan Zone	General Coastal and Rural Production (ODP) Rural Production (PDP)
District Plan Features	Outstanding Landscape (ODP) Coastal Environment (PDP) Coastal Flood and River Flood Hazard (PDP)
NRC RPS Overlays	Refer PDP Overlays Above
Soils	Class 4 and 6 Soils
Flora / Fauna	PNA P04099 Oneroa Tangitu PNA P04097 Opete Creek Estuary & Shrublands High Density Kiwi Distribution
HAIL	Nil
Wetlands	Nil

Schedule 1

1.0 INTRODUCTION & PROPOSAL

This report has been prepared for The Northland Club Limited in support of a land use consent application at 138B Hansen Road, Te Tii, Kerikeri.

The application has been prepared in accordance with the provisions of Section 88 and the Fourth Schedule of the Resource Management Act 1991 (**RMA**). This report serves as the Assessment of Environmental Effects (**AEE**) required under both provisions.

The report also includes an analysis of the relevant provisions of the Far North District Plan (Operative and Proposed), relevant National Policy Statements and Environmental Standards, Regional Planning Documents as well as Part 2 of the RMA.

A range of details regarding the site are outlined in Schedule 1 of this Report. These details are supplemented by the Record of Title and relevant instruments located in **Appendix A**.

The application seeks consent for two primary activities:

1. The construction of a new residential dwelling.
2. Retrospective consent for the change of use of an existing boatshed to a dwelling.

These activities will increase the total number of dwellings on the 42ha property from two to four. The works also include associated vegetation clearance, earthworks, access, and the installation of a comprehensive new on-site wastewater management system to service all existing and proposed development.

The proposed wastewater discharge volume of 5,600 litres/day exceeds permitted regional rules, and therefore a separate discharge consent from the NRC is required.

Overall, the land use application is for a Discretionary Activity under the ODP.

2.0 DESCRIPTION OF THE SITE & SURROUNDS

The site is located on the western edge of the Purerua Peninsula, on the coast adjoining Te Puna Inlet. The site is predominantly located within the located within General Coastal zoned land with a portion of land zoned Rural Production to the east.

From a planning perspective, the following Figures which relate to Schedule 1 provide an understanding of the site.

Figure 1 – Site Aerial (Source: Prover)

The property gains access from Hansen Road from a private access lot (Pt lot 3 DP 52172) which is approximately 800m in length. The site contains a mixture of cleared and vegetated areas containing areas of planted and indigenous vegetation. There are a number of buildings on the subject site (Pt lot 4 DP 52172), including:

- Four sheds (accessory buildings) being two in the north east corner, once central next to equestrian facility and one next to the main dwelling;
- Two dwellings;
- Boat shed that has been converted into a dwelling; and
- A carriage that has been converted to a sleepout.

There is also an equestrian located northeast of the main dwelling (see Figure 2).

Figure 2 – Buildings on the subject site

Consenting History

Original dwelling (Dwelling 1)

There is no resource consent in the property file for the original dwelling. There is however a building permit (November 1969 - BP264641), so it can be practically assumed that resource consent was not required at the time.

78145-TCPLUC (Dwelling 2)

On the 6th October 1971 resource consent was obtained for Dwelling 2. This dwelling currently serves as the main residence on the property. At this time the original dwelling to the east was identified as the existing house.

Figure 3 – Resource consent plan for 78145-TCPLUC

The Boatshed

An aerial sourced through Retrolens from October 1981 shows the boatshed having been established on the property (see Figure 4). While there is no resource consent in the property file there is a building permit (August 1973 - BP614962), so it can be practically assumed that resource consent was not required at the time, and the building is lawfully established. Noting that resource consent is now retrospectively sought only for a change of use to convert the boatshed to a dwelling.

Figure 4 – Historic aerial of the subject site circa October 1981 (Source: Retrolens)

1990872-RMALUC

In May 1999 resource consent was approved for the construction of two implement sheds.

1991018-RMALUC

In August 1999, resource consent was granted for the construction of an accessory building located adjacent to Dwelling 2.

2010840-RMALUC

In June 2001 resource consent was granted to plant an area of 5.5ha in pine.

2220197-RMALUC

In January 2022 resource consent was granted for the stockpiling of dredged spoil requiring bulk earthworks to establish the stockpile area and fill faces of greater than 1.5m in height, and the quarrying of field rock (excavation only).

The Carriage

The carriage located adjacent to the garden area north of Dwelling 2 is used occasionally as a sleep out and is less than 25m2. Resource consent is not required for this structure.

Notice to fix

It is acknowledged that there is currently a 'Notice to Fix' (NTF-2025-279/0) applied to the subject site for the following:

- Placement of a building under 30sqm with associated plumbing and sanitary fixtures connected to an existing on-site waste disposal system.
- Conversion of a Boatshed into living accommodation including plumbing and sanitary fixtures.
- Installation of a waste disposal system without consent (Next to the Boatshed)
- Placement of a 2-bedroom cottage with associated plumbing and sanitary fixtures connected to an existing on-site waste disposal system.

These are separate matters to be addressed under sections 164 and 165 of the Building Act 2004 and are currently being resolved separately to this application for resource consent.

The topography of the site is as shown in Figure 5 below. The location of the proposed dwelling in the southwestern corner of the site is generally flat and falls away to the CMA to the south and to the west. The boatshed is located south of the existing dwelling 2 and is significantly lower contour than that of the existing buildings and proposed additional dwelling.

Figure 5 – Site Topo (Source: Prover)

The site is split zoned General Coastal and Rural Production. The coastal periphery contains an area of Outstanding Landscape (refer Figures 6 and 7).

Figure 6– ODP Zoning (Source: Far North Maps)

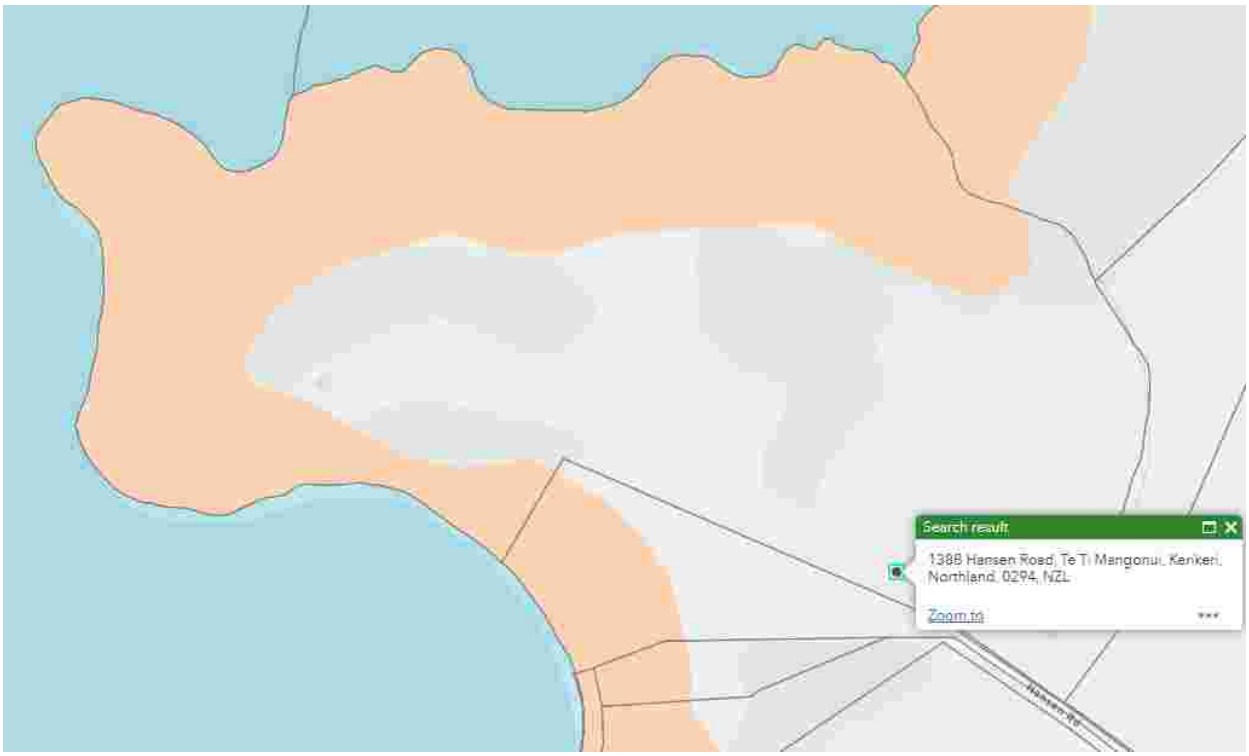

Figure 7–ODP Resources (Source: Far North Maps)

The site in the location of the proposed dwelling contains a Protected Natural Area P04099 - OneroaTangitu.

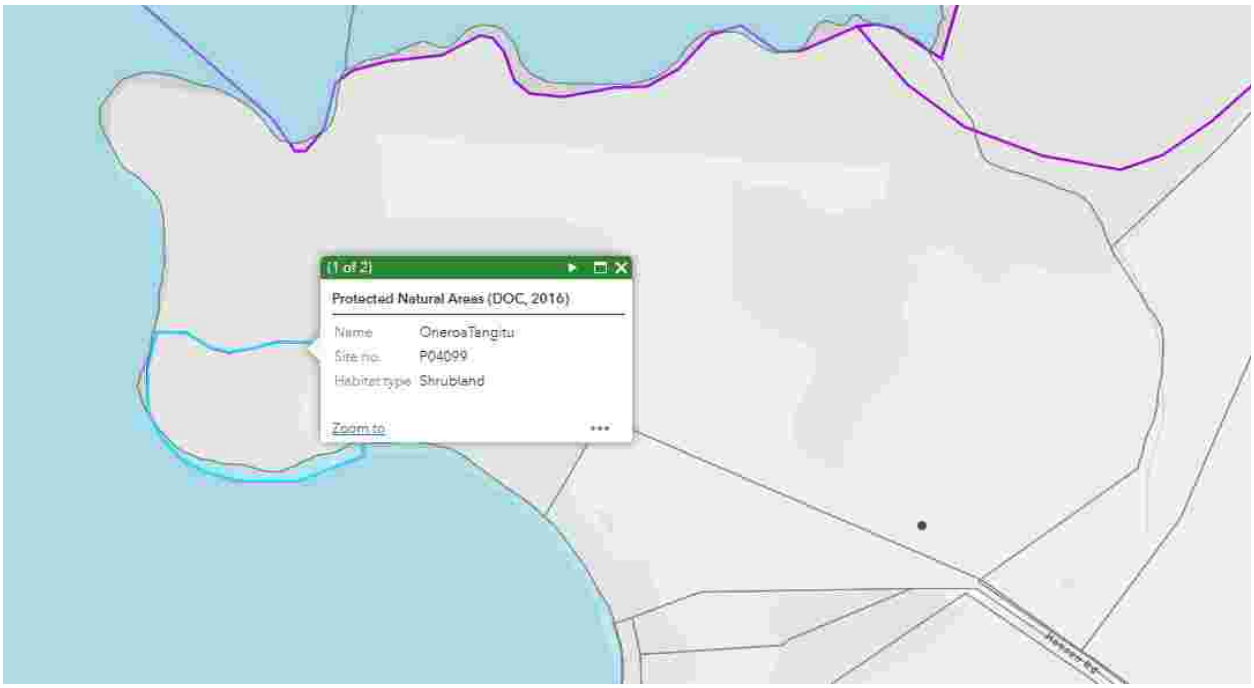

Figure 8 – Reserves & Protected Areas (Source: Far North Maps)

The site is identified as being within a High density kiwi distribution area.

Figure 9 – Kiwi Distribution – High (Source: Far North Maps)

Under the PDP, the site is in the Rural Production Zone, with the entire site within the Coastal Environment overlay. Portions of the site are subject to Coastal Flood and River Flood hazards.

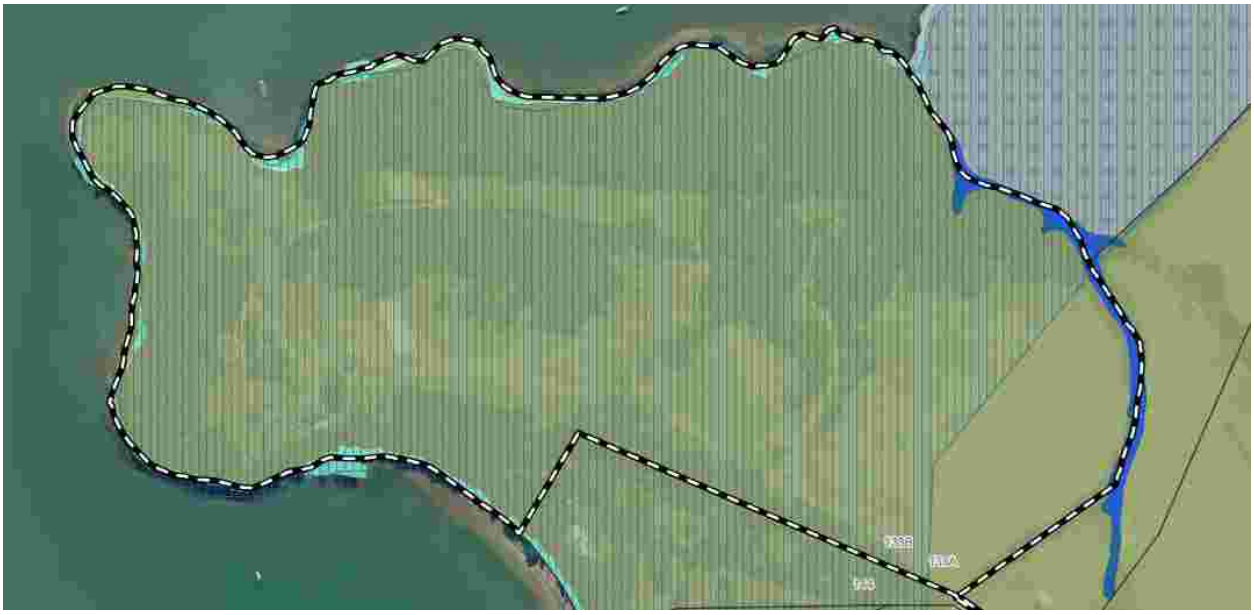

Figure 10 – Proposed District Plan (Source: Far North Maps)

NRC maps show no known wetlands on the site and immediate surrounds. The site is not near or known as having an activity located on the hazardous activities or industries list (HAIL). There are flood hazards identified on the periphery of the site (refer Figures 11,12 and 13 below).

Figure 11 – Mapped Wetlands (Source: NRC Local Maps)

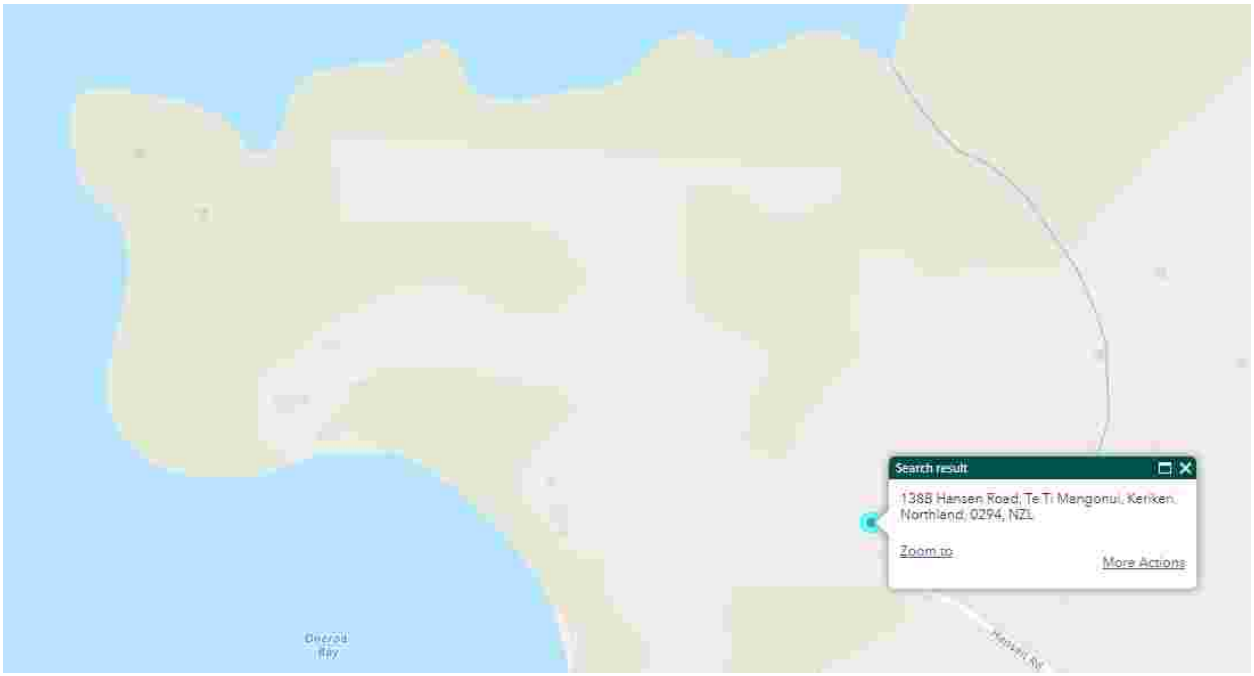

Figure 12 – Selected Land Use Register (Source: NRC Local Maps)

Figure 13 – Natural Hazards (Source: NRC Local Maps)

Soils for the site are known to be Class 4 and 6.

Figure 14 – Land Cover and Land Use (Source: Far North Maps)

3.0 RECORD OF TITLE, CONSENT NOTICES AND LAND COVENANTS

The Record of Title is attached at **Appendix A**. There are no consent notices or covenants applicable to the site.

4.0 RESOURCE CONSENT REQUIREMENTS

The relevant zoning, resource features, and other critical information required to determine the consenting requirements for the proposal have been considered above.

The Tables below provide an assessment against the relevant ODP and PDP standards and identifies the reasons for resource consent.

Table 1 – General Coastal Zone

Rule	Assessment
Rule 10.6.5.1.1 Visual Amenity	The proposed new dwelling exceeds 25m^2. The exterior cladding will be primarily James Hardie weatherboards painted in Wattyl Silverpine (LRV 29%) and natural stone veneer. The main roof will be Colorsteel 'Weathered Copper' (LRV 11%). Some trims and joinery will be 'Titania' (LRV 67%). The proposed new dwelling is not being constructed within an approved building envelope. ***Discretionary***
Rule 10.6.5.1.2 Residential Intensity	There are currently two legally established dwellings on the site. The retrospective consent to convert the boatshed into a dwelling and the proposed new dwelling will total four dwellings on the site. Discretionary limit is one dwelling per 6ha of land, the site is over 42ha in size. ***Discretionary***
Rule 10.6.5.1.3 Scale of Activities	Not applicable as residential use. **Complies**
Rule 10.6.5.1.4 Building Height	The proposed dwelling is 10.85m in height, which exceeds the permitted height of 8m.

	Discretionary
Rule 10.6.5.1.5 Sunlight	All buildings are sufficiently away from the site boundaries to not infringe the sunlight control. **Complies**
Rule 10.6.5.1.6 Stormwater Management	Existing impermeable surfaces total 14,592m^2. The total proposed impermeable surface coverage is 15,550m^2, which is well below the 10% permitted threshold of 42,588m^2 for the site. **Complies**
Rule 10.6.5.1.7 Setback from Boundaries	The proposed new dwelling is sufficiently away from the site boundaries. The boathouse has an existing building consent. This application is retrospectively seeking a change of use only, so a breach is not considered as part of this application for the building. **Complies**
Rule 10.6.5.1.9 Keeping of Animals	Not applicable **Complies**
10.8.5.1.10 Transportation	See below ***Discretionary***
Rule 10.6.5.1.9 Noise	To be complied with as residential use. **Complies**
Rule 10.6.5.1.11 Helicopter Landing	Not applicable **Complies**

Table 2 – District Wide Rules

Rule	Assessment
12.1 Landscapes & Natural Features	Indigenous vegetation clearance of 986.36m^2 is required for the proposed dwelling. Mitigation planting is proposed, consisting of native coastal species (refer **Appendix C**). Excavation includes an area totalling 755m^2. The cut and fill totals 894m^3. There excavation height is 3m.

	The proposed dwelling is larger than 25m^2. ***Discretionary***
12.2 Indigenous Flora & Fauna	The site existed as at 1 February 2005 986.36m^2 indigenous vegetation clearance is required for the proposed new dwelling, which is less than the permitted quantum of 1,000m^2. Indigenous vegetation removal is of species that are less than 6m in height or 600m in girth. **Complies**
12.3 Soils & Minerals	Excavation will exceed 300m^3. The cut and fill totals 894m^3. There excavation height is 3m. ***Restricted Discretionary***
12.4 Natural Hazards	The proposed new dwelling is located within 20m of the drip line of naturally occurring vegetation. ***Discretionary***
12.5 Heritage	There are no notable trees present on the site. There are no historic sites, buildings or objects relevant to the site. There are no registered archaeological sites present. **Complies**
12.7 Lakes, Rivers and Wetlands	A 30m setback from the coastal marine area is achieved. **Complies**
12.8 Hazardous Substances	Not relevant. **Complies**
12.9 Renewable Energy & Energy Efficiency	Not relevant. **Complies**
13 Subdivision	No subdivision is proposed. **Complies**
14 Financial Contributions	Not relevant.

	Complies
15 Transportation	Traffic: Only three of the four dwellings are assessed as the first dwelling is exempt. 10 one-way traffic movements per dwelling = 30 one way traffic movements in total. **Complies** The site can easily accommodate 2 x car parks for each dwelling. **Complies** Access will be by way of the existing access to the site. Works are required to the existing access which is shared and serves more than 8 Household Equivalents. ***Discretionary***
16 Signs and Lighting	Not relevant. **Complies**
17 Designation	Not relevant. **Complies**
18 Special Areas	Not relevant. **Complies**
19 GMO's	Not relevant. **Complies**

In terms of the Operative Plan, the land use component is a Discretionary Activity.

Proposed District Plan (PDP)

These comprise relevant rules that have immediate effect under the PDP.

Table 3 – Proposed District Plan

Rule	Assessment
Hazardous Substances	Not relevant as no such substances proposed. **Complies**
Heritage Area Overlays	Not indicated on Far North Proposed District Plan.

	Complies
Historic Heritage	Not indicated on Far North Proposed District Plan. **Complies**
Notable Trees	Not indicated on Far North Proposed District Plan. **Complies**
Sites and Areas of Significance to Māori	There are no activities proposed within the SASM. **Complies**
Ecosystems and Indigenous Biodiversity	986.36m^2 indigenous vegetation clearance is required for the proposed new dwelling, and land disturbance includes an area totalling 755m^2. Both exceed the maximum quantum of 500m^2 in Rule IB-R3[1]. ***Discretionary***
Activities on the Surface of Water	Not indicated on Far North Proposed District Plan **Complies**
Earthworks	Proposed earthworks are under the identified thresholds of 5000m^3 and 2,500m^2 in the Rural Production zone and will be undertaken in accordance with the relevant standards including GD-05 and will have an ADP applied. **Complies**
Signs	Not indicated on Far North Proposed District Plan **Complies**
Orongo Bay Zone	Not indicated on Far North Proposed District

[1] Reference to SNA have been removed from the PDP through the s42A Report. Rule referenced from s42A Report writers right of reply: Appendix 1.1 Recommended Amendments to Ecosystems and Indigenous Biodiversity

	Plan **Complies**
Subdivision	No subdivision is proposed. **Complies**

Consent is required under the PDP as a Discretionary activity for Indigenous vegetation removal.

5.0 STATUTORY CONSIDERATIONS

Section 104B governs the determination of applications for Discretionary Activities.

104B Determination of applications for discretionary or non-complying activities

After considering an application for a resource consent for a discretionary activity or non-complying activity, a consent authority—

(a) may grant or refuse the application; and

(b) if it grants the application, may impose conditions under section 108.

With respect to Discretionary activities, a consent authority may grant or refuse the application, and may impose conditions under section 108 of the RMA.

Section 104 of the RMA sets out matters to be considered when assessing an application for a resource consent.

104 Consideration of applications

(1) When considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to–

(a) any actual and potential effects on the environment of allowing the activity; and

(ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and

(b) any relevant provisions of—

(i) a national environmental standard:

(ii) other regulations:

(iii) a national policy statement:

(iv) a New Zealand coastal policy statement:

(v) a regional policy statement or proposed regional policy statement:

(vi) a plan or proposed plan; and

(c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.

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

The RMA definition of 'Environment' includes:

(a) Ecosystems and the constituent parts, including people and communities; and
(b) All natural and physical resources; and
(c) Amenity values; and
(d) The social, economic, aesthetic, and cultural conditions which affect the matters stated in paragraphs (a) to (c) of this definition or which are affected by those matters.

The definition of 'Environment' includes the concept of a 'future state of the environment' where the environment as it currently exists might be modified by permitted activities and by resource consents that have been granted, and where it appears likely that those consents will be implemented.

Section 104(2) of the RMA states that:

> *"when forming an opinion for the purposes of subsection (1)(a), a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard or the plan permits an activity with that effect."*

This is referred to as the "permitted baseline" which includes effects on the environment arising from permitted standards that form part of a District Plan.

In the context of this application, the permitted baseline includes the permitted residential activities standards for the General Coastal zone and the relevant district wide rules. Any adverse effects associated with these activities are deemed to be acceptable to the extent that they are permitted and may be disregarded in accordance with Section 104(2).

Within the General Coastal Zone, the level of permitted activities is small due to the imposition of the residential intensity and visual amenity rules. This effectively only provides built development at 25m2 for human habitation.

The RMA meaning of 'effect' includes:

3 Meaning of effect

In this Act, unless the context otherwise requires, the term **effect** includes—

(a) any positive or adverse effect; and
(b) any temporary or permanent effect; and
(c) any past, present, or future effect; and
(d) any cumulative effect which arises over time or in combination with other effects—

regardless of the scale, intensity, duration, or frequency of the effect, and also includes—

(e) any potential effect of high probability; and
(f) any potential effect of low probability which has a high potential impact.

For this application, the potential adverse effects to be assessed are those arising from aspects of the proposal that have been identified as requiring a resource consent in the Tables above. Specifically, those in relation to the identified matters of discretion applying to visual amenity,

residential intensity, building height, transportation, buildings within outstanding landscapes, earthworks, vegetation clearance and risk from natural hazards.

Section 104(1)(a) Assessment of Effects on the Environment

Landscape and Visual Amenity

A comprehensive Landscape Assessment has been prepared by Simon Cocker Landscape Architecture (refer **Appendix C**).

The location of the building

The new dwelling is located within a previously cleared, grassed area on the property. The location was chosen to extend an existing cluster of buildings, continuing the settled character of the site rather than developing an untouched area. The building platform is well-contained, backdropped by a stand of mature pine trees to the north and screened by established native coastal shrubland on the slopes to the south and west. The Landscape Assessment confirms the building site extends an existing settled area and is contained by existing vegetation, which assists with its integration into the surrounding environment.

The size, bulk, and height of the building in relation to ridgelines and natural features

The dwelling has a large, combined floor area (717m^2) and a maximum height of 10.85m. The architectural design breaks down the building's bulk through a modulated form that appears as a cluster of smaller components with varied roof heights and setbacks. The building is sited below the main ridgeline and will be viewed against a backdrop of tall, mature pine trees, ensuring it will not appear dominant within the skyline. The Landscape Assessment notes that these design characteristics *"serve to fragment the overall scale of the building"* and that it *"will not be viewed as a skyline element"*.

The colour and reflectivity of the building

The materials and colours have been selected to be recessive and minimise visual prominence. The primary roof cladding has a Low Reflectance Value (LRV) of 11% (Weathered Copper), and the main wall cladding has an LRV of 29% (Wattyl Silverpine). The Landscape Assessment confirms that these recessive finishes, with LRVs below the 30% guideline, *"will serve to moderate its prominence"* and help the building *"tend to recede into the dark and vegetated backdrop"*.

The extent to which planting can mitigate visual effects

A comprehensive mitigation planting plan is proposed. This includes revegetating cleared areas with low-flammability native species and planting new specimen trees around the

dwelling. The Landscape Assessment states that as the new trees mature, their canopies *"will serve to punctuate, fragment and soften the appearance of the building"*. This planting is a key component in reducing the initial visual effects from Low-moderate to Low over the medium term.

Any earthworks and/or vegetation clearance associated with the building

The proposal requires approximately 755m^3 of excavation to form the building platform. It also requires the clearance of 986.36m^2 of indigenous kānuka shrubland and 1,605.40m^2 of exotic pine trees. The Landscape Assessment assesses these specific effects, concluding that the earthworks are *"localised, and will not affect the integrity nor legibility of the headland landform"*, with the adverse effect rated as Low. The vegetation removal is considered a small portion of the total vegetation on site, and with proposed revegetation, the effect is also rated as Low.

The location and design of associated vehicle access, manoeuvring and parking areas

Access is provided via an existing track, with a new driveway section leading to the main entrance and integrated garaging. The driveway surface will be exposed aggregate concrete with a black oxide additive to reduce its reflectivity. The Landscape Assessment notes the access arrangement and implicitly includes its visual effect within the overall assessment, which is concluded to be no more than minor.

The extent to which the building and any associated overhead utility lines will be visually obtrusive

The building's visual presence is limited due to its siting, recessive design, and screening by existing and proposed vegetation. No new overhead utility lines are proposed and services will be underground. The Landscape Assessment finds that from the most affected public viewpoints (boats on the inlet), the building will be visible above the fringing vegetation but will retain its vegetated backdrop. The overall visual amenity effect is determined to be Low-moderate at most, diminishing over time.

The cumulative visual effects of all the buildings on the site

The new dwelling extends an existing cluster of buildings on the property. It is therefore not an isolated element but rather a continuation of the established, modified character of this part of the site. The Landscape Assessment directly addresses this, stating the proposal *"will extend the existing settled character"* and that the *"magnitude of the change will be moderated by the reduced sensitivity to change resulting from the existing modified and settled character"*.

The degree to which the landscape will retain the qualities that give it its naturalness, visual and amenity values

The development is sited in a modified area, and the design integrates the new dwelling into the landscape, which assists in preserving the property's overall rural and coastal character. The Landscape Assessment concludes that the property will *"retain a rural character"* and that the adverse effects on landscape and natural character values will be Low-moderate (minor).

The extent to which private open space can be provided for future uses

The dwelling is sited on a 42ha property. The building footprint is a very small fraction of the total site area, leaving extensive open space available for recreation and other future uses. The vast size of the property makes it self-evident that ample private open space is retained.

The extent to which the siting, setback and design of building(s) avoid visual dominance

The building is well set back from all property boundaries and public viewpoints. Its location within a vegetated pocket on the headland, combined with its modulated form and recessive colours, ensures it reduces visual dominance. The Landscape Assessment analyses views from McKenzie Road (700-800m away) and the Te Puna Inlet, and confirms the building will not be a dominant feature, with visual effects assessed as Low to Low-moderate.

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

Due to the vast size of the subject property and the significant separation distance to the nearest neighbours that will be able to view the dwelling (over 700m away across the inlet), there are not considered to be adverse effects on the privacy, outlook, or enjoyment of adjacent sites. The non-compliances with rules such as height are not considered to incur adverse effects on neighbours. The Landscape Assessment explicitly concludes that the *"matters of non-compliance will not affect the privacy, outlook and enjoyment of private open spaces on adjacent sites"*.

Residential Intensity

While the proposal increases the number of dwellings on the site to four, the large site area of over 42ha can comfortably accommodate this density. The ODP anticipates this level of density as a discretionary activity (1 dwelling per 6ha), and the proposal remains well within this threshold.

Character and appearance of buildings

The proposed new dwelling is a large, high-quality residence designed to complement the existing settled character of the property, which already includes scattered buildings and gardens. The architectural design breaks down the building's bulk into a cluster of smaller, connected forms with modulated roof heights and varied setbacks, avoiding a monolithic appearance. Materials are recessive, with a main roof LRV of 11% and wall cladding LRV of 29%, ensuring the building will blend with its vegetated backdrop. This approach is consistent with high-amenity development in the surrounding coastal area.

Siting relative to adjacent properties

The dwelling is sited on a 42ha property and is set back hundreds of metres from any private property boundary. The nearest residential properties that can view the dwelling are over 700 metres away across the Te Puna Inlet. As such, the proposal will have no effect on the privacy, sunlight, or outlook of any adjacent properties, and issues of visual dominance do not arise.

Design of open space and planting for mitigation

The site offers extensive open space, and the proposal includes a comprehensive mitigation planting plan. The Landscape Assessment in **Appendix C** states that the new specimen trees will be planted to *"punctuate, fragment and soften the appearance of the building"* while cleared areas will be revegetated with low-flammability native coastal species. This planting is a key measure for mitigating visual effects.

Effects of increased traffic

The addition of a new dwelling will generate approximately 10 extra vehicle movements per day. The Traffic Assessment in **Appendix D** concludes this will have a minimal impact on the performance of Hansen Road. The local road network is considered to have the capacity to absorb this minor increase.

Design of access, manoeuvring, and parking

On-site access will be via an existing track and a new driveway section leading to integrated garaging. The Traffic Assessment in **Appendix D** proposes several safety upgrades to the off-site access road (Hansen Road), including passing bays, a convex mirror, signage, and vegetation trimming, which will mitigate the effects of any additional traffic.

Location in respect of the roading hierarchy

Hansen Road is a no-exit, unsealed local road used solely for providing access to the properties along it. The proposal is for residential access, which is entirely consistent with the road's function at the bottom of the roading hierarchy.

Hours of operation

The activity is a standard residential dwelling. The hours of operation will be for typical residential living and are entirely appropriate for the surrounding environment.

Noise generation

Construction noise will be temporary to construct the dwelling. Operational noise will be limited to that of a typical household. Given the significant separation distances to any neighbours, it is considered that there will be no adverse effects in this regard beyond the property boundary.

Servicing requirements and constraints

The site has adequate provision for servicing. In terms of wastewater, the proposal resolves a Notice to Fix for non-compliant systems by installing two new secondary treatment plants and a new 1,600m^2 disposal field, creating a robust solution for the entire site. This is a notable positive effect (refer the Wastewater Report in **Appendix E**). As part of this upgrade, the proposed boatshed will be connected to the new, fully compliant site-wide wastewater system via a dedicated pump station, resolving any past non-compliance and ensuring its effects are appropriately managed.

Water is supplied via on-site roof rainwater collection, with four 25,000L tanks proposed, including one dedicated to firefighting.

The total impermeable area on site remains well below the 10% permitted threshold. Stormwater will be managed on-site through standard engineering solutions, discharging to ground or vegetated areas to avoid adverse effects on natural water bodies.

Opportunity for landscaping and outdoor activities

The 42ha site provides ample opportunity for landscaping and all associated outdoor residential activities. The architectural plans show extensive outdoor living areas, including a pool and covered porticos.

Mitigation for loss of open space and vegetation

The loss of open space is considered negligible given the site's size. The loss of 986.36m^2 of indigenous vegetation is mitigated through a comprehensive revegetation plan that will re-establish native species in cleared areas and add specimen trees to enhance the landscape (refer the Landscape Assessment in **Appendix C**).

Effects on life-supporting capacity of soils

The building footprint is a small fraction of the total site area. The soils are identified as Class 4 in the location of the proposed new dwelling. The effects on the life-supporting capacity of soils are considered negligible.

Privacy between residential units on site

The existing and proposed dwellings on the site are well-separated by distance and landscaping, ensuring a high degree of visual and aural privacy between them.

Visual effects on the natural character of the coastal environment

The site is not identified as containing high or outstanding natural character. The Landscape Assessment (refer **Appendix C**) concludes that the effect on the natural character of the coastal environment is Low-moderate (minor). This conclusion is reached because the dwelling is located in an already modified part of the site, is designed to be recessive, and will be well-screened by existing and proposed vegetation.

Effect on indigenous vegetation and habitats of indigenous fauna

The proposal will remove 986.36m^2 of native kānuka shrubland. The site is also identified as being within a high-density kiwi distribution area. The Landscape Assessment (refer **Appendix C**) considers the effect of the vegetation removal as Low and recommends that clearance be undertaken outside of the kiwi nesting season (August to March) to mitigate effects on fauna.

Natural hazards

The proposed building is sited away from mapped coastal and river flood hazards that affect the periphery in some areas of the property. The identified fire risk is mitigated through the provision of a dedicated firefighting water supply and the creation of fire safety zones in the design. FENZ approval is provided in **Appendix F**.

Proximity to rural production activities and reverse sensitivity

The surrounding area is characterized by large-lot coastal residential and lifestyle properties, not intensive rural production activities. Therefore, the potential for reverse sensitivity effects are considered negligible.

Minor residential unit

This is not applicable as the proposal is for a principal dwelling and the retrospective consenting of another dwelling, not a minor residential unit.

Access to a State Highway

This is not applicable as the property does not have direct access to a State Highway.

Building Height

The proposed dwelling has a maximum height of 10.85 metres, which exceeds the 8 metre permitted standard in the General Coastal Zone.

Effects on adjacent properties

The proposed dwelling is not considered to incur adverse effects on any adjacent properties in terms of visual domination, overshadowing, loss of privacy, or loss of sunlight and daylight. The subject site is 42ha property, and the nearest residential dwellings that are able to see the dwelling are located on McKenzie Road, approximately 700-800 metres away across the Te Puna Inlet. The Landscape Assessment in **Appendix C** explicitly confirms that the non-compliances *"will not affect the privacy, outlook and enjoyment of private open spaces on adjacent sites*".

Mitigation through separation and landscaping

The separation distance from any public or private viewing location is the primary form of mitigation. Aside from the coastal marine area, the closest property that can see the proposed dwelling is approximately 700-800 metres away across the Te Puna Inlet.

The proposed dwelling is sited within a pocket of existing vegetation. The Landscape Assessment confirms it will be viewed against a backdrop of mature pine trees that are of a scale commensurate with the dwelling. Furthermore, a comprehensive mitigation planting plan (refer **Appendix C**) proposes new specimen trees that will *"serve to punctuate, fragment and soften the appearance of the building"* as they mature.

Compatibility of scale with the surrounding environment

While the proposed dwelling is large, its scale is considered to be compatible with the built and natural context of the site and its vicinity. The Landscape Assessment in **Appendix C** notes that the site already possesses a *"settled character, with scattered buildings"*, and the new dwelling is a continuation of this pattern rather than an intrusion into a pristine landscape. The architectural design breaks down the building's bulk into a cluster of smaller, connected forms with modulated roof heights and varied setbacks, which helps to fragment its overall scale.

Spatial relationship with adjacent residential units

The spatial relationship between the new building and adjacent residential units is one of distance and separation being the Te Puna Inlet as identified previously. Internally the existing and proposed dwellings on the site are well-separated by distance and landscaping, ensuring a high degree of privacy between them. There is not considered to be any adverse effects on the outdoor spaces on the adjacent residential units.

Nature of the activity and its generated effects

The building is a family home. The activity to be carried out is residential in nature. The building's 10.85m height is required to accommodate two storeys of living areas and bedrooms. The effects generated are considered to be visual, and as assessed by the Landscape Report (refer **Appendix C**), are considered to be Low-moderate (minor) at most, due to the building's recessive design, backdrop of vegetation, and distance from viewers.

Excavation and/or filling within an Outstanding Landscape

It is noted that the Regional Policy Statement for Northland (**RPS**) and the PDP no longer consider the area where the proposed new dwelling is to be located as an Outstanding Natural Landscape. The proposal requires excavation of approximately 755m^3 to create the building platform, which exceeds the permitted activity threshold within the Outstanding Landscape overlay.

Location, scale, and alignment of works

The earthworks are entirely localized to the footprint of the proposed dwelling and its immediate surrounds. This area is a generally flat, grassed knoll that forms part of a small spur, sited below the main ridgeline of the headland. The scale of the works (755m^3 cut) is necessary to accommodate the eastern wing of the house on the sloping part of the platform. The alignment of the cut follows the contour of the landform to create a level platform, requiring the removal of a small area of indigenous kānuka shrubland at the top of the coastal slope. The Landscape Assessment in **Appendix C** confirms the location and scale of the earthworks, noting that while they are of *"some magnitude, the disturbance is localised, and will not affect the integrity nor legibility of the headland landform"*.

Proposed avoidance, remedying, or mitigation measures

Mitigation includes the siting of the works on an already modified and partially cleared area, which avoids more extensive earthworks on steeper, more vegetated parts of the property. Following construction, all disturbed areas, including cut and fill batters, will be subject to a comprehensive revegetation plan (refer **Appendix C**). The Landscape Assessment specifies that mitigation planting will involve revegetating unbuilt areas with *"mass planted native coastal species"*. It concludes that once *"the earthwork batters are revegetated, the proposed building will be accommodated sensitively within the landform"*.

Degree to which the landscape will retain its outstanding qualities

The proposed earthworks are not considered to diminish the qualities that make the landscape outstanding, noting that the RPS and the PDP no longer consider an outstanding natural landscape present. The works are sited within an existing settled character area and are no considered to impact the key natural features, coastal edges, or overall landform that contribute to the landscape's value. Once revegetated, the modified landform will appear natural and will be largely concealed by the building and surrounding planting. The Landscape Assessment assesses the effect of the earthworks on the site's abiotic attributes (landform) as Low. The overall conclusion is that the proposal will not detract from the landscape and natural character values to any more than a minor level.

Buildings within Outstanding Landscapes

It is noted that the RPS and the PDP no longer consider the area where the proposed new dwelling is to be located as an Outstanding Natural Landscape. The proposed dwelling is located within an Outstanding Landscape overlay identified in the ODP.

The location of the building

The dwelling is located within a modified and generally flat, grassed area of the property. This location was intentionally chosen as it extends an existing cluster of buildings, continuing the established settled character of this part of the site. The building's footprint is well-contained by existing vegetation, which helps to integrate it into the landscape.

The size, bulk, and height in relation to natural features

The dwelling is sited below the main ridgeline of the headland and is backdropped by a stand of mature pine trees. The Landscape Assessment in **Appendix C** confirms it *"will not be viewed as a skyline element"*.

The building is positioned to minimise intrusion into the main area of coastal vegetation, though it requires the clearance of 986.36m^2 of indigenous shrubland at the top of the slope. The Landscape Assessment assesses this effect as Low and recommends that clearance occurs outside the kiwi nesting season to mitigate effects on fauna. The scale of the building is balanced by the commensurate scale of the existing mature trees that provide its backdrop.

The degree to which the landscape will retain its outstanding qualities

Noting that the landscape is no longer considered to be outstanding in accordance with the RPS and PDP, the development is localized within a part of the property that is already modified, which has *"resulted in a lowering of the sensitivity of the site"* (refer the Landscape

Assessment in **Appendix C**). The building's design and the proposed mitigation planting ensure that the effects are managed effectively. The Landscape Assessment concludes that the overall potential adverse landscape effects will be Low-moderate (minor), and the effects on natural character will also be Low-moderate.

The design of the building

The architectural design is considered to be a key mitigation measure. The Landscape Assessment notes that the building is designed as a *"cluster of smaller components with modulated roof heights, varied / stepped set backs"*, which serves to *"fragment' the overall scale of the building"*. Furthermore, the use of recessive colours and materials (LRV 11% for the roof, 29% for walls) will help the building *"recede' into the dark and vegetated backdrop"*.

The location and design of associated vehicle access

Vehicle access is provided via an existing track and a short new driveway section leading to garaging that is integrated into the building's form. The new driveway will be constructed from exposed aggregate concrete with a black oxide additive to reduce its visual impact.

The extent to which planting can mitigate visual effects

Permanent screening is provided by the significant stands of existing vegetation that surround the building platform. This is supplemented by a comprehensive mitigation planting plan that includes new specimen trees and mass planting of native species. The Landscape Assessment confirms that as this new planting matures, it will *"serve to punctuate, fragment and soften the appearance of the building",* reducing visual effects over time.

Permanent screening of the building from public viewing points

There are no public roads or reserves with direct views of the subject site. On the water in Te Puna Inlet, and the beach at Oneroa Bay, the building is partially screened. The Landscape Assessment notes that the dense coastal shrubland on the slope *"will still rise to a height of some 3m above the floor level of the proposed building and will screen the lower part of the dwelling"*. Views from Oneroa Bay are *"partially screened by the foreground Norfolk Island Pine trees"*.

The cumulative visual effects of all buildings on the site

The proposal extends an existing cluster of buildings and is therefore considered consistent with the established character of the site. The Landscape Assessment states that the new dwelling *"will extend the existing settled character to the west along the southern edge of the headland"*. The cumulative effect is not one of introducing a new element into the landscape,

but rather of continuing a pre-existing pattern of development. The assessment concludes that the *"magnitude of the change will be moderated by the reduced sensitivity to change resulting from the existing modified and settled character of this area"*.

Fire Risk to Residential Unit

The proposed dwelling is located within 20 metres of existing vegetation, triggering the need to assess the effects of fire risk under the ODP. This assessment is based on the design features detailed in the architectural plans and the mitigation measures described in the Landscape Assessment. Further, FENZ approval has been obtained and is attached in **Appendix F**.

The degree of fire risk

There is recognition of a degree of fire risk associated with the proposal. The Landscape Assessment notes that the building site is immediately adjacent to a steep, vegetated slope on its southern and south-western sides and a group of mature pine trees to the north. The proximity to this vegetation means that in the event of a fire, there is a risk to the dwelling, and conversely, a fire starting at the dwelling could risk spreading to the surrounding environment.

Proposed mitigation measures

Mitigation measures are proposed to significantly reduce the fire risk, including:

- Clearance of vegetation to create fire safety zones around the dwelling, as shown on the Arcline Architecture Site Plan (A1001). The Landscape Assessment confirms that a portion of the kānuka shrubland clearance is specifically *"necessitated to provide a det back for fire protection"*.

- The mitigation planting plan has been designed with fire risk in mind. The Landscape Assessment specifies the use of *"low native groundcover species (with a low flammability rating)"* and other native specimen trees also chosen for their low flammability.

Adequacy of the water supply

The Arcline Architecture Site Plan (A1001) details the provision of four 25,000-litre water tanks, with a specific note that one 25,000L tank will be dedicated for firefighting. This dedicated supply is considered to meet the standard requirements for rural residential properties.

Accessibility of the water supply to fire service vehicles

The design ensures that the dedicated water supply is readily accessible to fire service vehicles. The Arcline Architecture Site Plan (A1001) specifies a fire fighter access min. 3.5m wide, with a clearance height of 4m, and a fire fighting hardstand designed to support a 20-tonne vehicle. The plans also require an approved coupling on the dedicated water tank, ensuring compatibility with FENZ equipment.

Access

A Traffic Assessment has been undertaken by Geologix and attached in **Appendix D.** This assessment considers the transportation and access effects of the proposal against the relevant discretionary activity criteria.

Adequacy of sight distances available at the access location

The Traffic Assessment considers the sight distances at the vehicle crossing at the end of Hansen Road adequate for the expected low-speed environment. It also confirms the sight distance is approximately 60m in one direction (suitable for 50km/hr) and 100m in the other (suitable for 70km/hr). An automated gate setback 10m from the intersection further enhances safety by stopping exiting vehicles before they merge.

Any current traffic safety or congestion problems in the area

The Traffic Assessment identifies that there are no recorded traffic safety or congestion problems in the area. It also confirms that a search of the Waka Kotahi Crash Analysis System (CAS) revealed no reported crashes along Hansen Road. As a no exit road serving only 14 existing households, congestion is not considered an issue.

Any foreseeable future changes in traffic patterns in the area

The only foreseeable change in traffic patterns is the minor increase generated by this proposal for an additional dwelling, which amounts to 10 additional vehicle movements per day. No other wider changes to the local road network are anticipated.

Possible measures or restrictions on vehicle movements in and out of the access

No restrictions on vehicle movements are proposed as part of this application. Instead, a series of practical safety upgrades for Hansen Road are proposed within the Traffic Assessment to mitigate any potential effects. These measures include the installation of a convex mirror and warning signage at the Wharengaere Road intersection and the creation of additional passing bays, and vegetation clearance to improve sightlines around key corners. It is considered that these measures can be applied as conditions of consent.

The adequacy of the engineering standards proposed

The Traffic Assessment acknowledges that the existing width of Hansen Road (ranging from 3.2m to 5.0m) does not meet current Far North District Council (**FNDC**) engineering standards for the number of properties it serves . However, it is not considered reasonable to require a full upgrade for the addition of a single dwelling. The proposed safety improvements (passing bays, sightline enhancements) are considered a reasonable, readily achievable alternative that will ensure access remains safe and adequate for the low traffic volume.

Provision of access for all persons and vehicles

The access is designed for standard vehicular traffic typical of a rural residential environment. The proposed upgrades to Hansen Road will ensure continued safe access for residents and service vehicles. Access for pedestrians, cyclists, and persons with disabilities is not a specific requirement in this remote, rural location and would be managed within the private property as needed or required.

Mitigation of stormwater runoff from roading and access

Recent and ongoing upgrades to Hansen Road have included the formation of well-defined swales and the installation of culverts under the road and vehicle crossings. This ensures that stormwater from the access road is managed effectively, mitigating erosion and preventing adverse effects on waterways or adjoining properties.

Access to Kerikeri Road

This is not applicable as the site does not have frontage with or access to Kerikeri Road.

Provisions of the roading hierarchy

The proposal is consistent with the roading hierarchy. Hansen Road is a no-exit, unsealed local road that functions solely to provide access to a small number of properties. This places it at the bottom of the roading hierarchy, and the addition of one residential dwelling is in keeping with this function.

Alternative access in business zones

This is not applicable as the site is not in a business zone.

Provision for future roading in a subdivision

This is not applicable as the proposal does not involve a subdivision.

Agreements to vest future roads

This is not applicable as the proposal does not involve subdivision or the vesting of roads.

Access to a State Highway

This is not applicable as the site does not have direct access to a State Highway.

Natural Hazards – Coastal Flooding (Boatshed)

The existing boatshed is located within the Coastal Flood Hazard area as identified on the PDP maps. As established earlier in the report, building consent was obtained and the structure itself can therefore be considered to be legally established. It is only the retrospective consent to use the building as a dwelling that is being sought, there are no further structures proposed in this location. In summary the building and its associated level of risk already exist.

Indigenous Vegetation Removal and Associated Land Disturbance (PDP)

The proposed removal of 986.36m^2 of indigenous vegetation and associated land disturbance involving 755m^3 (area of 1,160m^2) of excavation requires a discretionary activity consent under the PDP (Rule IB-R3). The following assessment justifies these quantums, demonstrating that they are necessary, limited in scale, and that their effects are appropriately mitigated.

Scale and Context of the Disturbance

The 986.36m^2 of kānuka shrubland to be removed is confined to the upper edge of the coastal slope, immediately adjacent to the building platform. The Landscape Assessment confirms this represents a *"small percentage of the total"* coastal riparian vegetation on the headland, the vast majority of which will be retained.

The associated land disturbance involves the excavation of approximately 755m^3 over a total earthworks area of 1,160m^2. This work is limited to the building footprint and is necessary to create a level platform. The Landscape Assessment notes the works are *"localised, and will not affect the integrity nor legibility of the headland landform"*.

Justification for the Activity

The proposed vegetation clearance and land disturbance are essential to enable the development for two primary reasons:

- Enabling Construction: Both the clearance and earthworks are required to physically accommodate the footprint of the proposed dwelling, cabana, and swimming pool. Similarly, the land disturbance is necessary to create a safe, stable, and level platform for construction.

- Fire Safety: The vegetation clearance and land disturbance is also required to reduce fire risk and create a defensible space around the proposed dwelling. The Landscape Assessment explicitly states the clearance is *"necessitated to provide a det back for fire protection"*. This is a critical safety measure required to meet the recommendations of FENZ.

Ecological Value of the Affected Area

The vegetation is part of an area identified in the Protected Natural Areas as PNA P04/099 Oneroa/Tangitu, which is valued as coastal riparian habitat. However, the Landscape Assessment's conclusion that the effects of the removal are Low implies that the ecological impact is not significant in the context of the extensive remaining habitat on the property. It has not been confirmed by a specialist ecologist, however it is noted that the area has not been identified in the RPS or the PDP as containing high or outstanding natural character.

Proposed Mitigation and Enhancement

The adverse effects of the clearance and disturbance will be mitigated through a comprehensive revegetation plan. During construction, standard erosion and sediment control measures, such as silt fencing, will be implemented to prevent any discharge into the coastal environment. Following construction, all disturbed areas, including cut batters, will be revegetated with native coastal species. The mitigation planting has been specifically designed using species with a low flammability rating, which mitigates the ecological effect of the removal while providing a positive long-term outcome by enhancing the fire safety of the site.

The Landscape Assessment (refer **Appendix C**) assesses the effect of land disturbance on the site's abiotic attributes (landform) as Low and the effect of vegetation clearance on the site's biotic attributes as Low. The combined effect of these activities is therefore considered to be minor.

Cultural Values and Relationships

A Cultural Impact Assessment (**CIA**) has been prepared by Ngāti Torehina Ki Matakā (**NTKM**)and is attached as **Appendix G**. The assessment follows a site visit by the Hapū Chair, Herb Rihari.

The CIA confirms that NTKM have exercised their kaitiakitanga and assessed the proposal against their cultural traditions and environmental responsibilities. Key outcomes from the assessment include:

- Endorsement - NTKM have provided their tribal approval and consent for the construction of the building and its proposed location.

- Sites of Significance - The CIA identifies a tōrere (burial cave) named 'Korotangi' on the wider 42ha property. NTKM have confirmed that this site is not located near the proposed building platform and will not be impacted by the works. The applicant has agreed to work with the Hapū in the future to GPS locate this site for its long-term protection, though the CIA notes this is not a matter of urgency for this specific application.

- Assessment of Intent - The Hapū has assessed the intent of the owners and welcomes them to the community, noting they have no issue with the relationship or the development.

- Tikanga - NTKM have requested that a site blessing be performed prior to earthworks commencing and upon completion of the build. The applicant accepts this and invites a condition of consent (or advice note) to this effect.

Overall, the CIA concludes that the proposal poses no risk of harm to cultural sites and endorses the application. Therefore, adverse effects on cultural values are considered less than minor.

Summary

Overall it is considered that any potential effects from the proposal will be no more than minor.

Section 104(1)(ab) Any measures to achieve positive effects

Positive effects arising from the application include enabling the efficient use of land in the General Coastal zone. Furthermore, there will be environmental benefits from the replacement of the wastewater system for the site and public safety enhancements on Hansen Road through the proposed improvements applied through this application.

The ODP envisages and provides for a density commensurate with that being proposed as a discretionary activity.

Section 104 (b)(i) and (ii) National Environmental Standards & Other Regulations

There are no applicable National Environmental Standards that apply to the application. It is concluded that the site is not a HAIL site and that the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health does not apply to this proposal. Furthermore, the activity is not affected by the NES – Freshwater due to separation distances from known wetlands.

Section 104 (b)(iii) National Policy Statement(s)

In terms of relevant National Policy Statements, the NPS for Highly Productive Land does not apply to this site.

In terms of the NPS for Indigenous Biodiversity, consideration is triggered through the proposed indigenous vegetation clearance. While the PDP does not identify Significant Natural Areas (**SNA**), the site's existing classification as a PNA P04099 indicates it has recognised ecological values that could potentially meet the criteria to be formally mapped as an SNA in the future. However, as noted earlier in this report, neither high or outstanding natural character has been identified on the site. An assessment of natural character includes 'biophysical and ecological aspects'. The Landscape Assessment (refer **Appendix C**) assesses the effect of on the site's biotic attributes as Low, meaning the effect of the vegetation removal is considered to be minor

Section 104 (b)(iv) New Zealand Coastal Policy Statement

The New Zealand Coastal Policy Statement 2010 (**NZCPS**) contains objectives and policies designed to achieve the sustainable management purpose of the RMA in respect of New Zealand's coastal environment.

The NZCPS is relevant because the entire property is located within the coastal environment. Key objectives of the NZCPS are to preserve the natural character of the coastal environment (Policy 13) and protect outstanding natural features and landscapes (Policy 15).

The application is supported by a detailed Landscape Assessment that specifically evaluates the proposal against these objectives (refer **Appendix C**). The Landscape Assessment concludes that the effects on the natural character of the coastal environment will be Low-moderate (minor). This is because the development is located within an already modified and settled part of the site, is designed with recessive colours and a modulated form, and is well-screened by existing and proposed vegetation.

Section 104 (b)(v) Regional Policy Statement or Proposed Regional Policy Statement

The subject site is within the Northland region and is subject to the governing objectives and policies of the operative RPS and with respect to any identified features, the site is located within the Coastal Environment.

It is noted the RPS no longer identifies the subject site as containing an Outstanding Natural Landscape. The assessment undertaken for the RPS reflects the changing landscape and the criteria necessary for identifying a landscape as outstanding. This means the policies in the RPS for protecting ONLs do not apply. Instead, the proposal is assessed against the more general policies for managing development within the coastal environment.

The RPS requires that the natural character of the coastal environment is preserved and protected from inappropriate development. The Landscape Assessment in **Appendix C** specifically evaluates the project's effects on the coastal environment. It concludes that due to the careful siting of the

dwelling in an already modified area, its recessive design, and extensive mitigation planting, the effects on the natural character of the coast will be Low-moderate (minor).

The RPS contains a strong focus on maintaining and enhancing water quality in the region. The proposal provides positive effects in this regard. The Wastewater Assessment (refer **Appendix E**) confirms the project will resolve an existing Council Notice to Fix for non-compliant septic systems. All old systems will be decommissioned and replaced with two modern secondary treatment plants, significantly improving the quality of wastewater discharged to land. This comprehensive upgrade supports the RPS objective of improving water quality and protecting the coastal marine area. Furthermore, a Regional Discharge Consent is required for the wastewater volume, ensuring the Northland Regional Council will have direct oversight of the system to ensure compliance with regional rules.

Public access is not affected by the proposal.

There are no archaeological sites on the property.

There are not considered to be any other relevant matters that pertain to this application that requires consideration over and above what is already considered by way of the ODP/PDP consideration above.

Overall, it is considered that the proposal would not be inconsistent with the RPS.

Section 104 (b)(vi) Plans or Proposed Plans

This application is subject to the provisions of the ODP and is subject to consideration (limited weight) of the PDP objectives and policies. The location of the proposed new dwelling and the boathouse is zoned General Coastal in the ODP and Rural Production in the PDP. In terms of the ODP it is to be assessed in terms of the objectives and policies for the Coastal Environment, the General Coastal Zone, Landscapes and Natural Features, Natural Hazards and Transportation.

Operative District Plan

Table 4 – Coastal Environment Assessment

Matter	Assessment
10.3.1 To manage coastal areas in a manner that avoids adverse effects from subdivision, use and development. Where it is not practicable to avoid adverse effects from subdivision use or development, but it is appropriate for the development to proceed, adverse effects of subdivision use or development should be remedied or mitigated.	The proposal aligns with this objective's "avoid, remedy, mitigate" approach. Adverse effects are partially avoided by siting the dwelling in an already modified, grassed area. Effects are remedied by the proposal to decommission old septic systems and replace them with a modern wastewater system. Remaining adverse visual and ecological effects are mitigated through building design and a comprehensive revegetation plan, with the Landscape Assessment concluding the residual effects are no more than minor.
10.3.2 To preserve, and where appropriate in relation to other objectives, to restore, rehabilitate protect or enhance: ▪ the natural character of the coastline and coastal environment; ▪ areas of significant indigenous vegetation and significant habitats of indigenous fauna; ▪ outstanding landscapes and natural features; ▪ the open space and amenity values of the coastal environment; ▪ water quality and soil conservation (insofar as it is within the jurisdiction of the Council).	The Landscape Assessment concludes that the effects on natural character and the Outstanding Landscape are "Low-moderate (minor)". Noting that the RPS and PDP no longer identify the site as containing an Outstanding Natural landscape. While 986.36m^2 of indigenous vegetation is removed, the effect is assessed as "Low" and is mitigated by a revegetation plan. Water quality is enhanced by the full-site wastewater system upgrade.
10.3.3 To engage effectively with Māori to ensure that their relationship with their culture and traditions and taonga is identified, recognised and provided for.	A CIA has been provided (**Appendix G**) which endorses the proposal. The relationship of Māori and their culture has been recognised, with the Hapū confirming the development poses no risk to cultural sites.

Matter	Assessment
10.3.4 To maintain and enhance public access to and along the coast whilst ensuring that such access does not adversely affect the natural and physical resources of the coastal environment, including Māori cultural values and public health and safety.	The development is located entirely within a large private property and does not affect any existing public access to the coast.
10.3.5 To secure future public access to and along the coast, lakes and rivers (including access for Māori) through the development process and specifically in accordance with the *Esplanade Priority areas* maps in the District Plan.	The proposal does not involve subdivision. Therefore, this objective is not directly applicable.
10.3.6 To minimise adverse effects from activities in the coastal environment that cross the Coastal Marine Area boundary.	Not applicable.
10.3.7 To avoid, remedy or mitigate adverse effects on the environment through the provision of adequate land-based services for mooring areas, boat ramps and other marine facilities.	Not applicable.
10.3.8 To ensure provision of sufficient water storage to meet the needs of coastal communities all year round.	The proposal includes the installation of four 25,000-litre water tanks for the proposed dwelling, providing 100,000 litres of on-site water storage. Noting that one tank is set aside and dedicated for firefighting purposes.
10.3.9 To facilitate the sustainable management of natural and physical resources in an integrated way to achieve superior outcomes to more traditional forms of subdivision, use and development through management plans and integrated development.	Not applicable.
10.4.1 That the Council only allows appropriate subdivision, use and development in the coastal environment. Appropriate	The proposal is of a scale and design that minimises adverse effects. It has adequate services that result in a positive environmental outcome for wastewater.

Matter	Assessment
subdivision use and development is that where the activity generally: (a) recognises and provides for those features and elements that contribute to the natural character of an area that may require preservation, restoration or enhancement; and (b) is in a location and of a scale and design that minimises adverse effects on the natural character of the coastal environment; and (c) has adequate services provided in a manner that minimises adverse effects on the coastal environment and does not adversely affect the safety and efficiency of the roading network; and (d) avoids, as far as is practicable, adverse effects which are more than minor on heritage features, outstanding landscapes, cultural values, significant indigenous vegetation and significant habitats of indigenous fauna, amenity values of public land and waters and the natural functions and systems of the coastal environment; and (e) promotes the protection, and where appropriate restoration and enhancement, of areas of significant indigenous vegetation and significant habitats of indigenous fauna; and (f) recognises and provides for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga; and (g) where appropriate, provides for and, where possible, enhances public access to and along the coastal marine area; and (h) gives effect to the New Zealand Coastal Policy Statement and the Regional Policy Statement for Northland.	In accordance with the Landscape Assessment in **Appendix C** it incurs no more than minor effects on landscape and ecological values. It is concluded that it is consistent with the NZCPS and RPS.

Matter	Assessment
10.4.2 That sprawling or sporadic subdivision and development in the coastal environment be avoided through the consolidation of subdivision and development as far as practicable, within or adjoining built up areas, to the extent that this is consistent with the other objectives and policies of the Plan.	The new dwelling is located adjacent to an existing cluster of buildings on the property. The Landscape Assessment notes the proposal *"will extend the existing settled character to the west"*. This represents a consolidation of development rather than creating a new, sporadic settlement pattern.
10.4.3 That the ecological values of significant coastal indigenous vegetation and significant habitats are maintained in any subdivision, use or development in the coastal environment.	While an area of indigenous vegetation is removed, the Landscape Assessment concludes the effect is "Low" given the context of the wider vegetated headland and the proposed revegetation. The majority of the habitat on the site is being maintained and protected.
10.4.4 That public access to and along the coast be provided, where it is compatible with the preservation of the natural character, and amenity, cultural, heritage and spiritual values of the coastal environment, and avoids adverse effects in erosion prone areas;	The proposal does not affect any existing public access to the coast.
10.4.5 That access by tangata whenua to ancestral lands, sites of significance to Māori, maahinga mataitai, taiapure and kaimoana areas in the coastal marine area be provided for in the development and ongoing management of subdivision and land use proposals and in the development and administration of the rules of the Plan and by non-regulatory methods. Refer *Chapter 2*, and in particular *Section 2.5*, and Council's *Tangata Whenua Values and Perspectives(2004)*.	A CIA has been provided (**Appendix G**) which endorses the proposal. The relationship of Māori and their culture has been recognised, with the Hapū confirming the development poses no risk to cultural sites.

Matter	Assessment
10.4.6 That activities and innovative development including subdivision, which provide superior outcomes and which permanently protect, rehabilitate and/or enhance the natural character of the coastal environment, particularly through the establishment and ongoing management of indigenous vegetation and habitats, will be encouraged by the Council.	The proposal provides a comprehensive wastewater upgrade that will enhance the quality of the receiving environment. The mitigation planting plan uses appropriate native species to revegetate cleared areas, enhancing the site's ecology and resilience.
10.4.7 To ensure the adverse effects of land-based activities associated with maritime facilities including mooring areas and boat ramps are avoided, remedied or mitigated through the provision of adequate services, including where appropriate: (a) parking (b) rubbish disposal (c) waste disposal (d) dinghy racks	Not applicable
10.4.8 That development avoids, remedies or mitigates adverse effects on the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.	A CIA has been provided (**Appendix G**) which endorses the proposal. The relationship of Māori and their culture has been recognised, with the Hapū confirming the development poses no risk to cultural sites.
10.4.9 That development avoids, where practicable, areas where natural hazards could adversely affect that development and/or could pose a risk to the health and safety of people.	The development has been sited to avoid mapped flood hazard areas that affect the property's periphery. The identified fire risk has been comprehensively addressed through the provision of a dedicated water supply, defensible space, and fire-resistant planting, as detailed in the architectural plans and FENZ correspondence.

Matter	Assessment
10.4.10 To take into account the need for a year-round water supply, whether this involves reticulation or on-site storage, when considering applications for subdivision, use and development.	The proposal includes 100,000 litres of on-site water storage via rainwater tanks, ensuring a secure, year-round water supply. Noting 25,000 litres is dedicated for firefighting purposes.
10.4.11 To promote land use practices that minimise erosion and sediment run-off, and storm water and wastewater from catchments that have the potential to enter the Coastal Marine Area.	Erosion and sediment control measures will be implemented during construction. The wastewater system upgrade is a key measure that directly supports this policy by ensuring a high quality of treated effluent before it is discharged to land.
10.4.12 That the adverse effects of development on the natural character and amenity values of the coastal environment will be minimised through: (a) the siting of buildings relative to the skyline, ridges, headlands and natural features; (b) the number of buildings and intensity of development; (c) the colour and reflectivity of buildings; (d) the landscaping (including planting) of the site; (e) the location and design of vehicle access, manoeuvring and parking areas.	The proposed dwelling is sited below the ridgeline. The design and colours are recessive (LRV <30%). A comprehensive landscaping plan is proposed for mitigation. The access is designed to be unobtrusive. The Landscape Assessment concludes that these measures successfully minimise adverse effects to a minor level.

Table 5 – General Coastal Zone Assessment

Matter	Assessment
10.6.3.1 To provide for appropriate subdivision, use and development consistent with the need to preserve its natural character.	The proposed dwelling is considered appropriate as its effects on natural character have been assessed by a landscape expert as being minor, and it provides positive effects through infrastructure upgrades.
10.6.3.2 To preserve the natural character of the coastal environment and protect it from inappropriate subdivision, use and development.	The careful design, siting, and mitigation measures ensure the effects are well managed and the overall natural character of the wider area is preserved.

Matter	Assessment
10.6.3.3 To manage the use of natural and physical resources (excluding minerals) in the general coastal area to meet the reasonably foreseeable needs of future generations.	On balance the proposal is considered to be good use of natural and physical resources.
10.6.4.1 That a wide range of activities be permitted in the General Coastal Zone, where their effects are compatible with the preservation of the natural character of the coastal environment.	Residential activity is anticipated in this zone. The Landscape Assessment confirms that the effects of this specific proposal are compatible with the preservation of natural character.
10.6.4.2 That the visual and landscape qualities of the coastal environment be protected from inappropriate subdivision, use and development.	As detailed in the Landscape Assessment, the proposal is not considered an inappropriate development and includes design measures to protect the visual and landscape qualities of the area.

Matter	Assessment
10.6.4.3 Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the zone in regards to s6 matters, and shall avoid adverse effects as far as practicable by using techniques including: (a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns; (b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area; (c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas; (d) through siting of buildings and development, design of subdivisions and provision of access, that recognise and provide for the relationship of Maori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Māori culture makes to the character of the District. (Refer Chapter 2 and in particular Section 2.5 and Council's "Tangata Whenua Values and Perspectives (2004)"; (e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests; (f) protecting historic heritage through the siting of buildings and development and design of subdivisions.	The development is clustered with existing buildings. The design uses recessive colours, modulated form, and vegetative screening to minimise visual impact. A mitigation planting plan will enhance habitats for indigenous fauna.

Matter	Assessment
10.6.4.4 That controls be imposed to ensure that the potentially adverse effects of activities are avoided, remedied or mitigated as far as practicable.	The Landscape Assessment provided in **Appendix C** concludes that the effects will be no more than minor
10.6.4.5 Māori are significant landowners in the General Coastal Zone and therefore activities in the zone should recognise and provide for the relationship of Māori and their culture and traditions, with their ancestral lands, water, sites, waahi tapu and other taonga and shall take into account the principles of the Treaty of Waitangi.	A CIA has been provided (**Appendix G**) which endorses the proposal. The relationship of Māori and their culture has been recognised, with the Hapū confirming the development poses no risk to cultural sites.
10.6.4.6 The design, form, location and siting of earthworks shall have regard to the natural character of the landscape including terrain, landforms and indigenous vegetation and shall avoid, remedy or mitigate adverse effects on those features.	The earthworks are localised to the building platform. The Landscape Assessment confirms that the works *"will not affect the integrity nor legibility of the headland landform"* and the effects are assessed as "Low".

Table 6 – Natural Features and Landscapes Assessment

Matter	Assessment
12.1.3.1 To protect outstanding landscapes and natural features from inappropriate, subdivision use and development.	The proposal is located within an area identified as an Outstanding Landscape in the ODP. However, the development is not considered 'inappropriate' as the Landscape Assessment concludes that due to the sensitive siting, recessive design, and extensive mitigation, the adverse effects on the landscape are minor. It is also noted that the more recent RPS mapping no longer identifies this site as an Outstanding Natural Landscape, reducing the weight that should be applied to this objective.
12.1.3.2 To protect the scientific and amenity values of outstanding natural features.	Not applicable, there are no outstanding landscape features identified on the site.

Matter	Assessment
12.1.3.3 To recognise and provide for the distinctiveness, natural diversity and complexity of landscapes as far as practicable including the complexity found locally within landscapes and the diversity of landscapes across the District.	The Landscape Assessment describes the distinctiveness of the local landscape, defined by its coastal headlands, estuarine inlets, and varied vegetation patterns. The design of the dwelling and its associated landscaping has been developed to integrate with this specific context.
12.1.3.4 To avoid adverse effects and to encourage positive effects resulting from land use, subdivision or development in outstanding landscapes and natural features and Māori cultural values associated with landscapes.	The proposal avoids adverse effects where possible by siting the dwelling in an already modified area. Remaining effects are mitigated to a minor level, as concluded in the Landscape Assessment. Positive effects are achieved through a comprehensive native revegetation plan and an upgrade to the site's wastewater system, which will improve water quality in the coastal environment . The CIA confirms that while a wāhi tapu (burial cave) exists on the wider property, it is not in the vicinity of the works and will not be affected. The Hapū supports the application.
12.1.4.1 That both positive and adverse effects of development on outstanding natural features and landscapes be taken into account when assessing applications for resource consent.	This assessment, which is supported by specialist reports, provides a full consideration of both the positive effects and the potential adverse effects of the proposal.
12.1.4.2 That activities avoid, remedy or mitigate significant adverse effects on both the natural and the cultural values and elements which make up the distinctive character of outstanding natural features and landscapes.	The Landscape Assessment concludes that the effects of the proposal are not significant and are assessed as Low-moderate (minor).

Matter	Assessment
12.1.4.3 That the cumulative effect of changes to the character of Outstanding Landscapes be taken into account in assessing applications for resource consent.	The Landscape Assessment directly addresses cumulative effects, noting that the new dwelling extends an existing cluster of buildings and a settled character on the property. The assessment finds the cumulative visual effect to be acceptable.
12.1.4.4 That the visibility of Outstanding Landscape Features, when viewed from public places, be taken into account in assessing applications for resource consent	Not applicable, there are no outstanding landscape features identified on the site.
12.1.4.5 That the adverse visual effect of built development on outstanding landscapes and ridgelines be avoided, remedied or mitigated.	The Landscape Assessment confirms the building is sited below the main ridgeline and will not appear as a skyline element. Its visual effects are mitigated to a minor level through its modulated form, recessive colours, and surrounding vegetation.
12.1.4.6 That activities avoid or mitigate adverse effects on the scientific and amenity values associated with outstanding natural features.	Not applicable, there are no outstanding landscape features identified on the site.
12.1.4.7 That the diversity of outstanding landscapes at a District-wide and local level be maintained and enhanced where practicable.	The RPS no longer considers the site to contain an outstanding natural landscape.
12.1.4.8 That the trend is towards the enhancement rather than the deterioration of landscape values, including the encouragement of the restoration of degraded landscapes.	The proposal contributes to enhancement through the proposed comprehensive native revegetation and planting plan, and the environmental benefit of upgrading the entire site's wastewater management system.
12.1.4.9 That the high value of indigenous vegetation to Outstanding Landscapes be taken into account when assessing applications for resource consents.	The Landscape Assessment acknowledges the value of the indigenous vegetation and assesses the effect of this removal as Low due to the context of the wider vegetated area, and provides for mitigation planting.

Matter	Assessment
12.1.4.10 That landscape values be protected by encouraging development that takes in account: (a) the rarity or value of the landscape and/or landscape features; (b) the visibility of the development; (c) important views as seen from public vantage points on a public road, public reserve, the foreshore and the coastal marine area; (d) the desirability of avoiding adverse effects on the elements that contribute to the distinctive character of the coastal landscapes, especially outstanding landscapes and natural features, ridges and headlands or those features that have significant amenity value; (e) the contribution of natural patterns, composition and extensive cover of indigenous vegetation to landscape values; (f) Maori cultural values associated with landscapes; (g) the importance of the activity in enabling people and communities to provide for their social, economic and cultural well-being.	The specialist reports and AEE have taken into account the value of the landscape, the limited visibility of the development, views from public vantage points, and the need to avoid adverse effects on the distinctive character of the coast. The development enables the applicants to provide for their social and economic well-being.

Table 7 – Natural Hazards

Matter	Assessment
12.4.3.1 To reduce the threat of natural hazards to life, property and the environment, thereby to promote the well being of the community.	The proposal reduces the threat of wildfire through the provision of a dedicated firefighting water supply, the creation of a defensible space, and the use of low-flammability plants. FENZ approval is provided in **Appendix F**.
12.4.3.2 To ensure that development does not induce natural hazards or exacerbate the effects of natural hazards.	The dwelling is sited to avoid mapped flood and coastal inundation hazard areas on the property. The fire safety measures are designed to contain and reduce the risk of a fire spreading, thereby not exacerbating the hazard.

Matter	Assessment
12.4.3.3 To ensure that natural hazard protection works do not have adverse effects on the environment.	The vegetation removal is necessary to ensure safety for the proposed dwelling. The Landscape Assessment has concluded that any adverse effects are Low (minor).
12.4.3.4 To ensure that the role in hazard mitigation played by natural features is recognised and protected.	Not applicable, there are no outstanding landscape features identified on the site.
12.4.3.5 To improve public awareness of natural hazards as a means of helping people to avoid them.	Not applicable to this application.
12.4.3.6 To take into account reasonably foreseeable changes in the nature and location of natural hazards.	Low flammability native planting has been proposed to mitigate longer term effects from any fire hazard. FENZ has provide their approval.
12.4.3.7 To avoid fire risk arising from the location of residential units in close proximity to trees, or in areas not near firefighting services.	The proposal breaches the permitted 20m setback from vegetation. However, the proposal directly confronts and manages this risk through a comprehensive suite of mitigation measures, including a dedicated 25,000L water tank, a compliant hardstand for fire vehicles, and the creation of defensible space, as confirmed in the FENZ approval (refer **Appendix F**).
12.4.4.1 That earthworks and the erection of structures not be undertaken in areas where there is a significant potential for natural hazards unless they can be carried out in such a way so as to avoid being adversely affected by the natural hazards, and can avoid exacerbating natural hazards.	The building platform is sited away from the coastal and river flood hazard areas identified on the periphery of the property. The threat of wildfire for the proposed dwelling is reduced through the provision of a dedicated firefighting water supply, the creation of a defensible space, and the use of low-flammability plants. FENZ approval is provided in **Appendix F**.

Matter	Assessment
12.4.4.2 That the natural character of features, such as beaches, sand dunes, mangrove areas, wetlands and vegetation, which have the capacity to protect land values and assets from natural coastal hazards, is protected and enhanced.	The Landscape Assessment confirms that the effects of this specific proposal are compatible with the preservation of natural character and acknowledges the value of the indigenous vegetation and assesses the effect of this removal as Low due to the context of the wider vegetated area, and provides for mitigation planting.
12.4.4.3 That protection works for existing development be allowed only where they are the best practicable option compatible with sustainable management of the environment.	No protection works are proposed.
12.4.4.4 That the sea level rise, as predicted by the Intergovernmental Panel of Climate Change or Royal Society of NZ, be taken into account when assessing development in areas potentially affected.	This has been taken into account.
12.4.4.5 That information on known natural hazards be made available in order that the public can make informed resource management decisions.	These have been identified within this proposal.
12.4.4.6 That the adverse effects on people, property and the environment from coastal hazards in Coastal Hazard Areas, as identified by the Northland Regional Council, are avoided.	The boathouse is identified within the Coastal Flood zone.
12.4.4.7 That the risk to adjoining vegetation and properties arising from fires be avoided.	The proposal strongly aligns with this policy by actively managing fire risk. The creation of defensible space and the provision of a dedicated on-site firefighting water supply and access significantly reduce the risk of a fire starting at the dwelling and spreading to the adjoining vegetation or vice versa.

Matter	Assessment
12.4.4.8 That the location, intensity, design and type of new coastal subdivision, use and development be controlled so that the need for hazard protection works is avoided or minimised.	The dwelling has been sited on a stable part of the landform, away from coastal erosion zones, avoiding the need for hazard protection works such as seawalls.
12.4.4.9 That the role of riparian margins in the mitigation of the effects of natural hazards is recognised and that the continuing ability of riparian margins to perform this role be assured.	The proposed dwelling is setback 30 metres from the coastal marine area.

Table 8 – Transportation

Matter	Assessment
15.1.3.1 To minimise the adverse effects of traffic on the natural and physical environment.	The Traffic Assessment confirms that the addition of one dwelling will generate only 10 extra vehicle movements per day, which is considered to have a minimal impact on the road's performance and durability. Furthermore, the proposed safety upgrades to Hansen Road will mitigate potential adverse effects on the local roading environment.
15.1.3.2 To provide sufficient parking spaces to meet seasonal demand in tourist destinations.	Not applicable
15.1.3.3 To ensure that appropriate provision is made for on-site car parking for all activities, while considering safe cycling and pedestrian access and use of the site.	The new dwelling includes a large integrated garage, and the expansive 42 ha site can easily accommodate more than the two required on-site car parking spaces for each of the four dwellings.
15.1.3.4 To ensure that appropriate and efficient provision is made for loading and access for activities.	While more relevant to commercial activities, the proposed access is considered appropriate for a residential dwelling.

Matter	Assessment
15.1.3.5 To promote safe and efficient movement and circulation of vehicular, cycle and pedestrian traffic, including for those with disabilities.	The applicant proposes a series of physical safety upgrades to Hansen Road, including new passing bays, improved signage, a convex mirror, and vegetation clearance for sightlines in accordance with the recommendations in the Traffic Assessment. These measures will promote safer and more efficient vehicle movement for all residents using the road.
15.1.4.1 That the traffic effects of activities be evaluated in making decisions on resource consent applications.	A Traffic Assessment has been provided to support the proposal o allow the Council to fully evaluate the potential traffic effects.
15.1.4.2 That the need to protect features of the natural and built environment be recognised in the provision of parking spaces.	All required parking is provided within the footprint of the proposed dwelling (in the garage) or on existing cleared and modified areas of the site.
15.1.4.3 That parking spaces be provided at a location and scale which enables the efficient use of parking spaces and handling of traffic generation by the adjacent roading network.	The provision of on-site parking ensures that all vehicles associated with the dwellings are accommodated entirely within the property. This avoids any overspill onto Hansen Road and has no adverse effect on the adjacent roading network.
15.1.4.4 That existing parking spaces are retained or replaced with equal or better capacity where appropriate, so as to ensure the orderly movement and control of traffic.	As above ample provision of on site parking is provided.
15.1.4.5 That appropriate loading spaces be provided for commercial and industrial activities to assist with the pick-up and delivery of goods.	Not applicable, this application is for a residential activity, not a commercial or industrial activity.
15.1.4.6 That the number, size, gradient and placement of vehicle access points be regulated to assist traffic safety and control, taking into consideration the requirements of both the New Zealand Transport Agency and the Far North District Council.	Access to the site is from a single existing legal access point from Hansen Road. The Traffic Assessment has assessed the sight distances from this access as adequate for the low-speed rural environment.

Matter	Assessment
15.1.4.7 That the needs and effects of cycle and pedestrian traffic be taken into account in assessing development proposals.	Given the remote rural coastal location at the end of a long, unsealed road, pedestrian and cycle traffic are not primary modes of transport to or from the site.
15.1.4.8 That alternative options be considered to meeting parking requirements where this is deemed appropriate by the Far North District Council.	Not applicable as the proposal provides more than sufficient on site parking, as such no alternatives are considered necessary.

Overall, it is considered that the proposed new dwelling and retrospective change of use of the boathouse to a dwelling would not be contrary to any applicable District Plan objective or policy. Particularly in the context that the Outstanding Landscape on this site is no longer considered relevant in the RPS.

Proposed District Plan

The relevant objectives are those associated with the Coastal Environment and Rural Production Zone of the PDP. These are addressed below.

Table 9 – Coastal Environment Overlay

Matter	Assessment
CE-O1 - The natural character of the coastal environment is preserved and protected from inappropriate land use and subdivision.	The application includes a specialist Landscape Assessment that identifies the characteristics of the coastal environment in this location. It concludes that through sensitive design, siting in an already modified area, and extensive mitigation, the proposal manages its effects to a minor level, thereby protecting the wider values of the coastal environment for the long term.
CE-O2 - Land use and subdivision in the coastal environment: a. is undertaken in an integrated and coordinated manner; b. is compatible with the surrounding land use; c. does not result in urban sprawl occurring outside of existing urban areas;	The Landscape Assessment confirms it preserves the key characteristics of the coastal environment and is compatible with the existing "settled character" of large-lot lifestyle properties. The proposal consolidates development rather than creating sprawl and promotes

d. promotes restoration and enhancement of the natural character of the coastal environment; and e. recognises and provides for the relationship of tangata whenua with their ancestral lands in the coastal environment.	restoration through its native revegetation plan and wastewater system upgrade. NTKM have provided a CIA endorsing the proposal. Cultural associations, including the history of 'Kaira' and 'The Crossing', have been documented and considered.
CE-O3 - Land use and subdivision in the coastal environment within urban areas is consolidated and provides for the social, economic and cultural well-being of people and communities without compromising other coastal environment values.	Not applicable as the site is located within the Rural Production Zone, not an urban area.
CE-P1 - Identify the extent of the coastal environment as well as areas of high and outstanding natural character using the assessment criteria in APP1- Mapping methods and criteria.	The PDP maps identify the site as being within the Coastal Environment, and the Landscape Assessment confirms the site is not located within a mapped area of high or outstanding natural character.
CE-P2 - Avoid adverse effects of land use and subdivision on the characteristics, qualities and values that make an area an outstanding natural character area in the coastal environment.	Not applicable as the site is not identified as containing any of these features.
CE-P3 - Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of land use and subdivision on the characteristics, qualities and values of natural character areas and natural features and landscapes in the coastal environment not identified as an: a. outstanding natural character area; b. ONL; c. ONF.	The Landscape Assessment concludes that the effects on natural character are Low-moderate (minor). This confirms that significant adverse effects are avoided, and other effects are appropriately mitigated through sensitive design and planting.
CE-P4 - Preserve the visual qualities, character and integrity of the coastal environment by: a. consolidating land use and subdivision around existing urban centres and rural settlements; and b. avoiding sprawl or sporadic patterns of development in the rural environment.	The proposal is consolidating development. The Landscape Assessment notes the new dwelling extends an existing cluster of buildings, which avoids creating a sporadic or sprawling pattern.

CE-P5 - Enable land use and subdivision in urban areas within the coastal environment by recognising that a change in character may be acceptable in some existing urban areas to provide for the social, economic and cultural well-being of people and communities.	Not applicable as the site is not in an urban area.
CE-P6 – Provide for farming activities within the coastal environment by: a. recognising that existing farming activities form part of the coastal environment and allowing for these activities to continue without undue restriction; and b. only allowing new farming activities outside outstanding and high natural character areas where appropriate.	Not applicable as the proposal is for a residential activity, not farming.
CE-P7 - Enable the use and development of Māori Purpose zoned land and Treaty Settlement land in the coastal environment by recognising that adverse effects on natural character may be acceptable to support the social, economic and cultural wellbeing of tangata whenua.	Not applicable as the site does not have this status.
CE-P8 - Encourage the restoration and enhancement of the natural character of the coastal environment.	The proposal includes two enhancement measures. The comprehensive upgrade of the site's wastewater management system, which will improve water quality, and a native revegetation plan to restore cleared areas.
CE-P10 - Consider the following matters where relevant when assessing and managing the effects of land use and subdivision on the coastal environment: a. the presence or absence of buildings, structures or infrastructure; b. the temporary or permanent nature of any adverse effects, including the wider landscape; c. the location, scale and design of any proposed development;	The application and its supporting specialist reports have comprehensively addressed the relevant matters within this policy. They demonstrate that the location, scale, and design of the proposal are appropriate; that effects from earthworks and vegetation clearance are minor and will be mitigated. Further, natural hazards are avoided or managed. There are also positive effects on water quality and the proposal is considered to integrate well into the landscape.

d. any means of integrating the building, structure or activity into the wider landscape; e. the ability of the environment to absorb change; f. the need for and location of earthworks or indigenous vegetation clearance and proposed mitigation measures; g. the operational or functional need of any infrastructure to be sited in the particular location; h. any historical, spiritual or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6; i. the likelihood of the activity exacerbating natural hazards; j. the opportunity to enhance public access and recreation; k. potential effects of land use and subdivision on the coastal marine area and the overall quality of coastal waters; l. any positive contribution the development has on the characteristics and qualities, including restoration and enhancement; m. the effects on the characteristics, qualities and values of the coastal environment, including natural character and natural landscape values and the quality and extent of indigenous biodiversity; n. the extent to which the land use and subdivision complements activities in the coastal marine area; and o. whether the activity is on a previously approved building platform.	

Table 10 – Rural Production Zone

Matter	Assessment

RPROZ-O1 - The Rural Production zone is managed to ensure its availability for primary production activities and its long-term protection for current and future generations.	The proposal is for a single new dwelling and the legalisation of another on a very large 42ha site. The development footprint is a small fraction of the total site area, ensuring the vast majority of the land remains available for potential primary production activities (such as grazing) consistent with its capability.
RPROZ-O2 - The Rural Production zone is used for primary production activities, ancillary activities that support primary production, lawfully established activities and other compatible activities that have a functional need to be in a rural environment.	Residential dwellings are an anticipated and compatible activity within the Rural Production Zone, as provided for by the specific rules within the PDP. The Landscape Assessment confirms the surrounding area is characterized by similar large-lot lifestyle and residential properties, meaning the proposal is compatible with the existing environment.
RPROZ-O3 - Land use and subdivision in the Rural Production zone: a) protects highly productive land from sterilisation and enables and prioritises it to be used for farming and forestry activities; 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 primary production activities, particularly farming and forestry activities on highly productive land; d) does not exacerbate any natural hazards; and e) is able to be serviced by on-site infrastructure.	The land is not identified as highly productive. The proposed dwelling is located on a large site with significant separation distances to any neighbouring properties, avoiding any potential for reverse sensitivity effects on other rural activities. The proposed dwelling is sited to avoid mapped flood hazards, and the identified fire risk is comprehensively mitigated. The Boatshed is identified in a Coastal Flood area, however the building itself has been in situ for over 40 years and does not exacerbate natural hazards. As identified above, the development footprint is a small fraction of the total site area, ensuring the vast majority of the land remains available for potential primary production activities. The Wastewater Assessment details a robust, modern on-site system for wastewater, and the

	architectural plans show provision for on-site rainwater harvesting for water supply.
RPROZ-O4 - The rural character and amenity values associated with a rural working environment are maintained.	The Landscape Assessment notes the property already has a settled character influenced by existing buildings and concludes that *"the property will retain a rural character"* post-development. The effect on rural amenity values is assessed and considered as no more than minor.
RPROZ-P1 Enable primary production activities, provided they internalise adverse effects onsite where practicable, while recognising that typical adverse effects associated with primary production should be anticipated and accepted within the Rural Production zone.	The proposal is for a residential activity, not primary production. However, it supports this policy by not creating a situation that would constrain existing or future primary production activities in the vicinity through reverse sensitivity.
RPROZ-P2 - Ensure the Rural Production zone provides for activities that require a rural location by: a) enabling primary production activities as the predominant land use; b) enabling a range of compatible activities that support primary production activities, including ancillary activities, rural produce manufacturing, rural produce retail, visitor accommodation, small scale educational facilities and home businesses; and c) enabling the maintenance, operation or upgrade of any lawfully established existing activities, provided any loss of highly productive land from those activities is minimised.	The proposal is consistent with this policy by providing for a residential dwelling, which is a compatible activity anticipated by the zone's framework.
RPROZ-P3 - Manage the establishment, design and location of new sensitive activities and other non-productive activities in the Rural Production Zone to avoid where possible, or otherwise mitigate, reverse sensitivity effects on primary production activities, particularly	The proposed dwelling is sited in an area where there are no nearby intensive primary production activities. The large size of the subject site and the significant separation from neighbours ensures that the potential to create reverse sensitivity effects is avoided.

the reverse sensitivity effects of rural lifestyle development on highly productive land.	
RPROZ-P4 - Land use and subdivision activities are undertaken in a manner that maintains or enhances the rural character and amenity values of the Rural Production zone, which include: 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 for an additional dwelling on a 42ha site, which is consistent with the "low density development" aspect of rural character described in this policy.
RPROZ-P5 - Avoid land use that: a) is incompatible with the purpose, character and amenity values of the Rural Production zone; b) does not have a functional need to locate in the Rural Production zone and is more appropriately located in another zone; c) would result in the loss of availability and productive capacity of highly productive land, including consideration of the cumulative effects of such losses; d) would exacerbate natural hazards; and e) cannot provide appropriate on-site infrastructure.	The proposal avoids all the adverse outcomes identified in this policy. A dwelling is a compatible activity, it does not result in the loss of highly productive land, it does not exacerbate natural hazards and it provides appropriate on-site infrastructure.
RPROZ-P6 – Avoid subdivision that: a) results in any potential cumulative loss of the availability or productive capacity of highly productive land for use by farming or forestry activities;	Not applicable as no subdivision is proposed.

b) cannot demonstrate that the proposed lots will retain the overall productive capacity of highly productive land over the long term; c) fragments land into parcel sizes that are no longer able to support farming or forestry activities, taking into account: i. the type of farming or forestry proposed; and ii. whether smaller land parcels can support the proposed farming or forestry activity due to the presence of highly productive land. d) provides for rural lifestyle living unless there is an environmental benefit.	
RPROZ-P7 - Consider the following matters where relevant when assessing and managing the effects of land use and subdivision in the Rural Production Zone: a) whether the proposal will increase production potential in the zone; b) whether the activity relies on the productive nature of the soil; c) consistency with the scale and character of the rural environment; d) location, scale and design of buildings or structures; e) for subdivision or non-primary production activities: i. scale and compatibility with rural activities; ii. potential reverse sensitivity effects on primary production activities and existing infrastructure; iii. the potential for loss of highly productive land, land sterilisation or fragmentation f) at zone interfaces:	The specialist reports appended to this report have demonstrated that: • the scale and character are consistent with the rural environment; • on-site infrastructure is robust and appropriate; • the roading infrastructure is adequate with the proposed upgrades; and • adverse effects on landscape and indigenous biodiversity are no more than minor. The CIA confirms no adverse effects on cultural values.

i. any setbacks, fencing, screening or landscaping required to address potential conflicts; ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable; g) the capacity of the site to cater for on-site infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer; h) the adequacy of roading infrastructure to service the proposed activity; i) Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; j) Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.	

Table 11 – Ecosystems and Indigenous Biodiversity

Matter	Assessment
IB-O1 - Areas of significant indigenous vegetation and significant habitats of indigenous fauna are protected for current and future generations.	The vegetation being cleared is within PNA P04/099, which has recognized ecological values. While an ecologist has not confirmed if it meets the criteria to be a formal SNA, the proposal is consistent with the objective of protection by limiting the clearance to a small, necessary area and retaining the vast majority of the vegetated headland. Further, a revegetation plan will be implemented.
IB-O2 - Indigenous biodiversity is managed to maintain its extent and diversity in a way that provides for the social, economic and cultural well-being of people and communities.	The proposal balances the applicants' social well-being (establishing a family home) with the management of biodiversity. The minor reduction in the extent of vegetation is

	appropriately mitigated through a revegetation plan, ensuring the overall diversity and extent of biodiversity on the 42ha site is largely maintained.
IB-O3 - The relationship between tangata whenua and indigenous biodiversity, including taonga species and habitats, is recognised and provided for.	The Hapū has exercised kaitiakitanga through the CIA process and supports the environmental outcomes, including the revegetation and wastewater upgrades.
IB-O4 - The role of tangata whenua as kaitiaki and landowners as stewards in protecting, maintaining and restoring areas of significant indigenous vegetation and significant habitats of indigenous fauna natural areas and indigenous biodiversity is provided for.	It is considered that the proposal demonstrates a commitment to stewardship. The applicant is proposing a comprehensive native revegetation plan and an environmental upgrade to the site-wide wastewater system, both of which will protect and enhance the surrounding coastal environment.
IB-O5 Restoration and enhancement of indigenous biodiversity is promoted and enabled.	The Landscape Assessment details a comprehensive revegetation and planting plan using appropriate native species to mitigate the effects of the clearance and enhance the site's ecology.
IB-P1 Ensure that the protection, maintenance and restoration of indigenous biodiversity is done in a way that: a. recognises and values the mana of tangata whenua as kaitiaki; and b. provides specific opportunities for tangata whenua to exercise kaitiakitanga in accordance with tikanga Māori.	The Hapū has exercised kaitiakitanga through the CIA process and supports the environmental outcomes, including the revegetation and wastewater upgrades.
IB-P2 - Within the coastal environment: a. avoid adverse effects of land use and subdivision on: i. Threatened and At-Risk indigenous species; ii. areas of significant indigenous vegetation and significant habitat of indigenous fauna; iii. areas of indigenous biodiversity protected under other legislation.	The proposal is located within the coastal environment. The Landscape Assessment concludes that the effects of the clearance are not significant and are assessed as Low (minor). These minor effects are then appropriately remedied and mitigated through the comprehensive revegetation plan.

b. avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of land use and subdivision on: i. areas of predominately indigenous vegetation; and ii. indigenous species, habitats and ecosystems that are particularly vulnerable to modification.	
IB-P3 - Outside the coastal environment: a. avoid, remedy or mitigate adverse effects of land use and subdivision to ensure adverse effects are no more than minor on; i. Threated and At-Risk indigenous species; ii. areas of significant indigenous vegetation and significant habitat of indigenous fauna; iii. areas of indigenous biodiversity protected under other legislation; b. avoid, remedy, mitigate, offset or compensate adverse effects of land use and subdivision to ensure there are no significant adverse effects on: i. areas of predominately indigenous vegetation; and ii. indigenous species, habitats and ecosystems that are particularly vulnerable to modification	Not applicable as no vegetation clearance is proposed on the small portion of the site located outside the Coastal Environment overlay.
IB-P4 - Where adverse effects are not otherwise avoided, remedied, mitigated, offset or compensated under IB-P2 and IB-P3 maintain indigenous biodiversity by: a. applying the effects management hierarchy to any significant adverse effects; and	The effects of the proposal are not considered to be more than minor residual adverse effects. As identified earlier in the report, the effects are assessed as minor and are appropriately managed on-site through mitigation (revegetation), meaning biodiversity offsets are not required.

b. managing any other adverse effects on indigenous biodiversity to maintain indigenous biodiversity across the district.	
IB-P5 - Ensure that the management of land use and subdivision to protect areas of significant indigenous vegetation and significant habitat of indigenous fauna and maintain indigenous biodiversity is done in a way that: a. does not unreasonably restrict existing primary production activities, particularly on highly productive land versatile soils; b. recognises the operational need and functional need of regionally significant infrastructure, to be located within areas of significant indigenous vegetation and significant habitat of indigenous fauna in some circumstances; c. allows for maintenance, use and operation of existing structures, including upgrading of regionally significant infrastructure; and d. enables Māori land to be used and developed to support the social, economic and cultural well-being of tangata whenua, including the provision of papakāinga, marae and associated residential units and infrastructure.	It is not considered that this policy is directly relevant to the proposal and is limited in its consideration to primary production activities. In that respect the proposal is for a residential activity that does not restrict any primary production activities.
IB-PX – Promote the restoration of indigenous biodiversity, with priority given to: a. areas of significant indigenous vegetation and significant habitat of indigenous fauna whose ecological integrity is degraded; b. threatened and rare ecosystems representative of naturally occurring and formerly present ecosystems;	The Landscape Assessment concludes that the effects of the clearance are not significant and are assessed as Low (minor). These minor effects are then appropriately remedied and mitigated through the comprehensive revegetation plan which will improve habitats of indigenous flora and fauna.

c. areas that provide important connectivity or buffering functions; d. natural inland wetlands where ecological integrity is degraded or these no longer retain their indigenous vegetation or habitat for indigenous fauna; e. areas of indigenous biodiversity on specified Māori land where restoration is advanced by the Māori landowners; and f. any other priorities specified in regional biodiversity strategies or any national priorities for indigenous biodiversity restoration.	
IB-P6 - Encourage the protection, maintenance and restoration of indigenous biodiversity through non-regulatory methods including consideration of: a. reducing or waiving resource consent application fees; b. providing, or assisting in obtaining funding from other agencies and trusts; c. sharing and helping to improve information on indigenous biodiversity; and d. working directly with iwi and hapū, landowners and community groups on ecological protection and enhancement projects.	Not relevant to this application.
IB-PX - Subdivision and associated land use is: a. enabled where this results in the restoration, enhancement and legal protection of indigenous biodiversity vegetation in accordance with SUB-R6 or SUB-R7; or b. considered where this will achieve positive, secure and long-term benefits for indigenous biodiversity through	As above the clearance proposed is not considered significant and is assessed as Low (minor). These minor effects are then appropriately remedied and mitigated through the comprehensive revegetation plan (restoration) which will improve habitats of indigenous flora and fauna.

active and ongoing restoration and enhancement activities.	
IB-P7 - Encourage and support active management control of pests and enable a timely and efficient response to biosecurity incursions of unwanted organisms.	The proposal establishes a permanent residential presence on the site, enabling active stewardship (kaitiakitanga). This ensures pest plants and animals are identified and managed as part of the daily operation of the property.
IB-P8 - Assist with the protection of species that are endemic to Northland by promoting, supporting and using eco-sourced plants from within the ecological district.	The Landscape Assessments planting schedule uses native species appropriate to the coastal location.
IB-P9 - Require landowners to manage pets and pests within their property through consent conditions, where necessary to avoid risks to Threatened and At-Risk indigenous fauna, including avoiding the introduction of pets and pests into kiwi present or high-density kiwi areas where appropriate.	The site is located in a high-density kiwi distribution area. The proposal should therefore be subject to a condition of consent requiring the effective management of pets, particularly dogs, to avoid any risk to the local kiwi population.
IB-P10 - Consider the following matters where relevant when assessing and managing the effects of indigenous vegetation clearance and associated land disturbance: a. the temporary or permanent nature of any adverse effects; b. cumulative effects of activities that may result in loss or degradation of habitats, species populations and ecosystems; c. the extent of any vegetation removal and associated land disturbance; d. the effects of fragmentation; e. linkages between indigenous ecosystems and habitats of indigenous species; f. the potential for increased threats from pests; g. any downstream adverse effects on waterbodies and the coastal marine area;	The application and its specialist reports have addressed the relevant matters listed in this policy. The effects have been assessed as minor in scale and context. Fragmentation is minimal and downstream effects on waterbodies will be managed via standard erosion and sediment controls.

h. where the area has been assessed as significant indigenous vegetation and significant habitat of indigenous fauna i. the extent to which the proposal will adversely affect the ecological significance, values and function of that area; ii. whether it is appropriate or practicable to use biodiversity offsets or environmental biodiversity compensation to address more than minor residual adverse effects; i. the location, scale and design of any proposed development; j. the extent of indigenous vegetation cover on the site and whether it is practicable to avoid or reduce the extent of indigenous vegetation clearance; k. the functional or operational needs of regionally significant infrastructure; l. any positive contribution any proposed biodiversity offsetting or biodiversity compensation will have on indigenous biodiversity; m. any historical, spiritual or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6; n. the extent to which the proposed activity provides for the social, economic and cultural wellbeing of people and communities; o. adopting a precautionary approach where the effects on indigenous biodiversity are uncertain, unknown, or little understood and those effects could cause significant or irreversible damage to indigenous biodiversity;	

p. promoting the resilience of indigenous biodiversity to climate change and recognising the role of indigenous biodiversity in mitigating the effects of climate change; and q. the benefits provided by the indigenous biodiversity, including ecosystem services.	

Section 104 (c) Other Matters

There are no other matters that are considered relevant.

Section 88A(2) provides that "any plan or proposed plan which exists when the application is considered must be had regard to in accordance with section 104(1)(b)." This requires applications to be assessed under both the operative and proposed objective and policy frameworks from the date of notification of the proposed district plan.

In the event of differing directives between objective and policy frameworks, it is well established by case law that the weight to be given to a proposed district plan depends on what stage the relevant provisions have reached, the weight generally being greater as a proposed plan move through the notification and hearing process. In Keystone Ridge Ltd v Auckland City Council, the High Court held that the extent to which the provisions of a proposed plan are relevant should be considered on a case by case basis and might include:

- The extent (if any) to which the proposed measure might have been exposed to testing and independent decision making;
- Circumstances of injustice; and
- The extent to which a new measure, or the absence of one, might implement a coherent pattern of objectives and policies in a plan.

In my view the PDP has not gone through the sufficient process to allow a considered view of the objectives and policies for the Rural Production Zone, the Coastal Environment overlay and the Ecosystems and Indigenous Biodiversity Chapter, however this has been provided.

The assessment of the relevant objectives and policies from the ODP and the PDP has concluded these can be meet by the proposal.

6.0 PUBLIC NOTIFICATION AND LIMITED NOTIFICATION OF APPLICATIONS

Public Notification

Section 95A of the RMA specifies the steps to be taken to determine whether to publicly notify an application.

Step 1: Mandatory public notification in certain circumstances

- *The applicant has requested public notification*
- *Public notification is required under section 95C*
- *The application is made jointly with an application to exchange recreation reserve land.*

The applicant does not request public notification, and it is assumed that the latter two points will not apply.

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

- *A national environmental standard precludes public notification.*
- *The application is for a resource consent for 1 or more of the following, but no other, activities:*
    - *a controlled activity:*
    - *a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity:*

None of the above apply to the activity.

Step 3: If not precluded by step 2, public notification required in certain circumstances. The criteria for step 3 are as follows:

- *the application is for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification:*
- *the consent authority decides, in accordance with section 95D, that the activity will have or is likely to have adverse effects on the environment that are more than minor.*

As demonstrated through this assessment, the adverse effects are considered to be no more than minor.

Step 4: Public notification in special circumstances

- *Determine whether special circumstances exist in relation to the application that warrant the application being publicly notified*

No special circumstances have been identified to warrant public notification. The proposal for a dwelling is not considered to be controversial or of significant public interest. The dwelling is proposed on private land, which is considered neither exceptional nor unusual. Further, the applicant has engaged with the relevant Mana Whenua (Ngāti Torehina Ki Matakā), who have

provided a written endorsement of the proposal. There are no unresolved cultural effects that would warrant public notification.

Limited Notification

Section 95B of the RMA specifies the steps to be taken to determine whether to limited notify an application.

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

- *Determine whether there are any affected protected customary rights groups or affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity).*
- *Determine whether the proposed activity is on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an RMA specified in Schedule 11; and whether the person to whom the statutory acknowledgement is made is an affected person under section 95E.*

It is considered that there are no affected protected customary rights groups or affected customary marine title groups, and the proposal will not affect any land subject to a statutory acknowledgment.

Step 2: If not required by step 1, limited notification precluded in certain circumstances. The criteria for step 2 are as follows:

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

None of the above apply to the activity

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

Determine whether, in accordance with section 95E the following persons are affected persons:

- *in the case of a boundary activity, an owner of an allotment with an infringed boundary; and*
- *In the case of any other activity, determine whether a person is an affected person in accordance with section 95E.*
- *Notify each affected person identified above of the application.*

The application does not include any boundary infringements.

With respect to section 95B(8) and section 95E, there are not considered to be any adverse effects in relation to adjacent properties that will be more than minor, and accordingly that no persons are adversely affected.

Step 4: Further notification in special circumstances

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

No special circumstances have been identified to warrant limited notification.

Based upon the above it is considered that there is no requirement for Council to publicly notify the application.

7.0 PART II - RMA

Section 5 - Purpose of the RMA

Section 5 in Part 2 of the RMA identifies the purpose as being the sustainable management of natural and physical resources. This means managing the use of natural and physical resources in a way that enables people and communities to provide for their social, cultural and economic well-being which sustain those resources for future generations, protecting the life supporting capacity of ecosystems, and avoiding remedying or mitigating adverse effects on the environment.

It is considered that proposal represents Part 2, Section 5 of the RMA.

Section 6 - Matters of National Importance

In achieving the purpose of the Act, a range of matters are required to be recognised and provided for. This includes:

> 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:
>
> b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:
>
> c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:

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

e) the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga:

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

g) the protection of protected customary rights:

h) the management of significant risks from natural hazards.

In context, the relevant items to the proposal and have been recognised and provided for.

Section 7 - Other Matters

In achieving the purpose of the RMA, a range of matters are to be given particular regard. This includes:

(a) kaitiakitanga:

(aa) the ethic of stewardship:

(b) the efficient use and development of natural and physical resources:

(ba) the efficiency of the end use of energy:

(c) the maintenance and enhancement of amenity values:

(d) intrinsic values of ecosystems:

(e) (Repealed)

(f) maintenance and enhancement of the quality of the environment:

(g) any finite characteristics of natural and physical resources:

(h) the protection of the habitat of trout and salmon:

(i) the effects of climate change:

(j) the benefits to be derived from the use and development of renewable energy.

These matters have been given particular regard through the design of the proposal.

Section 8 - Treaty of Waitangi

The FNDC is required to take into account the principles of the Treaty of Waitangi when processing this consent. The applicant has engaged with the relevant Mana Whenua (Ngāti Torehina Ki Matakā), who have provided a written endorsement of the proposal.

8.0 CONCLUSION

A Discretionary Activity resource consent is sought from the FNDC to construct a dwelling and the retrospective conversion of a boatshed to a dwelling within the General Coastal Zone of the ODP. A discharge consent is also required from the NRC as it exceeds the permitted activity threshold.

The proposal is considered to result in no more than minor effects on the environment.

The proposal is consistent with the objectives and policies of the Far North District Plans, the RPS, and achieves the purpose of the RMA.

Relevant NPS' and NES' have been considered with the proposal finding consistency with their general aims and intent.

Andrew McPhee
Consultant Planner

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Guaranteed Search Copy issued under Section 60 of the Land Transfer Act 2017

R.W. Muir
Registrar-General
of Land

Identifier	**NA29A/1114**
Land Registration District	**North Auckland**
Date Issued	06 May 1974

Prior References
NA15B/217

Estate	Fee Simple
Area	42.5881 hectares more or less
Legal Description	Part Lot 3-4 Deposited Plan 52172
Registered Owners	

The Northland Club Limited

Interests

Appurtenant hereto is a right of way specified in Easement Certificate A184033 (affects part Lot 3 DP 52172)

Subject to a right of way over part specified in Easement Certificate A184033 (affects Lot 3 DP 52172)

Appurtenant hereto are rights of way specified in Easement Certificate A331998 (affects part Lot 4 DP 52172)

Subject to a right of way over parts coloured yellow and blue on Plan 60300 specified in Easement Certificate A331998 (affects Lot 3 DP 52172)

Appurtenant hereto are rights of way specified in Easement Certificate A331998

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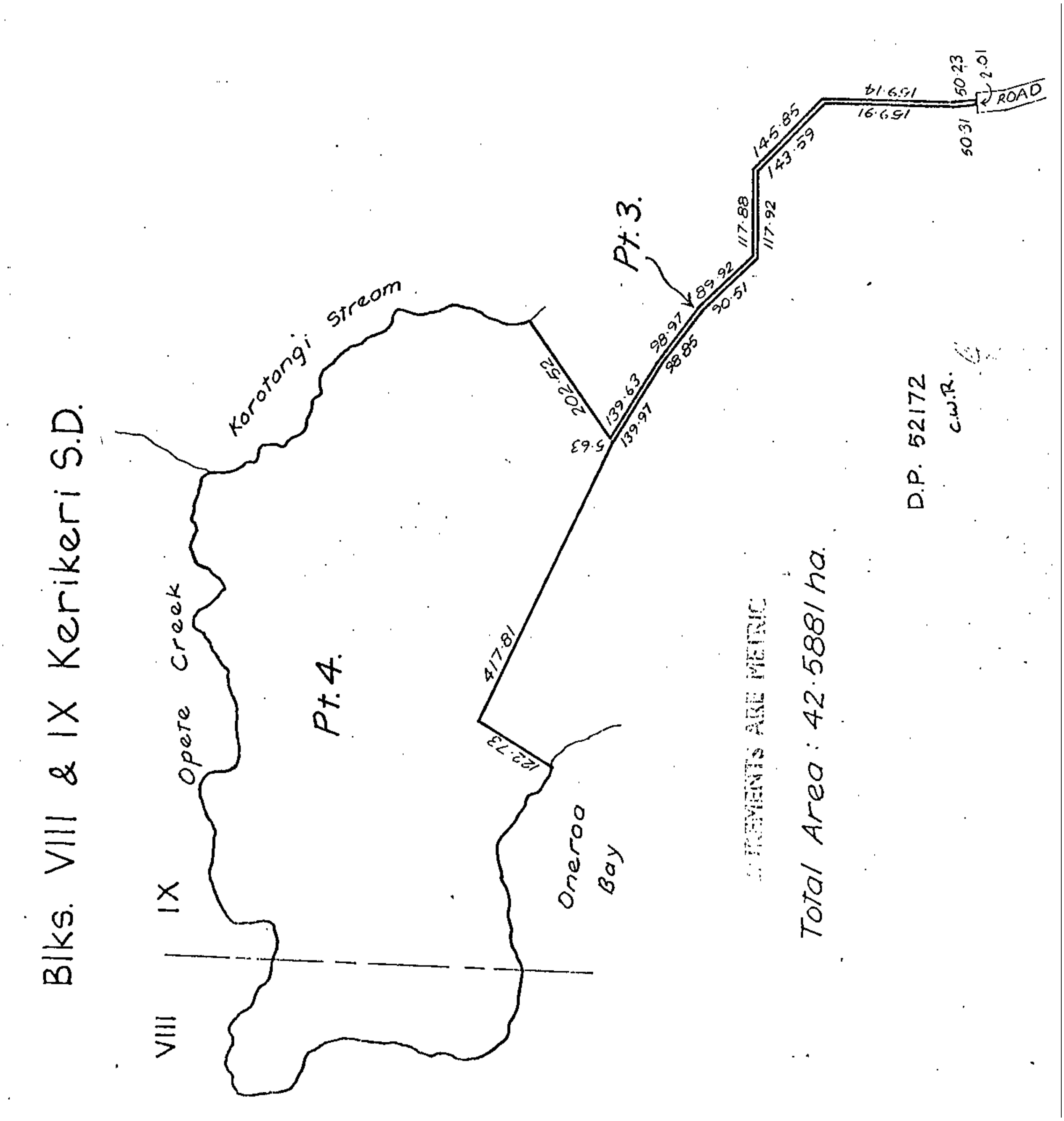
Blks. VIII & IX Kerikeri S.D.
Korotongi Stream
Opete Creek
Pt. 4.
Pt. 3.
Oneroa Bay
IX
VIII
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5·63
139·63
139·97
98·97
98·85
89·92
90·51
117·88
117·92
145·85
143·59
169·14
169·16
50·23
2·01
50·31
ROAD
417·81
122·73
ARE METRIC
Total Area : 42·5881 ha.
D.P. 52172
C.W.R.

NEW RESIDENTIAL DWELLING FOR

NORTHLAND CLUB

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A1101	Excavation Plan
A1501	Ground Floor Plan 1:200
A1502	Ground Floor Plan 1:200
A2001	Elevations

PT. LOT 3-4 DP 52172
138A/B HANSEN ROAD TE TII, KERIKERI
NORTHLAND

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RESOURCE CONSENT
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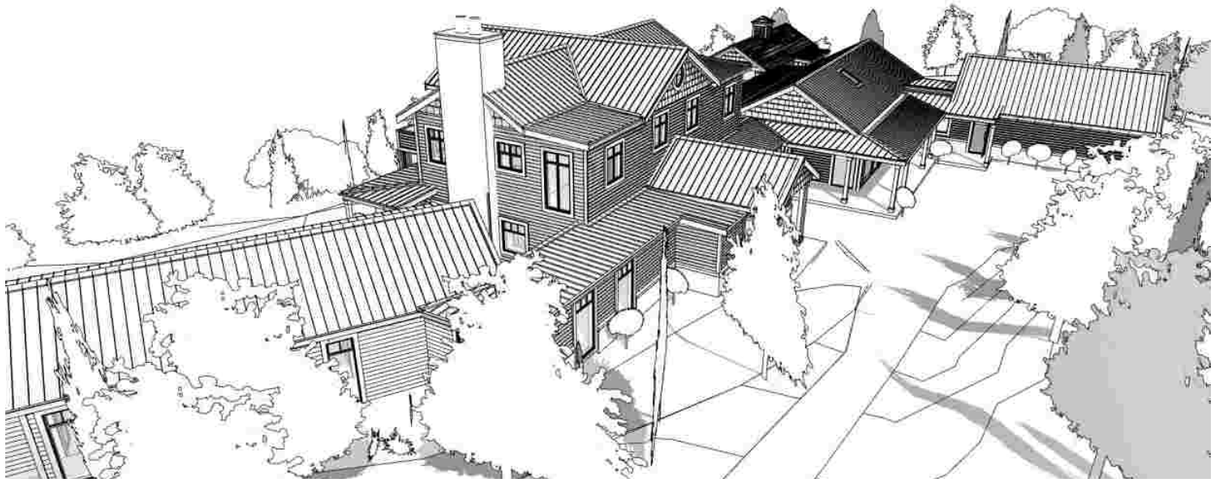

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Presentation

NORTHLAND CLUB

138A/B HANSEN ROAD, TE TII, KERIKERI
NORTHLAND

Rev No.	Revision	Date

Scale @ A3: NTS
Drawn By N.S.
Issued: 18/06/2025
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A0002
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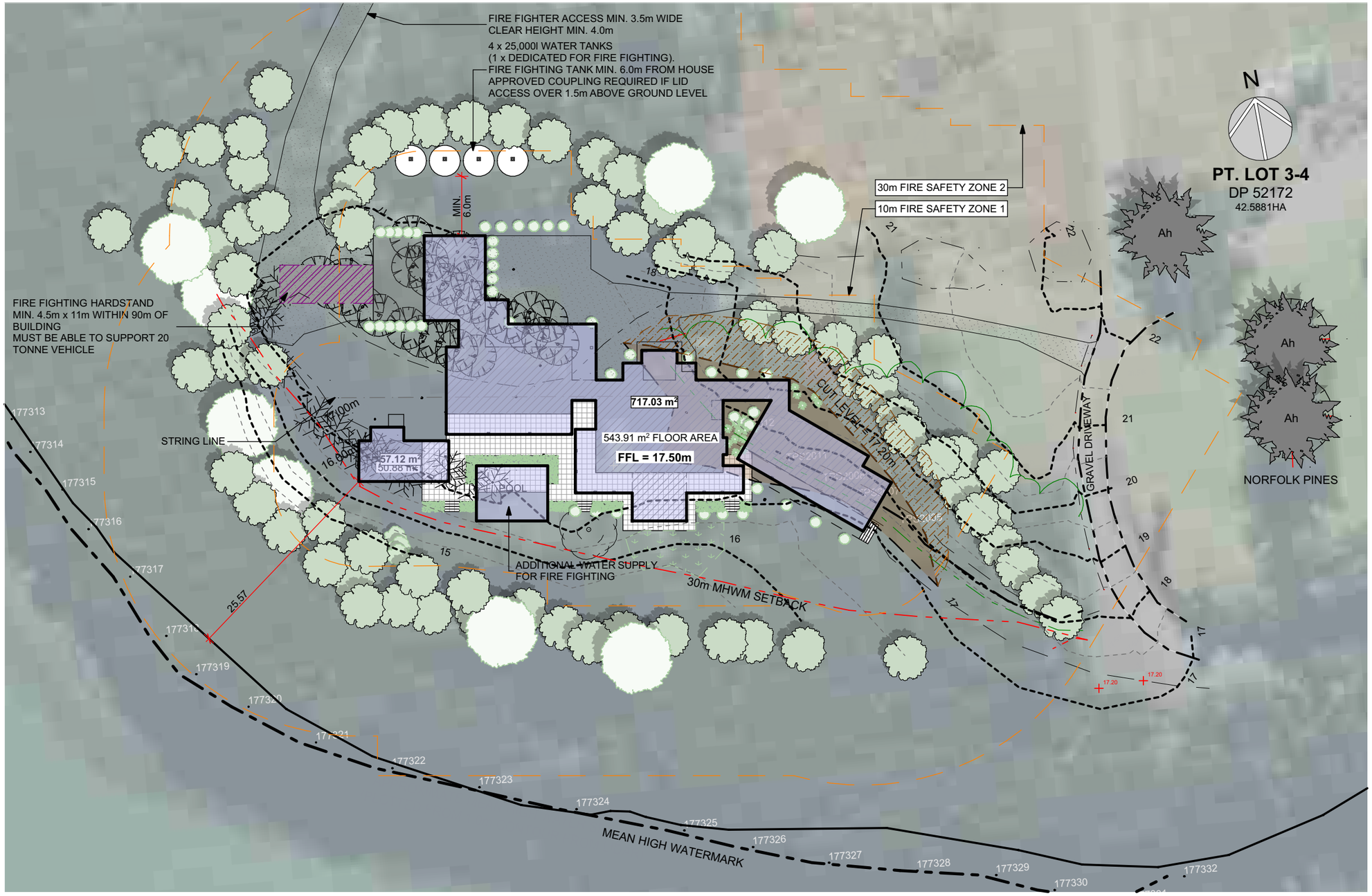

SITE PLAN NOTES:

SITE DESCRIPTION

LOT NUMBER:	PT. LOT 3-4
DP NUMBER:	DP 52172
ADDRESS:	138A/B HANSEN ROAD TE TII, KERIKERI NORTHLAND
SITE AREA:	42.5881HA

SITE ENVIRONMENT

CLIMATE ZONE	1
EARTHQUAKE ZONE	ZONE 1
EXPOSURE ZONE	ZONE D
LEE ZONE	NO
WIND ZONE	HIGH (BRANZ)
WIND REGION	A
RAINFALL RANGE	90mm/hr
SNOW ZONE	N0

DISTRICT PLAN COMPLIANCE

PLANNING ZONE	GENERAL COASTAL
PLANNING OVERLAY	OUTSTANDING LANDSCAPE
	NRC TSUNAMI INUNDATION ZONE (EVACUATION)

BUILDING COVERAGE

SITE AREA	42.5881HA
MAX. BUILDING AREA:	N/A
PROPOSED DWELLING	717.03m²
PROPOSED CABANA	57.12m²
PROPOSED POOL 1.2 HIGH	54.60m²
TOTAL	2,250m² (0.6%)
	COMPLIES

BUILDING HEIGHT

MAX. HEIGHT PERMITTED	8.0m
PROPOSED HEIGHT	10.85m
	DOES NOT COMPLY
HIRB	2.0m / 45º
	COMPLIES

SETBACK TO BOUNDARIES

10.0m	COMPLIES

SETBACK TO BUSH

GREATER THAN 20m?	NO
	DOES NOT COMPLY

VISUAL AMENITY
MAX. FLOOR AREA HABITABLE 25m²
DOES NOT COMPLY

LRV <30%
MAX LIGHT REFLECTANCE VALUE = 30
ROOF 1: WEATHERED COPPER - 11 (COMPLIES)
ROOF 2: SHINGLE NATURAL PLATINUM (TBC)
WALLS: WATTYL SILVERPINE - 29 (COMPLIES)
WALLS: NATURAL STONE
FACINGS: TITANIA - 67 (DOES NOT COMPLY)
GABLES: SHINGLE NATURAL PLATINUM (TBC)
TILES: LIGHT GREY (TBC)
JOINERY: TITANIA - 67 (DOES NOT COMPLY)
GUTTERS: COPPER - 15 (COMPLIES)
TBC

LEGEND

CUT
BATTER
FILL

LEGEND

FLOOR AREA
NEW BUILDING COVERAGE

EARTHWORKS:

VOLUME PERMITTED	300m³
CUT	496m³
FILL	496m³
GROSS CUT/FILL (EST):	982m³
	DOES NOT COMPLY
AREA PERMITTED	N/A
CUT SURFACE AREA	760m²
	DOES NOT COMPLY

EARTHWORKS PERMIT REQUIRED

Arcline Architecture
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(Email): info@arcline.co.nz
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Site Plan

NORTHLAND CLUB

138A/B HANSEN ROAD, TE TII, KERIKERI
NORTHLAND

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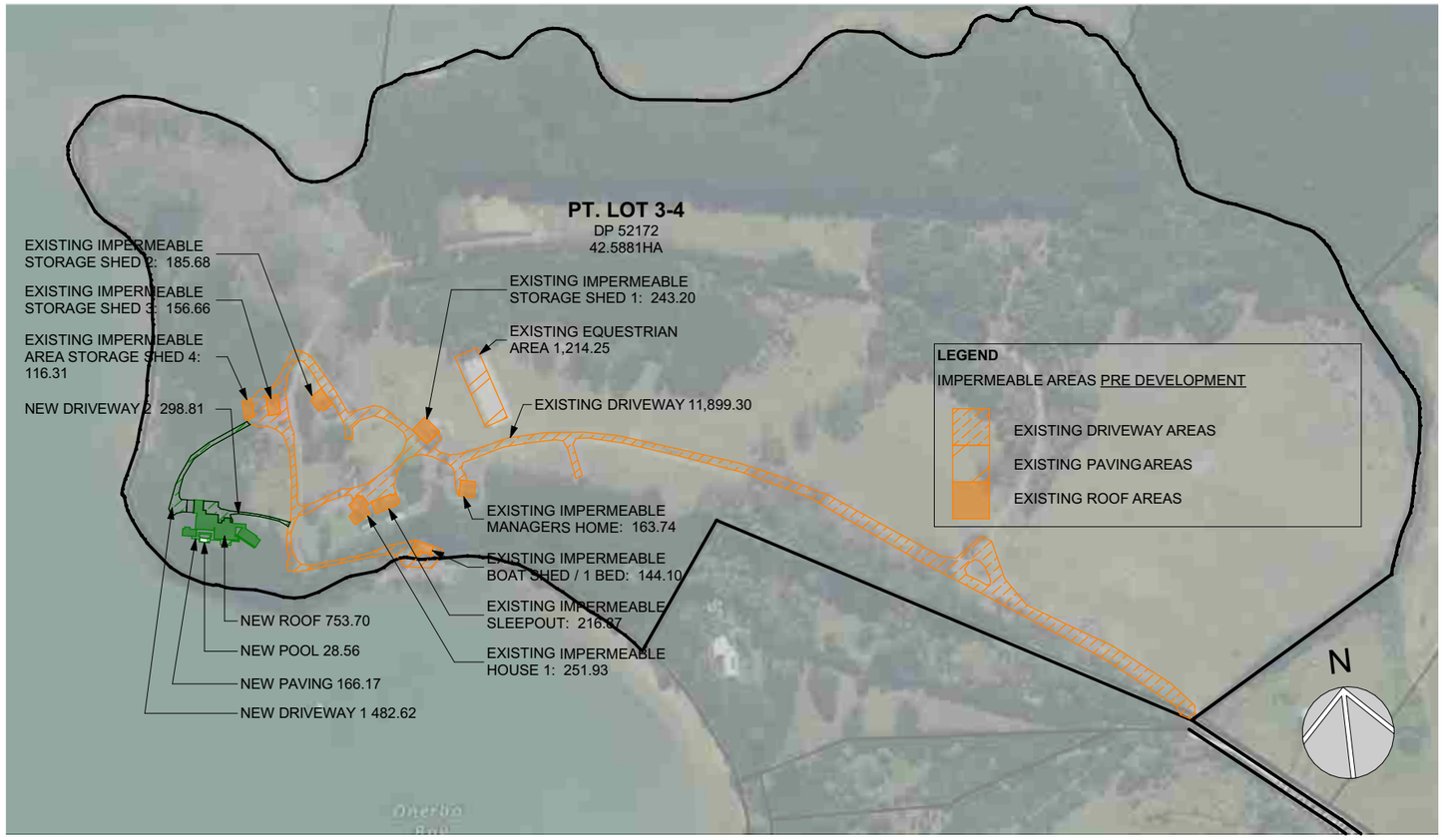


SITE IMPERMEABLE PRE-DEVELOPMENT	
Element ID	Area
EXISTING IMPERMEABLE AREA DRIVEWAY	11,899.30
EXISTING IMPERMEABLE AREA EQUESTRIAN	1,214.25
EXISTING IMPERMEABLE AREA STORAGE SHED 4	116.31
EXISTING IMPERMEABLE BOAT SHED / 1 BED	144.10
EXISTING IMPERMEABLE HOUSE 1	251.93
EXISTING IMPERMEABLE MANAGERS HOME	163.74
EXISTING IMPERMEABLE SLEEPOUT	216.87
EXISTING IMPERMEABLE STORAGE SHED 1	243.20
EXISTING IMPERMEABLE STORAGE SHED 2	185.68
EXISTING IMPERMEABLE STORAGE SHED 3	156.66
	14,592.04 m²

SITE IMPERMEABLE AREAS POST-DEVELOPMENT	
Element ID	Area
PROPOSED IMPERMEABLE AREA DRIVEWAY 1	482.62
PROPOSED IMPERMEABLE AREA DRIVEWAY 2	298.81
PROPOSED IMPERMEABLE AREA PAVING	166.17
PROPOSED IMPERMEABLE AREA ROOF 1	753.70
PROPOSED IMPERMEABLE AREA ROOF 2	72.08
	1,773.38 m²

TOTAL PROPOSED IMPERMEABLE AREA 15,550² (3.7%)

LEGEND

IMPERMEABLE AREAS POST DEVELOPMENT

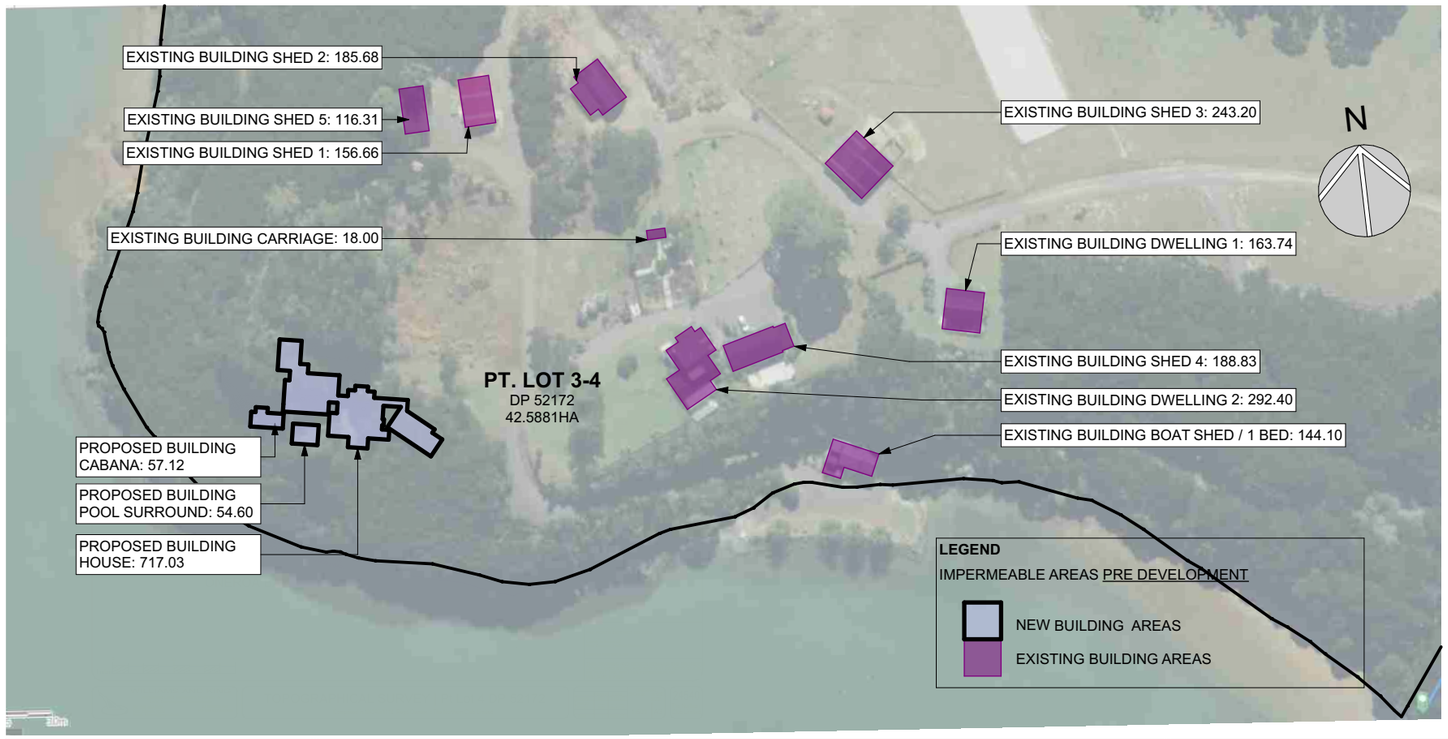
PROPOSED DRIVEWAY AREAS

PROPOSED PAVING AREAS

PROPOSED ROOF AREAS

PROPOSED POOL AREAS

01 Site Plan Impermeable 1:5000



BUILDING COVERAGE EXISTING	
Element ID	Area
EXISTING BUILDING BOAT SHED / 1 BED	144.10
EXISTING BUILDING CARRIAGE	18.00
EXISTING BUILDING DWELLING 1	163.74
EXISTING BUILDING DWELLING 2	292.40
EXISTING BUILDING HOUSE 1	15,983.94
EXISTING BUILDING SHED 1	156.66
EXISTING BUILDING SHED 2	185.68
EXISTING BUILDING SHED 3	243.20
EXISTING BUILDING SHED 4	188.83
EXISTING BUILDING SHED 5	116.31
	17,492.86 m²

BUILDING COVERAGE PROPOSED	
Element ID	Area
PROPOSED BUILDING CABANA	57.12
PROPOSED BUILDING HOUSE	717.03
PROPOSED BUILDING POOL SURROUND	54.60
	828.75 m²

TOTAL PROPOSED BUILDING AREA 2,250m² (0.6%)

02 Site Plan Building Coverage 1:2000

SITE PLAN NOTES:

SITE DESCRIPTION

LOT NUMBER:	PT. LOT 3-4
DP NUMBER:	DP 52172
ADDRESS:	138A/B HANSEN ROAD TE TII, KERIKERI NORTHLAND
SITE AREA:	42.5881HA

SITE ENVIRONMENT

CLIMATE ZONE	1
EARTHQUAKE ZONE	ZONE 1
EXPOSURE ZONE	ZONE D
LEE ZONE	NO
WIND ZONE	HIGH (BRANZ)
WIND REGION	A
RAINFALL RANGE	90mm/hr
SNOW ZONE	N0

DISTRICT PLAN COMPLIANCE

PLANNING ZONE	GENERAL COASTAL
PLANNING OVERLAY	OUTSTANDING LANDSCAPE
NRC TSUNAMI INUNDATION ZONE (EVACUATION)	

BUILDING COVERAGE

SITE AREA	42.5881HA
MAX. BUILDING AREA:	N/A
PROPOSED DWELLING	717.03m²
PROPOSED CABANA	57.12m²
PROPOSED POOL 1.2 HIGH	54.60m²
TOTAL	2,250m² (0.6%) COMPLIES

BUILDING HEIGHT

MAX. HEIGHT PERMITTED	8.0m
PROPOSED HEIGHT	10.85m **DOES NOT COMPLY**
HIRB	2.0m / 45º COMPLIES

SETBACK TO BOUNDARIES

10.0m	COMPLIES

SETBACK TO BUSH

GREATER THAN 20m?	NO **DOES NOT COMPLY**

VISUAL AMENITY
MAX. FLOOR AREA HABITABLE 25m²
DOES NOT COMPLY

LRV <30%
MAX LIGHT REFLECTANCE VALUE = 30
ROOF 1: WEATHERED COPPER - 11 (COMPLIES)
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WALLS: NATURAL STONE
FACINGS: TITANIA - 67 (DOES NOT COMPLY)
GABLES: SHINGLE NATURAL PLATINUM (TBC)
TILES: LIGHT GREY (TBC)
JOINERY: TITANIA - 67 (DOES NOT COMPLY)
GUTTERS: COPPER - 15 (COMPLIES)
TBC

LEGEND

CUT

BATTER

FILL

LEGEND

FLOOR AREA

NEW BUILDING COVERAGE

EARTHWORKS:

VOLUME PERMITTED	300m³
CUT	496m³
FILL	496m³
GROSS CUT/FILL (EST):	982m³ **DOES NOT COMPLY**
AREA PERMITTED	N/A
CUT SURFACE AREA	760m² **DOES NOT COMPLY**

EARTHWORKS PERMIT REQUIRED

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Overall Site Coverage Plans

NORTHLAND CLUB

138A/B HANSEN ROAD, TE TII, KERIKERI
NORTHLAND

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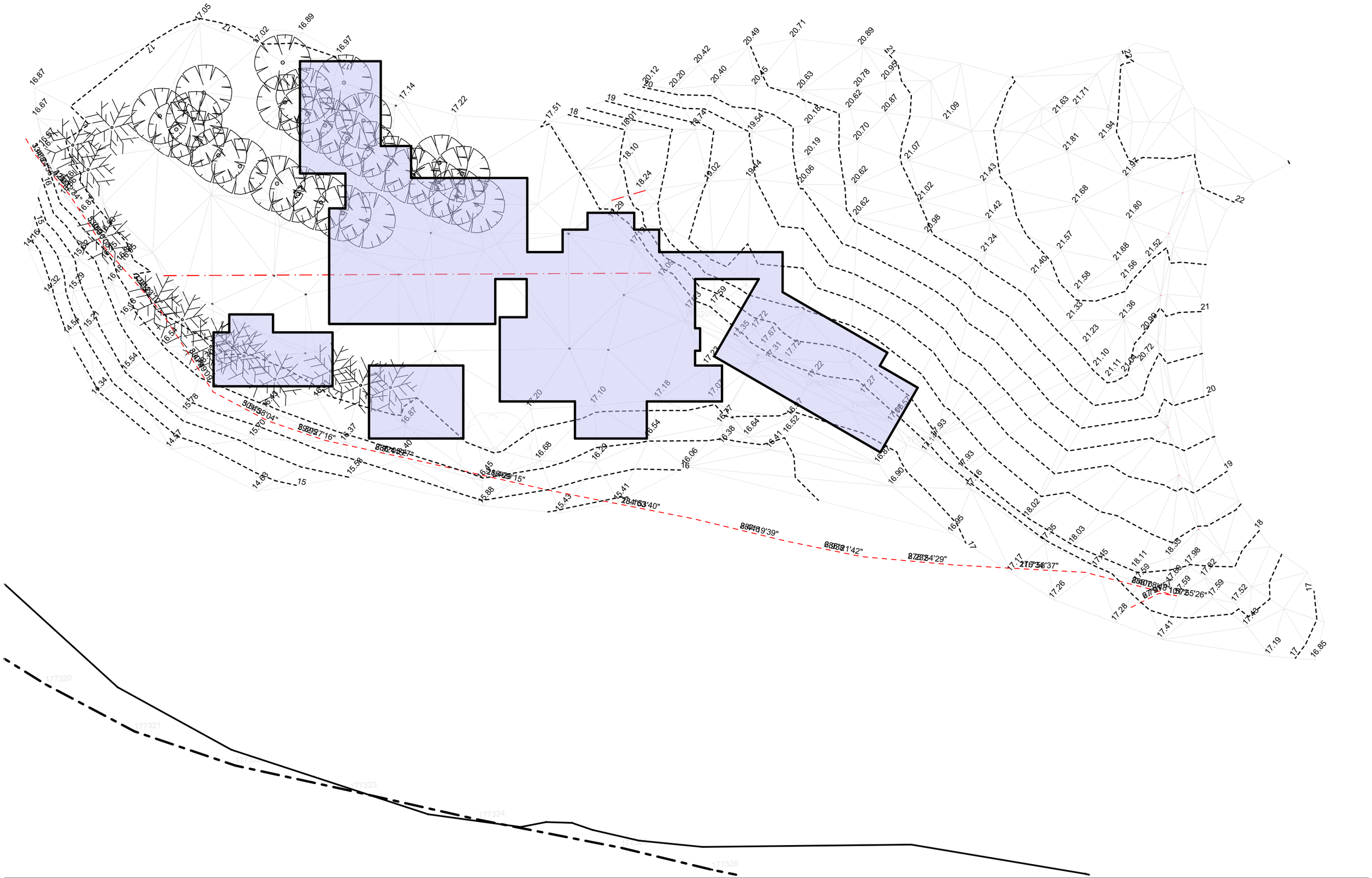

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Topo Plan

NORTHLAND CLUB

138A/B HANSEN ROAD, TE TII, KERIKERI
NORTHLAND

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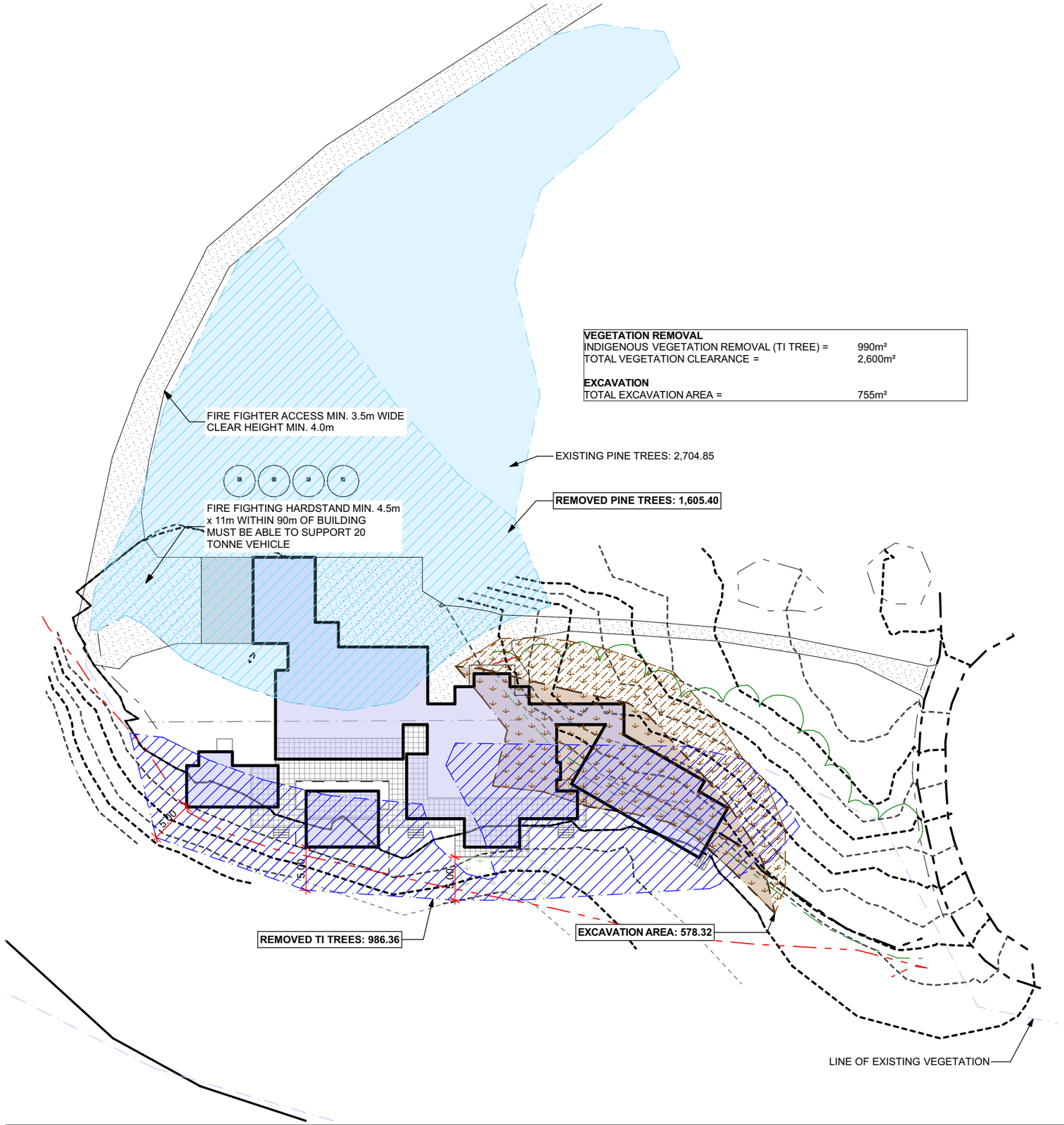

VEGETATION REMOVAL	
INDIGENOUS VEGETATION REMOVAL (TI TREE) =	990m²
TOTAL VEGETATION CLEARANCE =	2,600m²
EXCAVATION	
TOTAL EXCAVATION AREA =	755m²

GENERAL SITE WORKS NOTES:
- ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.
- WORK ONLY TO FIGURED DIMENSIONS.
- IN THE EVENT OF A DESCREPANCEY CONTACT THE DESIGNER AS SOON AS POSSIBLE

SITE ACCESS
PROVIDE SAFETY FENCING WHERE ACCESS FROM CHILDREN IS POSSIBLE IN ACCORDANCE WITH NZBC F5.3.3.

EARTHWORKS
- STRIP TOPSOIL, BEFORE BUILDING AND DRIVEWAY AREAS
- ALL CUBIC METERS ARE ESTIMATES. CONTRACTOR TO CONFIRM ON SITE.
- DESIGNER TAKES NO LIABILITY FOR ADDITIONAL WORKS IF VOLUMES CHANGE.
- THE REMOVAL OF TOPSOIL AND/OR ANY SOFT SOILS IS NOT INCLUDED IN CALCULATIONS.
- ALL EARTHWORKS TO COMPLY WITH ACCIDENTAL DISCOVERY PROTOCOL AS PER EARTHWORKS STANDARDS EW-S3 AND EW-S5
- EARTHWORKS TO COMPLY WITH AUCKLAND COUNCIL GUIDANCE DOCUMENT GD005 FOR EROSION.

SILT FENCE
INSTALL TEMPORARY SILT CONTROL FENCE TO DC STANDARDS.

RETAINING WALLS
ANY DIMENSIONS ARE TO THE WALL. EXCAVATE MIN. 500mm BEHIND WALL TO AID CONSTRUCTION.

DRIVEWAY:
GRAVEL TYPICALLY.
6.0m CONCRETE SLAB TO FRONT OF GARAGE.
100mm 25MPa CONCRETE DRIVEWAY WITH 668 MESH
SAWCUTS @ 6.0m MAX. CRS
BROOM FINISH
5kg/m³ AGGREGATE LIGHT ACID WASH
5kg/m³ BLACK OXIDE
MIN. 1:100 FALL AWAY FROM BUILDING / TOWARDS SUMPS.
CONSTRUCTED TO COUNCIL STANDARDS.

PATIOS
MIN. 1:100 FALL AWAY FROM BUILDING

CHANNEL DRAINS
MIN. 1:200 FALL TO SUMP (PROPRIETARY CHANNEL)
MIN. 1:250 FALL TO SUMP (CAST CONCRETE)
3.7m MAX. DRAIN LENGTH / 7.4m BETWEEN OUTLETS.

EARTHWORKS:

VOLUME PERMITTED 300m³	
CUT	447m³
FILL	447m³
GROSS CUT/FILL (EST):	894m³
	DOES NOT COMPLY
AREA PERMITTED	N/A
CUT SURFACE AREA	578.32m²
FILL SURFACE AREA	578.32m²
TOTAL	1,160m²
	COMPLIES
EXCAVATION HEIGHT:	3.0m

EARTHWORKS PERMIT REQUIRED:
>50m2 AREA
>50m3 VOLUME
>0.5m HEIGHT
<3.0m TO BOUNDARY

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Excavation Plan

NORTHLAND CLUB

138A/B HANSEN ROAD, TE TII, KERIKERI
NORTHLAND

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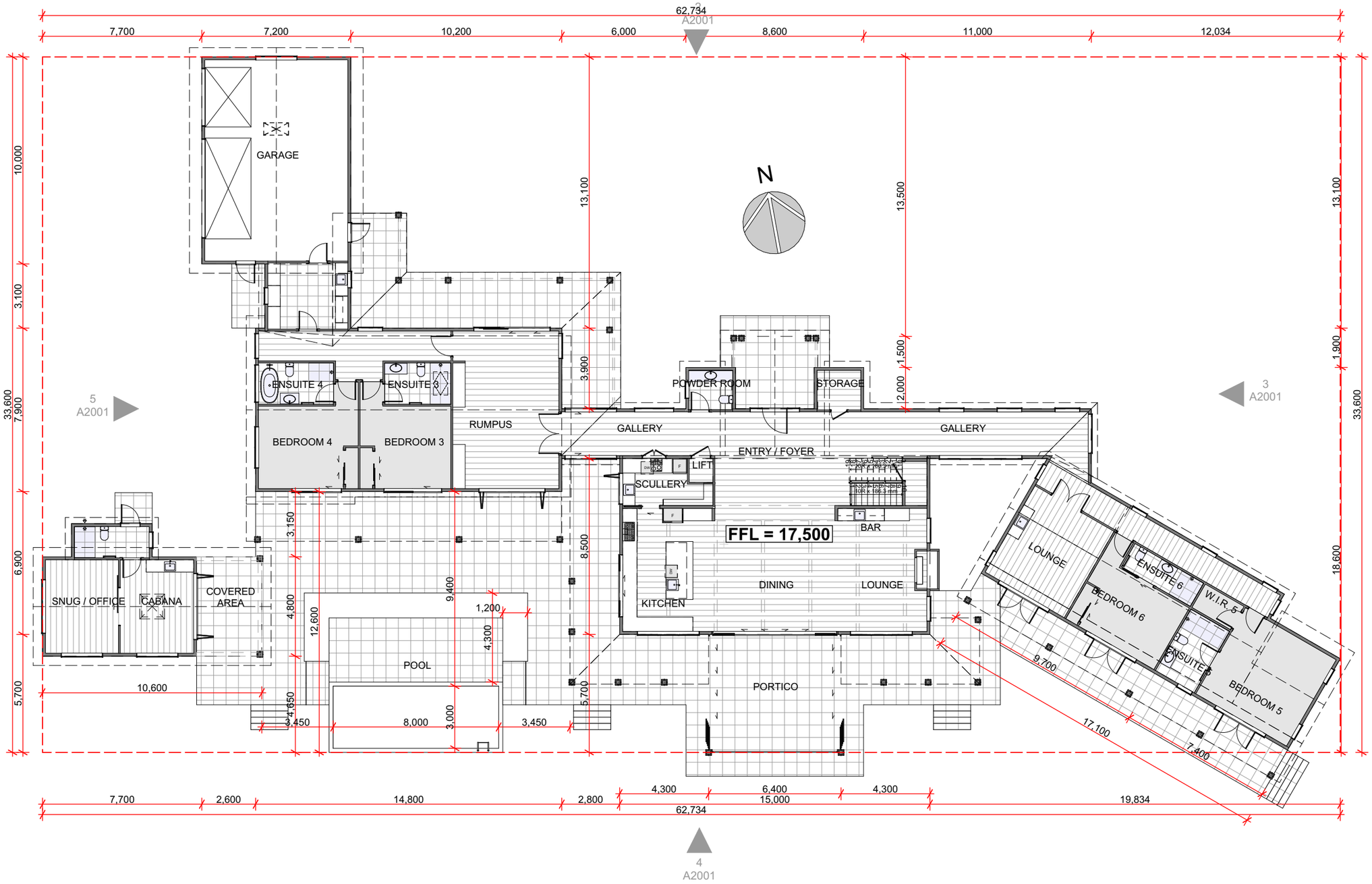

FLOOR AREAS

GROUND FLOOR AREA:	502.08
FIRST FLOOR AREA:	121.37
CABANA FLOOR AREA:	42.00
TOTAL FLOOR AREA:	**665.45m²**
COVERED PATIO AREA:	36.48

INTERIOR LININGS / TRIMS

WALL LININGS
10mm GIB TYPICALLY.
GIB AQUALINE TO WET AREAS.
9mm VILLABOARD TO TILED WALLS
10mm GIB IN GARAGE.

INTERNAL DOORS
2.4m TYPICAL INTERNAL DOOR HEIGHT.

TRIMS
230x18 FJ PINE, SINGLE BEVEL SKIRTING.
135x18 FJ PINE ARCHITRAVE.
SQUARE STOP SCOTIA.

STUD HEIGHT
2.760m TYPICAL STUD HEIGHT
3.060m LOUNGE
RUMPUS RAKING CEILING

RECESSED CURTAIN TRACKS
RECESSED TRACKS YES / NO

KEY:

- FLAT SOFFIT
- RAKING CEILING
- LOUVRE ROOF ABOVE
- CEILING HATCH
- WARDROBE
- ST. STORAGE CUPBOARD
- LIN LINEN CUPBOARD
- EXTERIOR POWER METER BOX
- POWER DISTRIBUTION BOARD
- FLOORING: TILE
- FLOORING: OVERLAY
- UNDERFLOOR HEATING
- INSULATION TO INTERNAL WALLS
- MECHANICAL VENT DUCTED TO EXTERIOR
- EXTERIOR WATER TAP

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Ground Floor Plan 1:200

NORTHLAND CLUB

138A/B HANSEN ROAD, TE TII, KERIKERI
NORTHLAND

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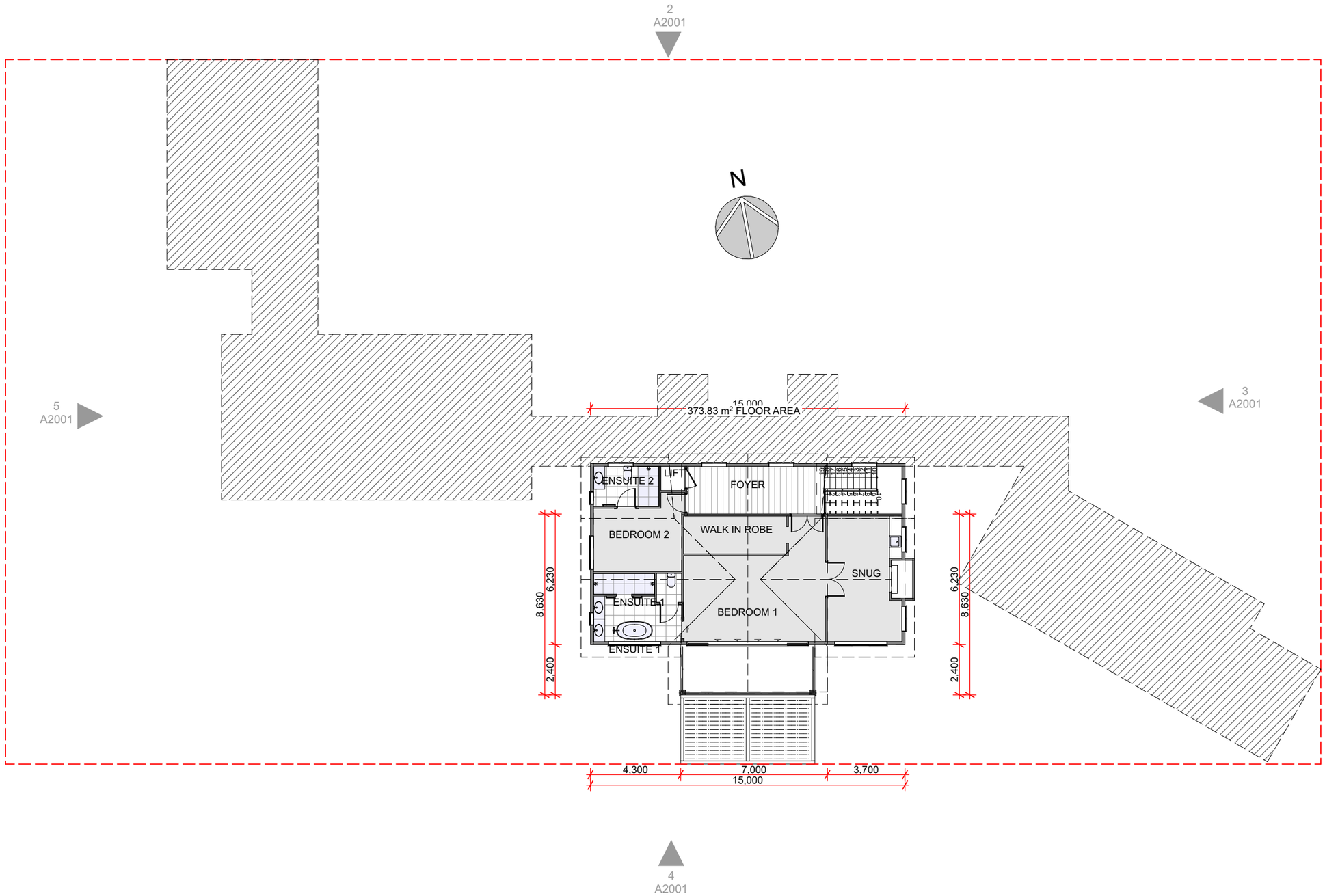

FLOOR AREAS

GROUND FLOOR AREA:	502.08
FIRST FLOOR AREA:	121.37
CABANA FLOOR AREA:	42.00
TOTAL FLOOR AREA:	**665.45m²**
COVERED PATIO AREA:	36.48

INTERIOR LININGS / TRIMS

WALL LININGS
10mm GIB TYPICALLY.
GIB AQUALINE TO WET AREAS.
9mm VILLABOARD TO TILED WALLS
10mm GIB IN GARAGE.

INTERNAL DOORS
2.4m TYPICAL INTERNAL DOOR HEIGHT.

TRIMS
230x18 FJ PINE, SINGLE BEVEL SKIRTING.
135x18 FJ PINE ARCHITRAVE.
SQUARE STOP SCOTIA.

STUD HEIGHT
2.760m TYPICAL STUD HEIGHT
3.060m LOUNGE
RUMPUS RAKING CEILING

RECESSED CURTAIN TRACKS
RECESSED TRACKS YES / NO

KEY:

- FLAT SOFFIT
- RAKING CEILING
- LOUVRE ROOF ABOVE
- CEILING HATCH
- WARDROBE
- ST. — STORAGE CUPBOARD
- LIN — LINEN CUPBOARD
- EXTERIOR POWER METER BOX
- POWER DISTRIBUTION BOARD
- FLOORING: TILE
- FLOORING: OVERLAY
- UNDERFLOOR HEATING
- INSULATION TO INTERNAL WALLS
- MECHANICAL VENT DUCTED TO EXTERIOR
- EXTERIOR WATER TAP

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Ground Floor Plan 1:200

NORTHLAND CLUB

138A/B HANSEN ROAD, TE TII, KERIKERI
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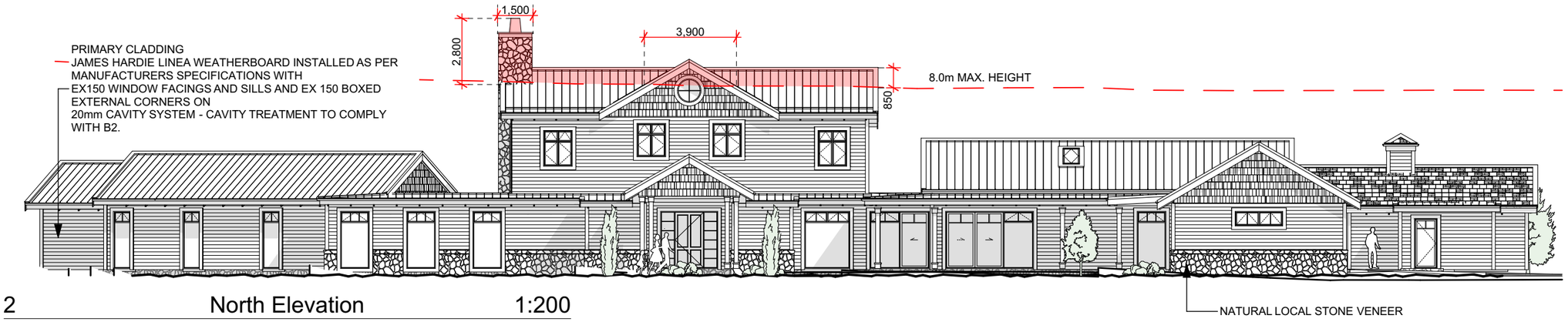
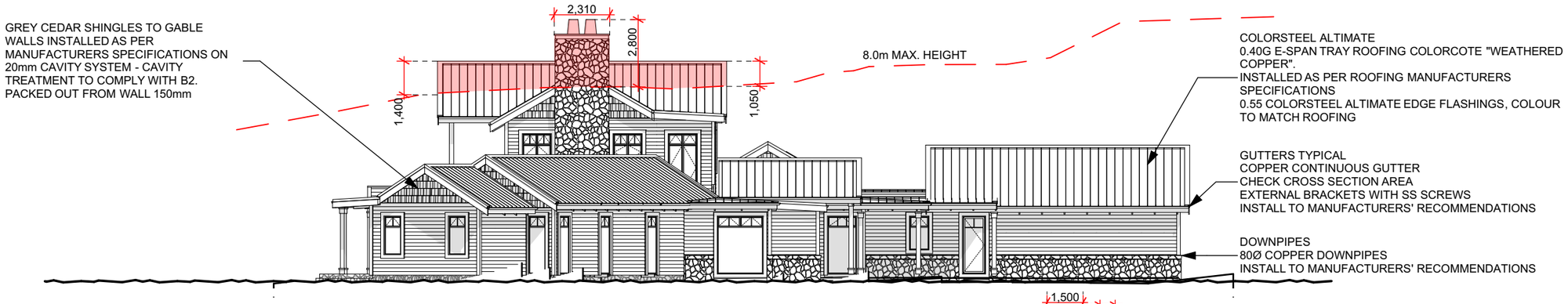
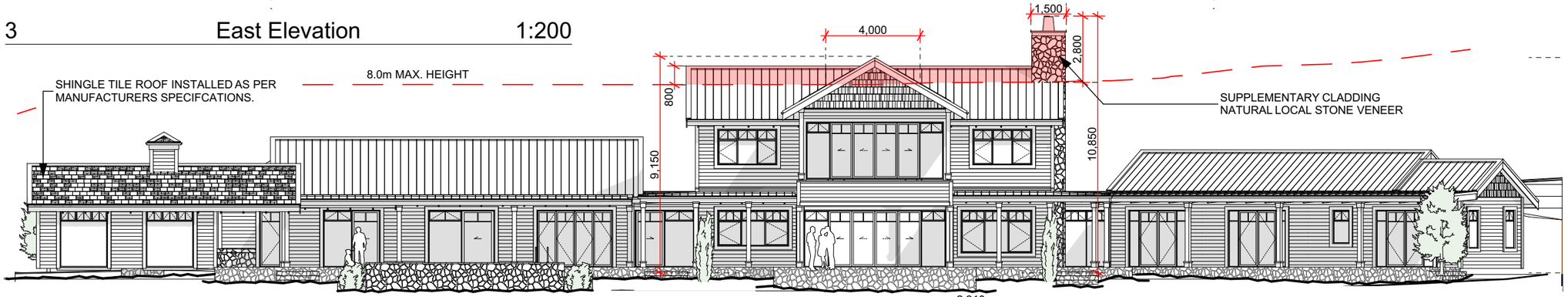


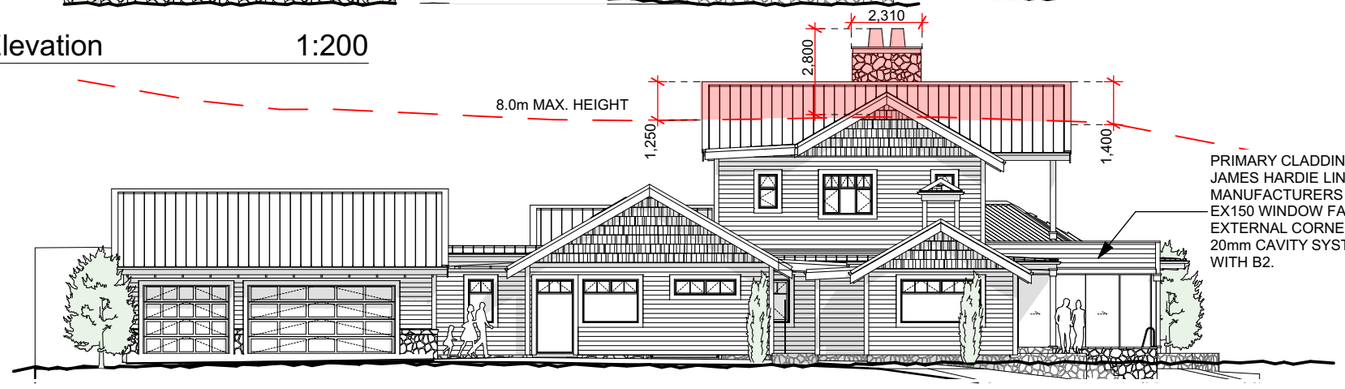
2 North Elevation 1:200



3 East Elevation 1:200



4 South Elevation 1:200



5 West Elevation 1:200

ELEVATION NOTES

ROOFS

COLORSTEEL ALTIMATE
0.40G E-SPAN TRAY ROOFING COLORCOTE "WEATHERED COPPER".
INSTALLED AS PER ROOFING MANUFACTURERS SPECIFICATIONS
0.55 COLORSTEEL ALTIMATE EDGE FLASHINGS, COLOUR TO MATCH ROOFING

COPPER CONTINUOUS GUTTER
CHECK CROSS SECTION AREA
EXTERNAL BRACKETS WITH SS SCREWS
INSTALL TO MANUFACTURERS' RECOMMENDATIONS

80Ø COPPER DOWNPIPES
INSTALL TO MANUFACTURERS' RECOMMENDATIONS

Ex 200/45 H3.1 FASCIA BOARD PAINTED (TITANIA)

JH 7.5mm HARDIEGROOVE SOFFIT LINING, INSTALL TO MANUFACTURERS RECOMMENDATIONS,(PVC JOINTERS).
150x75 DUMMY RAFTERS BENEATH PAINTED.

JH 7.5mm HARDIEGROOVE SOFFIT LINING, INSTALL TO MANUFACTURERS RECOMMENDATIONS,(PVC JOINTERS).
150x75 DUMMY RAFTERS BENEATH PAINTED.

WALLS

JAMES HARDIE LINEA WEATHERBOARD INSTALLED AS PER MANUFACTURERS SPECIFICATIONS WITH
EX150 WINDOW FACINGS AND SILLS AND EX 150 BOXED EXTERNAL CORNERS ON
20mm CAVITY SYSTEM - CAVITY TREATMENT TO COMPLY WITH B2.

GREY CEDAR SHINGLES TO GABLE WALLS INSTALLED AS PER MANUFACTURERS SPECIFICATIONS ON
20mm CAVITY SYSTEM - CAVITY TREATMENT TO COMPLY WITH B2.
PACKED OUT FROM WALL 150mm

NATURAL LOCAL STONE VENEER

GLAZING / JOINERY

DOUBLE GLAZED R0.46 THERMALLY BROKEN WITH POWDER COATED ALUMINIUM JOINERY.

2,415 WINDOW HEAD HEIGHT TYPICAL

FRAMELESS GLASS BALUSTRADE (EXTERIOR).

TIMBER BALUSTRADE (INTERIOR).

COLOURS

MAX LIGHT REFLECTANCE VALUE = 30
ROOF 1: WEATHERED COPPER - 11 (COMPLIES)
ROOF 2: SHINGLE NATURAL PLATINUM (TBC)
WALLS: WATTYL SILVERPINE - 29 (COMPLIES)
WALLS: NATURAL STONE
FACINGS: TITANIA - 67 (DOES NOT COMPLY)
GABLES: SHINGLE NATURAL PLATINUM (TBC)
TILES: LIGHT GREY (TBC)
JOINERY: TITANIA - 67 (DOES NOT COMPLY)
GUTTERS: COPPER - 15 (COMPLIES)

WEATHERED COPPER
ROOF MAIN

CEDAR SHINGLES - NATURAL PLATINUM
ROOF CABANA, GABLE WALLS

WATTYL SILVERPINE
WEATHERBOARD WALLS

COPPER
GUTTERS & DOWNPIPES

TITANIA
WALL TRIMS & FACINGS, JOINERY, BARGE BOARDS, FASCIAS

NATURAL STONE
WALL CLADDING, CHIMNEY, SUB FLOOR CLADDING, RETAINING

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Elevations

NORTHLAND CLUB

138A/B HANSEN ROAD, TE TII, KERIKERI
NORTHLAND

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Sheet No:
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RESOURCE CONSENT

Northland Club

138A/B Hansen Road, Tii: Land Use Consent

Landscape assessment

13 September 2025
25015_01

FINAL

Simon Cocker
Landscape Architecture

Document Quality Assurance

Bibliographic reference for citation: Simon Cocker Landscape Architecture Limited. 2025. Northland Club, 138A/B Hansen Road, Tii*: Land Use Consent - Landscape assessment.*		
Prepared by	Simon Cocker Landscape Architect Principal SCLA	
Reviewed by	Simon Cocker Landscape Architect Principal SCLA	
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TABLE OF CONTENTS

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1.0 INTRODUCTION

Simon Cocker Landscape Architecture has been engaged by the applicant to undertake a landscape assessment for a construction of a dwelling within the General Coastal Zone of the Operative District Plan (ODP). In addition, under the ODP, the coastal edge of the property (including the proposed dwelling site) is overlain by an Outstanding Landscape.

Under the Proposed Far North District Plan the property is zoned Rural Production with a Coastal Environment overlay. The property is not affected by any other overlays.

It is understood that the status of the application is discretionary under the ODP.

Assessment methodology

The assessment has been prepared by a Registered Landscape Architect with reference to the Te Tangi a te Manu (Aotearoa New Zealand Landscape Guidelines)[1]. The assessment methodology is detailed in Appendix 2. In addition, this report has been prepared in accordance with the NZILA (New Zealand Institute of Landscape Architects) Code of Conduct[2].

Effects Ratings and Definitions

The significance of effects identified in this assessment are based on a seven-point scale which includes Very low; Low; Low- moderate ; Moderate, Moderate-high, High, and Very high. For the purpose of this assessment, Low-moderate equates to minor in RMA terminology.

Desktop study and site visits

In conducting this assessment, a desktop study was completed which included a review of the relevant information relating to the landscape and visual aspects of the project. This information included:

- Northland Regional Policy Statement (2016);
- The Operative Far North District Plan;
- The Proposed Far North District Plan;
- Plan set prepared by Arcline Architecture. 18 June 2025;
- Linda Conning and Nigel Miller. Natural Areas of Kerikeri Ecological District*: Reconnaissance survey report for the Protected Natural Areas Programme*. Whangarei, N.Z. : Dept. of Conservation, 1999;
- Architage. Archaeological Assessment Report. Mataka Ltd. September 2005;;
- Anne L. Leary and Wendy DeC. Walsh. Archaeological Survey Report. Purerua Peninsula. Bay of Islands. 1977/78;
- NZAA Monograph 14. Bulmer S., Law G., and Sutton D. (eds). A lot of spadework to be done. Essays in Honour of Lady Aileen Fox: Rangihoua Pa and Oihi Mission Station, Purerua Peninsula, Bay of Islands. Spencer J. . Historic Heritage. Stage Two Rapid Assessment Reports. June 2020.
- Liam G. Fogarty. *A flammability guide to some common New Zealand native tree and shrub species. Forest Research Bulletin 197*. 2001.
- GNS Science Geology Web Map Client;
- Aerial photography, Whangarei District Council GIS mapping, and Google Earth.

A visit was undertaken on the late afternoon of 26 February 2025. The weather conditions during the visit were sunny with occasional cloudy intervals.

[1] https://nzila.co.nz/media/uploads/2022_09/Te_Tangi_a_te_Manu_Version_01_2022_.pdf
[2] Contained in Appendix 1 of: http://www.nzila.co.nz/media/50906/registered_membership_guide_final.pdf

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2.0 THE PROPOSAL

The applicant seeks to construct a family home at 138A/B Hansen Road, Te Tii, Kerikeri (PT. Lot 3-4 DP 52172). The area of the subject property is 42.588ha.

The proposal is shown within its landscape setting in Figure 3a, and the proposed landscape mitigation is detailed in Figure 3b. Figures 3c – g illustrate the proposed building floor plan, and elevations of the proposed building contained in Figure 3h.

The proposed dwelling will have an area of 717.03m^2. A small building described as a 'cabana (which also accommodates an office), will be located to the south west of the main dwelling, and will contain the western edge of the pool / outdoor living area. This building will have an area of 57.12m^2. The proposed pool will have an area of 54.90m^2.

The dwelling will have a maximum height of 10.85m. Whilst this height exceeds the maximum height stipulated under the General Coastal Zone, the two storey (10.85m) portion of the building only includes a central core (which has a floor area of some 121m^2) which accommodates two bedrooms, two ensuites and a snug on its first floor (refer to Figure 3g), and the main living areas on the ground floor (refer to Figure 2c).

To the west and east, the two 'wings' of the house will have a maximum height of 5.5m, and will accommodate a guest wing (to the east – refer to Figure 3f), and bedrooms and garaging to the west (refer to Figure 3d).

The main dwelling roofs will be pitched and will be clad with Colorsteel Altimate (colour = 'Weathered Copper'. LRV = 11%). The roof of the cabana will be clad with cedar shingles. Guttering and downpipes will be copper (which will weather to a low sheen green).

The walls will be (mainly) clad with James Hardie horizontal weatherboards, finished in Wattyl Silverpine (LRV = 29%), and the wall trims, joinery, facings and facias will be finished in Titania (LRV = 67%). Natural stone cladding will be used for the base of the main building, for the chimney and for the low wall (1.2m) containing the swimming pool.

Access will be facilitated via an existing track (which skirts to the west of the existing cluster of pine trees to access the garage at the north western corner of the building area

Vehicular access will also be afforded via a new driveway, approaching the building area from the existing track (which curves down to the waterfront) and arriving at the main entrance to the dwelling. The driveway surfaces will be constructed from exposed aggregate concrete with a black oxide additive.

Vegetation clearance and earthworks

Photos 1 and 2 show the existing appearance of the building area. Generally flat, it is contained on its southern and south western edges by a steep, vegetated slope which descends to the edge of the Poukoura Inlet. On its northern side, the landform rises slightly, and is vegetated with a group of large, mature pine trees (refer to photo 3).

Figure 3c details the proposed area of vegetation clearance. An area of (mainly kānuka) along the top of the southern slope and at the eastern end of the existing grassed area will be cleared to facilitate construction of the cabana, swimming pool and eastern wing of the house. This vegetation clearance is also necessitated to provide a det back for fire protection.

As can be seen from Figure 3c, the clearance will encompass the upper edge of the slope, down for a maximum of 2m below the existing level of the building area (approximately 17.0m).

The total area of native vegetation clearance will be 986.36m^2.

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In addition, an area of the group of pine to the north of the building area will be cleared, whilst the balance of the group (being the northern half), will be thinned and retained to maintain a backdrop for the proposed building. The total area of pine clearance will be 1,605.40m^2.

An area of some 578.32m^2 (755m^3) at the eastern end of the building area will be excavated to accommodate the proposed eastern wing of the house. As can be seen from Figure 3c, the proposed cut area forms the south western flank of a small spur that projects to the south east.

It is recommended that vegetation clearance be undertaken outside of the kiwi nesting season (August to March). Further it is recommended that when clearing, methods should be used that allow kiwi to move away from the area of clearance, like mowing strips slowly or using a scrub bar.

Mitigation planting

Illustrated on Figure 3b, planting is proposed throughout the unbuilt areas of cleared vegetation on the southern and eastern sides of the building area.

Along the southern side of the building area, the planting will comprise low native groundcover species (with a low flammability rating. The low planting is intended to maintain a sense of openness on the southern edge of the outdoor living areas. It is anticipated that (with the exception of an area of existing vegetation clearance on the coastal slope at the eastern end of the building area), the canopy of the existing and retained vegetation on the slope will be some 2 – 3m above the ground floor level of the proposed building. With a view to providing additional visual buffering, specimen trees will be planted in groups of two or three along the southern side of the building. These will comprise native species with a low flammability, and it is envisaged that these will, as they grow in height, fragment and soften the façade of the building when viewed from the south, south west and south east.

To the east of the proposed building, the unbuilt areas of cleared vegetation will be revegetated with mass planted native coastal species (with a low / low-medium flammability)[3].

Scattered specimen trees are also proposed to the north and west of the building area. These will provide separation and privacy from north easterly views, and in time, some of these trees will grow to provide a backdrop to the building.

The proposed mitigation planting species are listed in Table 1 below.

Species	Common name	% Tall	% Low	No.	grade	Notes
Coprosma macrocarpa	karamu	25	-	-	1L	Plant throughout at 1.4m centres
Coprosma Poor Knights	taupata	-	30	-	1L	Plant throughout at 1.2m centres
Coprosma 'Taiko'	-		20	-		Plant throughout at 1.0m centres
Cordyline australis	tī kōuka	10	-	-	1L	Plant throughout at 1.4m centres
Corynocarpus laevigatus	karaka	10	-		2L	Plant throughout at 1.4m centres
Hebe stricta	koromiko	20	10	-	1L	Plant throughout at 1.4m centres
Kunzea robusta	kānuka	25	-	-	1L	Plant throughout at 1.4m centres
Muehlenbeckia axillaris	pohuehue	-	10	-		Plant throughout at 1.0m centres
Phormium cookianum subsp. Hookeri	whaririki	-	30	-	1L	Plant throughout at 700mm centres
Pittosporum umbellatum	haekaro	25	-	-	1L:	Plant throughout at 1.4m centres
Corynocarpus laevigatus	karaka	-	-	3	45L	Plant in locations shown
Metrosideros 'Lighhouse'	pōhutukawa	-	-	9	45L	Plant in locations shown
Metrosideros 'Māori Princess'	pōhutukawa	-	-	6	45L	Plant in locations shown
Pouteria costata	tawapou	-	-	4	45L	Plant in locations shown

Table 1. Species schedule

[3] https://www.ruralfireresearch.co.nz/__data/assets/pdf_file/0005/63932/14553-FlammabilityGuide.pdf

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3.0 EXISTING ENVIRONMENT

3.1 The site context

The property gains access from Hansen Road from a private access lot [Pt lot 3 DP 52172] which is approximately 800m in length. The property contains a mixture of cleared and vegetated areas containing areas of planted and indigenous vegetation. Figure 1b shows the immediate context of the Site and illustrates how there are a number of buildings on the subject site [Pt lot 4 DP 52172], including:

- Four sheds (accessory buildings) being two in the north east corner, once central next to equestrian facility and one next to the main dwelling;
- Two dwellings;
- Boat shed that has been converted into a dwelling; and
- A carriage that has been converted to a sleepout.

These buildings are set within a variously domestic landscape of manicured gardens, and one that is pastoral with fenced paddocks, and horse exercise areas.

As shown on photo 4, the property is located on the eastern side of the Poukoura Inlet which opens on the northern side of the Te Puna Inlet. It occupies a headland which is defined by the Opete Creek to the north, the Poukoura Creek to the west, and Oneroa Bay to the south.

The Te Puna Inlet is described in the Far North Landscape Assessment as being within the Estuarine inlets and harbours category. Identified as Unit C15, the unit – as one of the aforementioned category – is broadly described as being characterised by a sense of detachment from the open coastline and possessing a strong degree of shelter and enclosure.

The upper reaches of the inlet, and its tributary inlets and creeks extend a considerable distance inland and as such tend to assume many qualities in common with fresh water rivers; this being a narrow winding channel, containment by banks on each side and a limited expanse of open water.

Situated at the mouth of the Poukoura Inlet, the subject property 'bridges' the contained landscape character described above (this forming the outlook across Poukoura Inlet to the west and north west, and the Opete Creek to the north), and the more expansive landscape character of the Te Puna Inlet to the south west. The contrast is illustrated in photos 5 and 6 which – as a panorama – show the outlook in these directions.

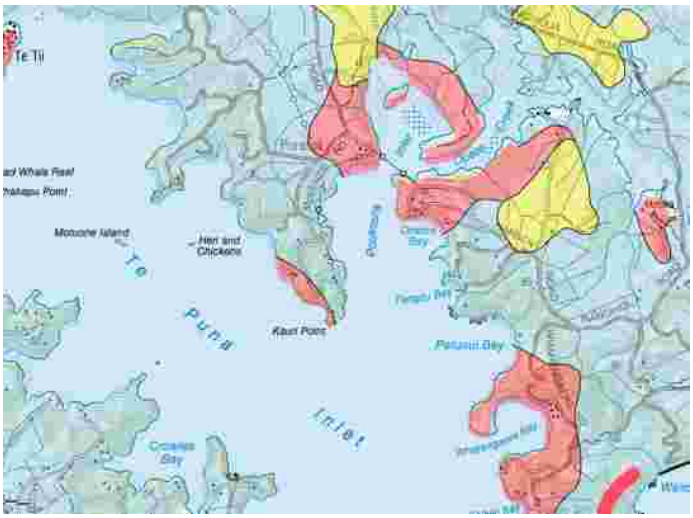

Plate 1: Geology

Rising to a height of between 20 – 80m, the landward margins of the Inlet and its tributary creeks are predominantly underlain by a sandstone geology (Waipapa Group sandstone and siltstone), but as is evidenced by Plate 1 at left, the headland associated with the subject Site, and the neighbouring headlands to the north west and north, are underlain with basaltic rock which derives from late Miocene to recent basaltic volcanism and the presence of eroded remnants of Kerikeri Volcanics basaltic lava flows.

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As can be seen from photo 4, the margins of the inlet are – in part – vegetated with kānuka and mānuka shrubland, with pockets of coastal forest and where this occurs, the coastal landscape assumes an elevated perception of natural character. Over the wider area however, the land cover varies.

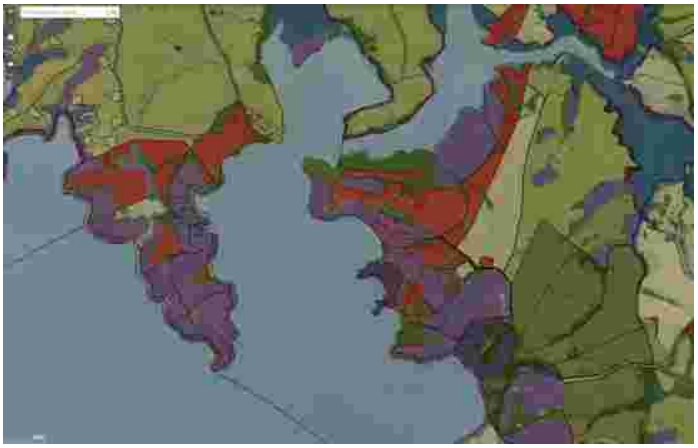

Plate 2 at left illustrates how native shrubland (shaded purple) is a dominant vegetation type at the mouth of the Poukoura Inlet, although it is fragmented by areas of exotic pine plantation (shaded red).

The lighter green colour represent pasture, which is dominant to the north and east. The FNDLA notes that mangrove has a ubiquitous presence within the Estuarine inlets and harbours. Category.

Plate 2: Land cover

Shaded teal blue, the map above demonstrates that this vegetation type tends to be confined to the upper reaches of the watercourses and not a characteristic of the Site's margins.

The shrubland that clothes the coastal margins, and steep coastal slopes imparts a robust patterning, reinforcing the alignment of the coastline, and – in places – occupying and thereby emphasising the form of a gully or steep flank of a ridge. A number of the coastal shrublands are identified in the PNAP Surveillance Report as being of significance, including a pocket of remanent coastal forest associated with the Site (refer to Plate 3 at left below), and the Opete Creek and Poukoura Inlet to the north of the Site (refer to Plate 3 at right below).

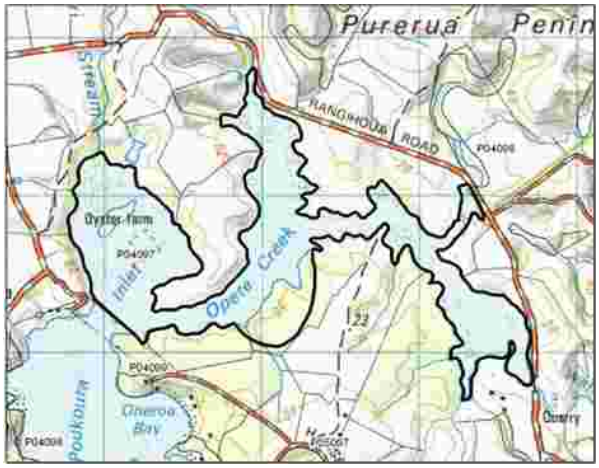

Plate 2: Land cover

Oneroa/Tangitu is shown on Plate 3 above as survey no. P04/099. With an area 7.2 ha it comprises mānuka shrubland on coastal cliffs and is more specifically described as forming a part of the coastal fringe between Oneroa and Tangitu Bays consists of manuka about 2-3 metres tall with frequent wattle and occasional pohutukawa. The description notes the pines and eucalypts growing behind the coastal fringe.

Opete Creek estuary and shrublands are described as being a mangrove estuary and associated mudflats and saltmarsh. The PNAP report notes that part of the southern shores of the creek is lined with mānuka. At the head of the estuary is a raupō wetland with some mānuka on the margins.

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The Bay of Islands has the highest density of recorded archaeological sites in New Zealand, reflecting the important role it played in the history of Māori settlement. Sites tend to be focussed around the coastal margins and along navigable waterways where resources were plentiful and there was access by waka. Radiocarbon dating of archaeological remains across the wider area suggests that the Bay of Islands was settled by the Polynesian ancestors of the Māori around the mid-12th or early 13th centuries (Carpenter 2017). Within the wider project area, radiocarbon dates are only known to have so far been obtained from shell midden at Rangitane Pa, located west of the current Rangitane project area. The dates suggested the site was occupied around the early 17th century.

Not only was there intensive Māori settlement before the arrival of Europeans, but it was also the location of the some of the earliest contacts between Māori and Europeans, and the focus of early European settlement in New Zealand.

The first mission station and the earliest permanent European settlement in the country was established in 1814 on the adjacent Purerua Peninsula at Oihi, near Rangihoua Pa. Even before this period, there had been several years of trading contact between Europeans and Māori in the Bay of Islands, which was known as the rest and provisioning centre of New Zealand for whaling and other ships. Rangihoua pa was the main settlement of Ngati Rehia in the early years of the 19th century. It was controlled by the local chief Te Pahi until his murder in 1810 following the Boyd Affair.

Whilst noting the preponderance of archaeological and cultural sites around the coastal margin of the Te Puna Inlet and its tributaries, it is understood that no sites are known to be present within the subject Site.

3.2 Statutory Matters

Northland Regional Policy Statement (2016)

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

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

The subject site is not within an ONL or ONF and is within the Coastal Environment.

Operative Far North District Plan

The Site is located within the General Coastal Zone, and is overlain by an Outstanding Landscape.

The proposal seeks to construct a new dwelling. This will increase the number of dwellings on the property to four. The planning report states that the application does not comply with the following land use rules found in the ODP.

- 10.6.5.1.1 Visual Amenity
- 10.6.5.1.2 Residential Intensity
- 10.6.5.1.4 Building Height
- 12.1.6.1.2 Indigenous Vegetation Clearance in Outstanding Landscapes
- 12.1.6.1.4 Excavation and/or Filling Within an Outstanding Landscape
- 12.1.6.1.5 Buildings within Outstanding Landscapes
- 12.4.6.1.2 Fire Risk to Residential Units
- 15.1.6C.1 Access

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General Coastal Zone - Objectives

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

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

General Coastal Zone - Policies

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

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

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

- *(a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;*
- *(b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;*
- *(c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas;*
- *(d) through siting of buildings and development, design of subdivisions and provision of access, that recognise and provide for the relationship of Maori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Maori culture makes to the character of the District. (Refer Chapter 2 and in particular Section 2.5 and Council's "Tangata Whenua Values and Perspectives (2004)";*
- *(e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests;*
- *(f) protecting historic heritage through the siting of buildings and development and design of subdivisions.*

10.6.4.5 Māori are significant land owners in the General Coastal Zone and therefore activities in the zone should recognise and provide for the relationship of Māori and their culture and traditions, with their ancestral lands, water, sites, waahi tapu and other taonga and shall take into account the principles of the Treaty of Waitangi.

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

Proposed Far North District Plan

Plate 3: Excerpt from PFNDP

Under the Proposed District Plan, the Site is situated within the Rural Production Zone, and is overlain by the Coastal Environment, (refer to Plate 3 at left).

Rural Production Zone [PDP] Objectives

RPROZ-O2: The Rural Production zone is used for primary production activities, ancillary activities that support primary production and other compatible activities that have a functional need to be in a rural environment.

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Rural Production Zone [PDP] Objectives

RPROZ-O2: The Rural Production zone is used for primary production activities, ancillary activities that support primary production and other compatible activities that have a functional need to be in a rural environment.

RPROZ-O4: The rural character and amenity associated with a rural working environment is maintained.

Rural Production Zone [PDP] Policies

RPROZ-P4: Land use and subdivision activities are undertaken in a manner that maintains or enhances the rural character and amenity of the Rural Production zone, which includes:

- *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.*

RPROZ-P5: Avoid land use that:

- *a. is incompatible with the purpose, character and amenity of the Rural Production zone;*
- *b. ….;*
- *c. would result in the loss of productive capacity of highly productive land;*
- *d. ….; and*
- *e. ……*

RPROZ-P6: Avoid subdivision that:

- *a. results in the loss of highly productive land for use by farming activities;*
- *b. fragments land into parcel sizes that are no longer able to support farming activities, taking into account:*
  - *i. the type of farming proposed; and*
  - *ii. whether smaller land parcels can support more productive forms of farming due to the presence of highly productive land.*
- *c. provides for rural lifestyle living unless there is an environmental benefit.*

RPROZ-P7: Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

- *a. …..;*
- *b. …..;*
- *c. consistency with the scale and character of the rural environment;*
- *d. location, scale and design of buildings or structures;*
- *e. for subdivision or non-primary production activities:*
  - *i. scale and compatibility with rural activities;*
  - *ii. potential reverse sensitivity effects on primary production activities and existing infrastructure;*
  - *iii. the potential for loss of highly productive land, land sterilisation or fragmentation*
- *f. at zone interfaces:*
  - *i. any setbacks, fencing, screening or landscaping required to address potential conflicts;*
  - *ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;*
- *g. ……;*
- *h. ……;*
- *i. Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity;*
- *j. Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.*

Coastal Environment [PDP] Objectives

CE-O1: The natural character of the coastal environment is identified and managed to ensure its long-term preservation and protection for current and future generations.

CE-O2: Land use and subdivision in the coastal environment:

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a. *preserves the characteristics and qualities of the natural character of the coastal environment;*
b. *is consistent with the surrounding land use;*
c. *does not result in urban sprawl occurring outside of urban zones;*
d. *promotes restoration and enhancement of the natural character of the coastal environment; and*
e. *recognises tangata whenua needs for ancestral use of whenua Māori.*

CE-O3: Land use and subdivision in the coastal environment within urban zones is of a scale that is consistent with existing built development.

Coastal Environment [PDP] Policies

CE-P1 : Identify the extent of the coastal environment as well as areas of high and outstanding natural character using the assessment criteria in APP1-Mapping methods and criteria.

CE-P2: Avoid adverse effects of land use and subdivision on the characteristics and qualities of the coastal environment identified as:

a. *outstanding natural character;*
b. *ONL;*
c. *ONF.*

CE-P3: Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of land use and subdivision on the characteristics and qualities of the coastal environment not identified as:

a. *outstanding natural character;*
b. *ONL;*
c. *ONF.*

CE-P4: Preserve the visual qualities, character and integrity of the coastal environment by:

a. *consolidating land use and subdivision around existing urban centres and rural settlements; and*
b. *avoiding sprawl or sporadic patterns of development.*

CE-P5: Enable land use and subdivision in urban zones within the coastal environment where:

a. *there is adequacy and capacity of available or programmed development infrastructure; and*
b. *the use is consistent with, and does not compromise the characteristics and qualities.*

CE-P6: Enable farming activities within the coastal environment where:

a. *the use forms part of the values that established the natural character of the coastal environment; or*
b. *the use is consistent with, and does not compromise the characteristics and qualities.*

CE-P7: Provide for the use of Māori Purpose zoned land and Treaty Settlement land in the coastal environment where:

a. *the use is consistent with the ancestral use of that land; and*
b. *the use does not compromise any identified characteristics and qualities.*

CE-P8: Encourage the restoration and enhancement of the natural character of the coastal environment.

CE-P9: Prohibit land use and subdivision that would result in any loss and/or destruction of the characteristics and qualities in outstanding natural character areas.

CE-P10: Manage land use and subdivision to preserve and protect the natural character of the coastal environment, and to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

a. *the presence or absence of buildings, structures or infrastructure;*
b. *the temporary or permanent nature of any adverse effects;*
c. *the location, scale and design of any proposed development;*
d. *any means of integrating the building, structure or activity;*
e. *the ability of the environment to absorb change;*

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f. the need for and location of earthworks or vegetation clearance;
g. …..;
h. …..;
i. any historical, spiritual or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6;
j. …..;
k. the opportunity to enhance public access and recreation;
l. the ability to improve the overall quality of coastal waters; and
m. any positive contribution the development has on the characteristics and qualities.

3.3 Visual catchment

Located within an expansive property, and isolated from private and public land-based view points on the Purerua Peninsula (to the north and north east), the subject Site is contained within a small and isolated visual catchment on its north western, northern, north eastern and eastern sides. To the west, south west, south and south east, the subject Site has the potential to be visible from the wider landscape including the Poukoura Creek, and McKenzie Road headland (to the west), from the Te Puna Inlet (to the south west), and from Oneroa Bay (to the south east).

From all of these latter land-based and marine locations, the subject Site is fringed on its coastal side by mānuka shrubland, and backdropped by the group of mature pine trees.

Potentially affected individuals include users of boats on the Poukoura Inlet and Te Puna Inlet (refer to photos 7 to 10) to the west and south west, occupants of dwellings accessed from McKenzie Road (refer to photos 11, 12 and 13), and visitors to the beach at Oneroa Bay (Refer to photo 14). Visitors to the beach area limited to local residents and boat users accessing the beach from the Inlet.

4.0 IDENTIFIED LANDSCAPE VALUES

The coastal margin of the subject property is overlain by an Outstanding Landscape as defined by the Operative District Plan. This overlay is derived from the FNDLA, which identifies the coastal margin as having a high sensitivity, with the coastal unit (C15 Te Puna Inlet) as a whole displaying the following attributes / values:

- A degree of containment and individual identity;
- Natural saltmarsh associations that continue above the intertidal area;
- Native vegetation on the coastal banks;
- The strong visual relationship between many marae and the coast;
- Cultural patterns related to historic coastal settlements.

Whilst these values apply to the wider unit, it is noted that the coastal landscape in the vicinity of the subject Site has been subject to modification, and although it retains a coastal fringe of native vegetation, this is punctuated by built form and domestic / pastoral land uses.

The coastal vegetation in the vicinity of the Site is identified as a Level 2 Ecological unit, as described previously. The values attributed to the unit are due to its value as coastal riparian vegetation.

5.0 ASSESSMENT OF LANDSCAPE EFFECTS

Landscape effects are described in the methodology, contained in Appendix 2. In summary, landscape effects derive from changes in the physical landscape, which may give rise to changes in its character and how this is experienced. This may in turn affect the perceived value ascribed to the landscape and includes visual amenity effects under the ambit of 'experiential attributes'.

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Change in a landscape does not, of itself, necessarily constitute an adverse landscape or natural character effect. Landscape is dynamic and is constantly changing over time in both subtle and more dramatic transformational ways, these changes are both natural and human induced. What is important in managing landscape change is that adverse effects are avoided or sufficiently mitigated to ameliorate the effects of the change in land use. The aim is to provide a high amenity environment through appropriate design outcomes, including planting that can provide an adequate substitution for the currently experienced amenity.

5.1 Biophysical abiotic attributes

The key abiotic attributes of the site include the landform, its geology, and hydrology. The subject Site is located on a locally prominent headland which defines the southern entrance to the Opete Creek, and the inner (estuarine) portion of the Poukoura Inlet.

The proposal will necessitate earthworks of some 894m^3 in volume, over an area of approximately 1,160m^2. The resulting situation will be consistent with the existing modifications undertaken on adjoining lots and will not affect the legibility of the ridge landscape feature. Whilst the earthworks will be of some magnitude, the disturbance will be localised, and will not affect the integrity nor legibility of the headland landform. Once the construction works are completed, and the earthwork batters revegetated, the proposed building will be accommodated sensitivity within the landform. As such, it is the opinion of the author that the change in the abiotic attributes of the Site will be modest and the level of adverse effect will be Low.

5.2 Biophysical biotic attributes

The biotic attributes of the Site are the living organisms which shape an ecosystem. The majority of the proposed building area is under grass however, the clearance of an area of 1,605m^2 of exotic mature pine trees and eucalypts (to the north of the proposed building), and an area of 990m^2 or mānuka shrubland (on the upper edge of the coastal slope to the south of the proposed building) will occur (refer to Figure 3c). The clearance of the shrubland is largely to reduce the potential fire risk.

The ecological values of the pine and eucalypt trees is low, and clearance of these trees will not affect the biotic values of the Site to any more than a very low level. Further, clearance of such species is a permitted activity.

The area of shrubland that will be subject to clearance will be confined to the upper 3 – 4m of the coastal slope. Given the extent of the coastal riparian vegetation which – as is evidenced by Figure 3a – extends to the north west and east and encompasses the estuarine edge of the headland, it is the opinion of the author that the area of vegetation removal represents a small percentage of the total. The proposal includes additional revegetation planting to the east of the proposed building. Given the relatively limited area of clearance, and the proposed revegetation planting, it is the opinion of the author that the level of adverse effect will be Low.

5.3 Experiential attributes

Experiential attributes comprise the interpretation of human experience of the landscape. This includes visible changes in the character of the landscape – its naturalness as well as its sense of wildness and remoteness including effects on natural darkness of the night sky.

As noted above, and as is shown in Figure 1b, the Site and its contextual cluster of built development within the property (and immediately to the north east of the Site), has a settled character, with scattered buildings set within domestic gardens, paddocks and areas of native vegetation. This existing built development includes a dwellings, guest accommodation buildings, sheds and agricultural buildings. Adjoining the Site / development area on its eastern side the lawn and gardens link to the existing dwelling (refer to photos 15 and 16). The proposed dwelling will, therefore extend the existing settled character to the west along the southern edge of the headland. Although the proposal will extend

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the built development into a more natural and vegetated part of the headland, the magnitude of the change will be moderated by the reduced sensitivity to change resulting from the existing modified and settled character of this area to the east.

Importantly, the proposed building will be contained on its western, south western, and southern sides by the existing shrubland vegetation on the coastal slope. Further, it will be contained on its north western side by the existing / retrained group of pine trees. These trees are of a scale that will be commensurate with, and will balance the scale of the proposed dwelling.

In terms of section 7(c) of the Act, it is the opinion of the author that rural character and "amenity" are intertwined: it is impossible to have the latter without the former. Rural character is derived from:

- An inherent sense of spaciousness; of a landscape dominated (usually) by open spaces and pasture;
- The presence of domesticated animals, crops, shelterbelts and functionally related buildings and structures (such as fencing and accessways);
- Limited buildings and residential development in general (with a very high ratio of open space to such development) with considerable separation between houses and buildings relative to those found on neighbouring properties;
- A generally high degree of visual permeability and openness;
- Awareness of the landforms and terrain that underpin individual land units.

In turn, rural amenity encompasses the 'experiential' and relates to:

- The visual coherence and continuity of the landscape in which such attributes are visible;
- Aesthetic value associated with these attributes;
- The individual rural area's sense of place and identity;
- Other related values, such as any recreational appeal.

As rural environments trend away from being dominated by rural / natural elements and patterns, towards taking on more of a rural-residential ambience, other characteristics emerge, including:

- a shift from house and building location dictated by the productive use of the land to location that makes the most of residential amenities such as views to the sea, coast and other local features;
- housing profiles and architecture that often make a statement in its own right: in some cases this can reflect a desire to be environmentally responsible and recessive, but it can also lead to houses that stand out within, even apart from, the surrounding landscape;
- the increasing prevalence of large 'gardens' – swathes of manicured lawn, together with amenity planting and ponds – at the expense of pasture and shelterbelts; and
- marked articulation of boundaries and driveways by mature hedges, fencing / entrance 'gateways' that may or may not have a rural character.

In turn, this transition reveals three important 'landscape' themes:

1. Open space, especially pasture, is gradually diminished in extent, often to the point where it appears fragmented and lacking in cohesion;
2. As is evident to the east of the subject Site, smaller existing lots tend to be much less "rural" in their nature and appearance, they almost entirely comprise 'large gardens' and any semblance of pastoral character, horticulture use or other productive activities is virtually lost. Although the odd horse or a couple of sheep might subsist on small pockets of left-over pasture, the ride-on mower is often a necessity of life on such properties; and

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3. Buildings and residential structures become much more physically and visually dominant. The visual separation and discreteness of individual dwellings and areas of residential activity, which remains apparent within truly rural areas, is substantially diminished.

The property, with its existing cluster of buildings and associated domestic curtilage retains a rural character, but that character is strongly influenced by the built form such that it displays a settled character. The degree of change in the rural amenity of the property resulting from the proposal will be moderated by the existing settled character but the addition of the proposed dwelling will not 'tip the balance'. In the opinion of the author, given the existing character, and the manner in which the proposed dwelling will be integrated with its landscape setting, the property will retain a rural character. The change in the experiential attributes of the property, and the potential adverse rural amenity effect will – in the opinion of the author – be Low - moderate.

Turning to visual amenity effects these being the specific effects that will be experienced by individuals who will have the potential to be affected by the proposal.

As described previously, the subject Site is located within an expansive property, which is isolated from private and public land-based view points on the Purerua Peninsula (to the north and north east), the subject Site is contained within a small and isolated visual catchment on its north western, northern, north eastern and eastern sides.

Viewed from the west, south west, south and south east, the subject Site has the potential to be visible from the wider landscape including the Poukoura Creek, and McKenzie Road headland (to the west), from the Te Puna Inlet (to the south west), and from Oneroa Bay (to the south east).

Photos 11 – 13 illustrate the views from McKenzies Road which is separated by some 700 – 800m from the Site.

From all of these latter land-based and marine locations, the subject Site is fringed on its coastal side by mānuka shrubland, and backdropped by the group of mature pine trees. The removal of shrubland vegetation from the upper part of the coastal slope will result in a reduction in the screening capacity of the vegetation, but the canopy of the retained vegetation on the upper/mid part of the slope will still rise to a height of some 3m above the floor level of the proposed building and will screen the lower part of the dwelling.

Initially the building will be visible from the south westerly, southerly and south easterly locations, rising above the fringing coastal vegetation, but it will retain a vegetated backdrop, with the pine trees forming a backdrop to the dwelling. Given the recessive colouring of the exterior of the buildings, these will tend to 'recede' into the dark and vegetated backdrop.

It is also noted that – although collectively the buildings form a large dwelling – the dwelling is made up of a cluster of smaller components with modulated roof heights, varied / stepped set backs and wide eaves that will cast a shadow on the building's façades. These characteristics will serve to 'fragment' the overall scale of the building and / or reduce its prominence.

Over time, as the proposed specimen trees around the building gain in stature, the canopy of these trees will serve to punctuate, fragment and soften the appearance of the building.

It is the opinion of the author that for the above reasons, and given the separation distance, the potential adverse visual amenity effect of the proposal as experienced by occupants of dwellings located on McKenzie Road, users of that road, and occupants of boats on the water on the western side of the Poukoura Inlet will be Low.

For occupants of boats within the mid and eastern sides of the Inlet – at distances of between 100 – 300m from the subject Site (refer to photos 7 – 10), it is the opinion of the author that the potential adverse visual amenity effect will be low to moderate initially, diminishing to low in the medium term (5 – 8 years) as the mitigation planting becomes established. This assessed level of effect reflects the transitory nature of such views, and the lower sensitivity of these

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individuals. Boat users, by their very nature will be experiencing a sequence of views as they travel along the Inlet, and these views will at times include glimpses of dwellings on, or close to the shoreline. The proposal will be consistent with this transitory view character.

When on the water between the shoreline and 150m from the shore, views of the building will be largely screened by vegetation due to the low angle of view.

Viewed from locations to the west, the proposed building will be largely screened by existing vegetation growing on the coastal slope to the west of the building area.

Visitors to the beach at Oneroa Bay (Refer to photo 14) experience panoramic views out across the Inlet. At the northern end of the beach, the Bay is contained by the headland that accommodates the Site, but this feature is viewed with the armoured rock wall, slip way, two buildings, and a number of exotic trees as a foreground. The upper part of the eastern wing of the proposed dwelling, and the upper part of the central (two storey) building will be visible within this view, but these visible elements will be partially screened by the foreground Norfolk Island Pine trees.

Given the existing modification, and the limited visibility of the proposal, it is the opinion of the author that the potential adverse visual amenity effect of the proposal as experienced by these individuals will be Low.

5.4 Landscape effects – Social, cultural and associative attributes

Social, cultural and associative values are linked with individual's relationship with the landscape, their memories, the way they interact with and use the landscape and the historical evidence of that relationship.

The author is not aware of any cultural, social, archaeological or associative values linked to the Site, noting that the context of the Site has been subject to considerable change as a result of built development and the development of gardens and exotic plantings. It is acknowledged that the wider area – being the Purerua Peninsula ius imbued with cultural and associative values, but in relation to the subject Site, it is the opinion of the author therefore that the social, cultural, archaeological and associative attributes will only be affected to a very small degree and the level of adverse effect will be Low.

5.5 Summary of landscape effects

In summary, any landscape effects would be limited to an existing area and will extend an area of previous modification. The character of the adjoining settled area has resulted in a lowering of the sensitivity of the Site in terms of its abiotic, biotic, perceptual, social and associative attributes. The proposal will result a low level of adverse effect with regard to the abiotic and biotic attributes, and a low to moderate effect with regard to the experiential attributes.

Overall it is the opinion of the author that the potential adverse landscape effects will be Low to moderate, and the visual amenity effect will be (at most) Low - moderate.

6.0 ASSESSMENT OF NATURAL CHARACTER EFFECTS

Appendix 1 of the Northland Regional Policy Statement lists natural character attributes as follows:

a) Natural elements, processes and patterns;
b) Biophysical, ecological and geomorphological aspects;
c) Natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs and surf breaks;
d) The natural movement of water and sediment;
e) The natural darkness of the night sky;

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f) Places or areas that are wild or scenic; and
g) Experiential attributes, including the sounds and smell of the sea; and their context or setting.

Of the above, natural elements, processes and patterns, biophysical, ecological and geomorphological aspects, natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs and surf breaks and the natural movement of water and sediment fall into the previously discussed biophysical (biotic and abiotic) categories. The conclusion in sections 5.1 and 5.2 is that the level of effect will be low adverse.

The natural darkness of the night sky, places or areas that are wild or scenic and experiential attributes, including the sounds and smell of the sea; and their context or setting have been previously addressed under experiential attributes. In section 5.3 above, the effect on experiential values has been discussed and it is concluded that the level of adverse effect will be low to moderate effect initially, diminishing to a low effect over the short to medium term (a period of some eight years. The proposed building site occupies a location of the western side of an area with a settled character, and the coastal margin of Oneroa Bay displays a modified character, with rock armoured walls, buildings, slipways and exotic plantings. To the north of the Bay however, the Inlet retains an elevated sense of natural character.

Overall it is considered that the adverse natural character effects of the proposal will be Low - moderate.

7.0 AFFECT ON THE STATUTORY FRAMEWORK

The key themes arising from the various statutory documents are as follows:

- Preservation of the natural character of the coastal environment
- Protection of the visual and landscape qualities of the coastal environment
- Preservation and where possible enhancement, restoration and rehabilitation the landscape character of the zone
- Maintenance of the rural character and amenity associated with a rural working environment

The proposed building will be located within an existing modified area (in terms of its land use and character), and will extend an existing cluster of built form and associated infrastructure. Largely accommodated within an existing grassed area, the proposed building will be contained by an existing pine plantation on its northern side, and coastal mānuka shrubland on the coastal margins to the south and west. This vegetation will assist with the integration of the building, and additional mitigation planting will further seek to integrate and fragment the scale of the proposed building.

The proposed building will be constructed from materials (wall cladding and roof claddings) that have a reflectance value of <30% and these recessive finished will serve to moderate its prominence.

Although the height of the two storey mid-section of the building will exceed the maximum height specified for the zone by a maximum of 1.4m, the building will generally be viewed with a backdrop of mature pine trees, and thus will not be viewed as a skyline element. Being viewed against the dark vegetated backdrop will also assist with reducing the potential prominence of the building.

Since the proposed building will be located within an expansive property, and isolated from private and public land-based view points on the Purerua Peninsula (to the north and north east), it will be contained within a small and isolated visual catchment with views from the west, south west, south and south east, (Poukoura Creek, McKenzie Road headland, Te Puna Inlet, and Oneroa Bay). With the exception of boats on the inlet to the south, these locations are separated by some distance from the subject Site. Boat users on the inlet to the south tend to experiencing a sequence of views as they travel along the Inlet, and these views will at times include glimpses of dwellings on, or close to the shoreline. The proposal will be consistent with this transitory view character and the level of adverse effect experienced by these individuals, Low.

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The assessment concludes that the potential adverse landscape effect of the proposal will be Low – moderate, and that the potential adverse effect on the natural character of the coastal environment resulting from the proposal will be Low – moderate.

It determines that the potential adverse rural amenity effect will be Low – moderate, and the maximum level of potential adverse visual amenity effect will be Low.

With regard to the assessment criteria included in 11.5 of the Far North District Plan, the visibility of the proposed building – as discussed above – will be moderated by existing and proposed vegetation, and the building will be backdropped by existing pine trees and will not be viewed as a skyline element. Activity around the curtilage of the building will be visually screened from external locations.

Potential public viewpoints are spatially separated from the proposed building, and the proposal will not detract from the landscape and natural character values to any more than a minor level and the matters of non-compliance will not affect the privacy, outlook and enjoyment of private open spaces on adjacent sites

8.0 CONCLUSION

The applicant seeks to applicant to construct a dwelling within the General Coastal Zone of the Operative District Plan (ODP). In addition, under the ODP, the coastal edge of the property (including the proposed dwelling site) is overlain by an Outstanding Landscape. Under the Proposed Far North District Plan the property is zoned Rural Production with a Coastal Environment overlay. The property is not affected by any other overlays.

It is understood that the status of the application is discretionary under the ODP.

The property is located on the eastern side of the Poukoura Inlet which opens on the northern side of the Te Puna Inlet. It occupies a headland which is defined by the Opete Creek to the north, the Poukoura Creek to the west, and Oneroa Bay to the south.

Whilst the Inlet and much of its coastal margin displays an elevated sense of naturalness and natural character, the Site and its contextual cluster of built development within the property (and immediately to the north east of the Site), has a settled character, with scattered buildings set within domestic gardens, paddocks and areas of native vegetation. This existing built development includes a dwellings, guest accommodation buildings, sheds and agricultural buildings. Adjoining the Site / development area on its eastern side the lawn and gardens link to the existing dwelling. The proposed dwelling will, therefore extend the existing settled character to the west along the southern edge of the headland. Although the proposal will extend the built development into a more natural and vegetated part of the headland, the magnitude of the change will be moderated by the reduced sensitivity to change resulting from the existing modified and settled character of this area to the east.

It is the opinion of the author that the resulting landscape effect of the proposal will be Low - moderate. The potential adverse visual amenity effect will be (at most) Low - moderate, diminishing to low over a period of 5-8 years. The natural character effect of the proposal will, in the opinion of the author, be Low - moderate.

Simon Cocker

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APPENDIX 1: Figures

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NORTHLAND CLUB
138 A/B HANSEN ROAD TE TII, KERIKERI

FIGURE 1a: The Site and its landscape context

Simon Cocker Landscape Architecture

0m 15m 30m

NORTHLAND CLUB
138 A/B HANSEN ROAD TE TII, KERIKERI
FIGURE 1b: The Site and its immediate context

Simon Cocker
Landscape Architecture

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138 A/B HANSEN ROAD TE TII, KERIKERI

FIGURE 3a: The proposal in context

Simon Cocker Landscape Architecture

NORTHLAND CLUB
138 A/B HANSEN ROAD TE TII, KERIKERI

FIGURE 3b: The proposal: Vegetation clearance, earthworks and mitigation planting

Simon Cocker Landscape Architecture

REMOVED PINE TREES: 2,089.19

HA03

HA02

HA01

FFL: 17.50m

REMOVED TI TREES: 1,744.1

EXCAVATION AREA: 754.24

17.5

15

12.5

10

7.5

5.0

2.5

9

Excavation Plan

NORTHLAND CLUB

138A/B HANSEN ROAD, TE TII, KERIKERI
NORTHLAND

Topo Plan

FIGURE 3c: The proposal

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Rev No. Revision Date

NORTHLAND CLUB
138A/B HANSEN ROAD, TE TII, KERIKERI
NORTHLAND

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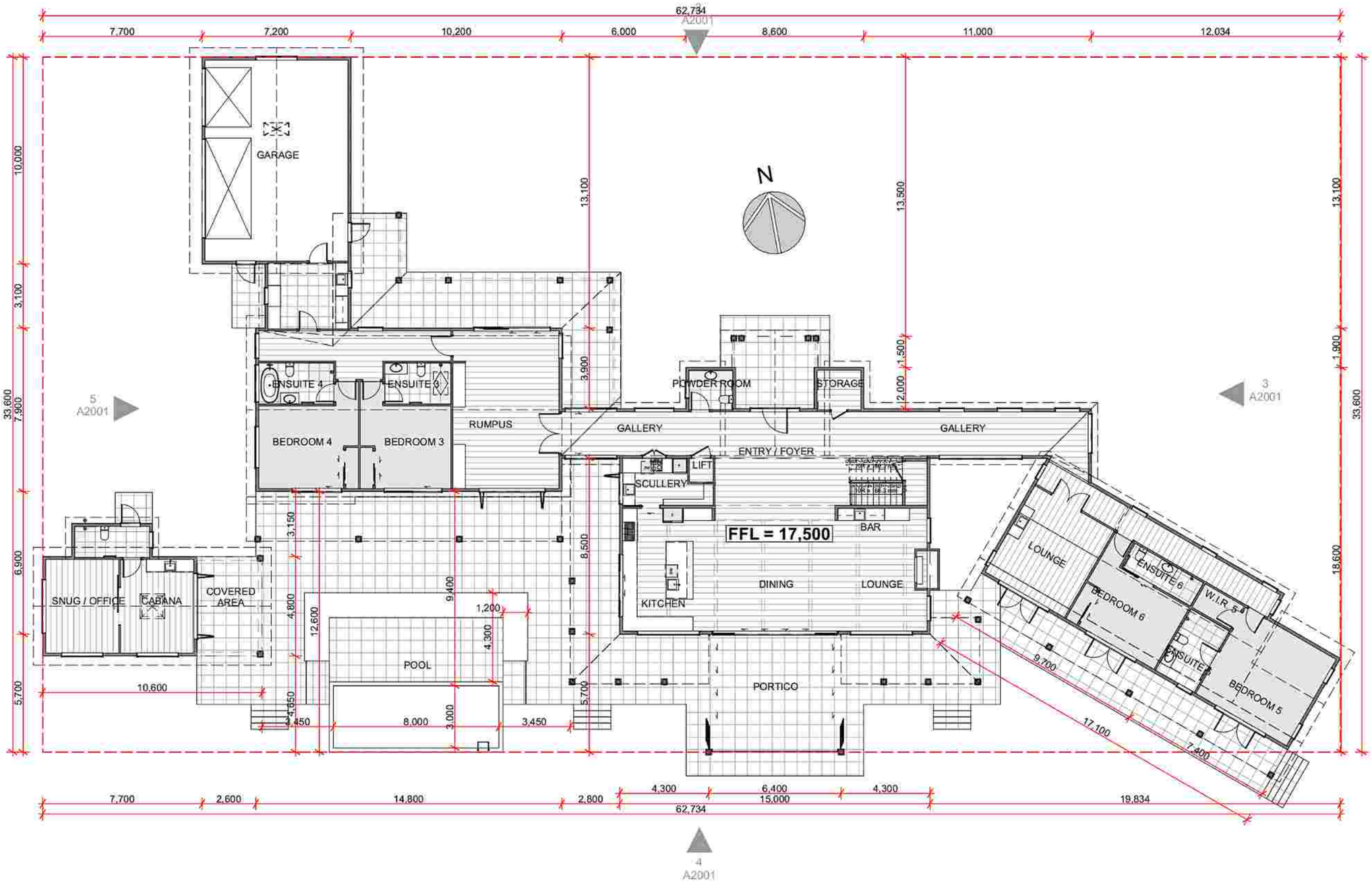
5 OF 73



FLOOR AREAS	
GROUND FLOOR AREA:	502.08
FIRST FLOOR AREA:	121.37
CABANA FLOOR AREA:	42.00
TOTAL FLOOR AREA:	**665.45m²**
COVERED PATIO AREA:	36.48

INTERIOR LININGS / TRIMS

WALL LININGS
10mm GIB TYPICALLY.
GIB AQUALINE TO WET AREAS.
9mm VILLABOARD TO TILED WALLS
10mm GIB IN GARAGE.

INTERNAL DOORS
2.4m TYPICAL INTERNAL DOOR HEIGHT.

TRIMS
230x18 FJ PINE, SINGLE BEVEL SKIRTING.
135x18 FJ PINE ARCHITRAVE.
SQUARE STOP SCOTIA.

STUD HEIGHT
2.760m TYPICAL STUD HEIGHT
3.060m LOUNGE
RUMPUS RAKING CEILING

RECESSED CURTAIN TRACKS
RECESSED TRACKS YES / NO

KEY:

- FLAT SOFFIT
- RAKING CEILING
- LOUVRE ROOF ABOVE
- CEILING HATCH
- WARDROBE
- ST. — STORAGE CUPBOARD
- LIN — LINEN CUPBOARD
- EXTERIOR POWER METER BOX
- POWER DISTRIBUTION BOARD
- FLOORING: TILE
- FLOORING: OVERLAY
- UNDERFLOOR HEATING
- INSULATION TO INTERNAL WALLS
- MECHANICAL VENT DUCTED TO EXTERIOR
- EXTERIOR WATER TAP

FIGURE 3d: The proposal

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Ground Floor Plan 1:200

NORTHLAND CLUB

138A/B HANSEN ROAD, TE TII, KERIKERI
NORTHLAND

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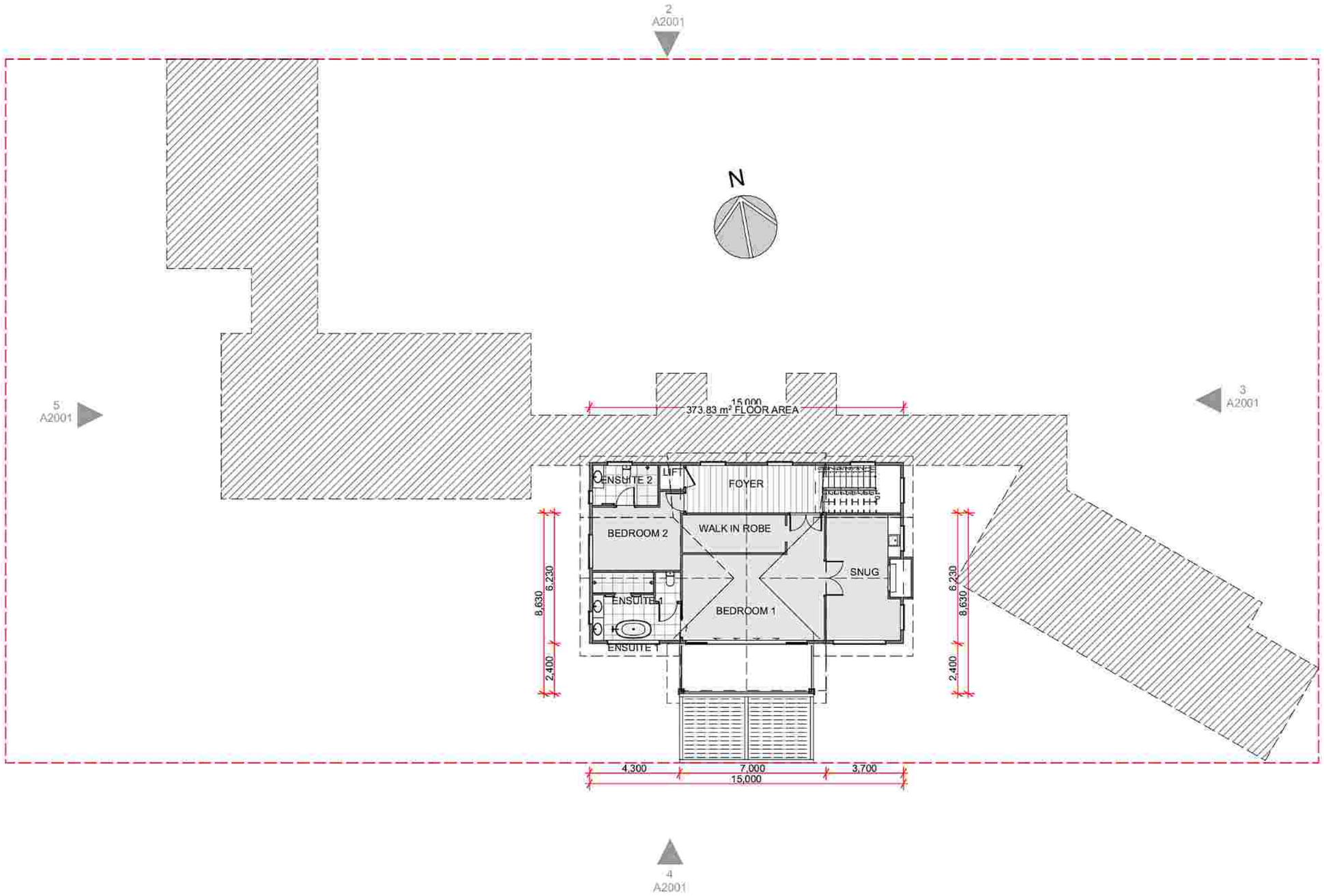

FLOOR AREAS

GROUND FLOOR AREA:	502.08
FIRST FLOOR AREA:	121.37
CABANA FLOOR AREA:	42.00
TOTAL FLOOR AREA:	**665.45m²**
COVERED PATIO AREA:	36.48

INTERIOR LININGS / TRIMS

WALL LININGS
10mm GIB TYPICALLY.
GIB AQUALINE TO WET AREAS.
9mm VILLABOARD TO TILED WALLS
10mm GIB IN GARAGE.

INTERNAL DOORS
2.4m TYPICAL INTERNAL DOOR HEIGHT.

TRIMS
230x18 FJ PINE, SINGLE BEVEL SKIRTING.
135x18 FJ PINE ARCHITRAVE.
SQUARE STOP SCOTIA.

STUD HEIGHT
2.760m TYPICAL STUD HEIGHT
3.060m LOUNGE
RUMPUS RAKING CEILING

RECESSED CURTAIN TRACKS
RECESSED TRACKS YES / NO

KEY:

- FLAT SOFFIT
- RAKING CEILING
- LOUVRE ROOF ABOVE
- CEILING HATCH
- WARDROBE
- ST. — STORAGE CUPBOARD
- LIN — LINEN CUPBOARD
- EXTERIOR POWER METER BOX
- POWER DISTRIBUTION BOARD
- FLOORING: TILE
- FLOORING: OVERLAY
- UNDERFLOOR HEATING
- INSULATION TO INTERNAL WALLS
- MECHANICAL VENT DUCTED TO EXTERIOR
- EXTERIOR WATER TAP

FIGURE 3e: The proposal

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Ground Floor Plan 1:200

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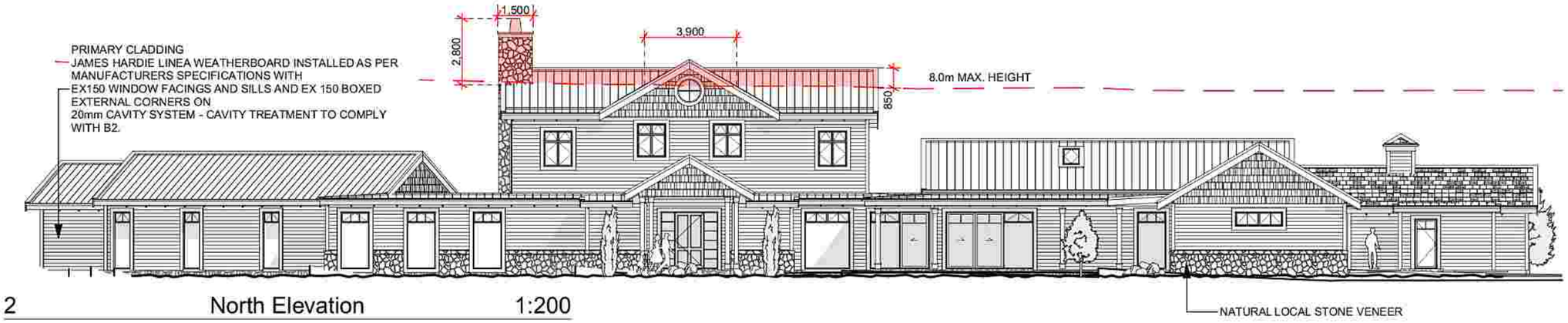
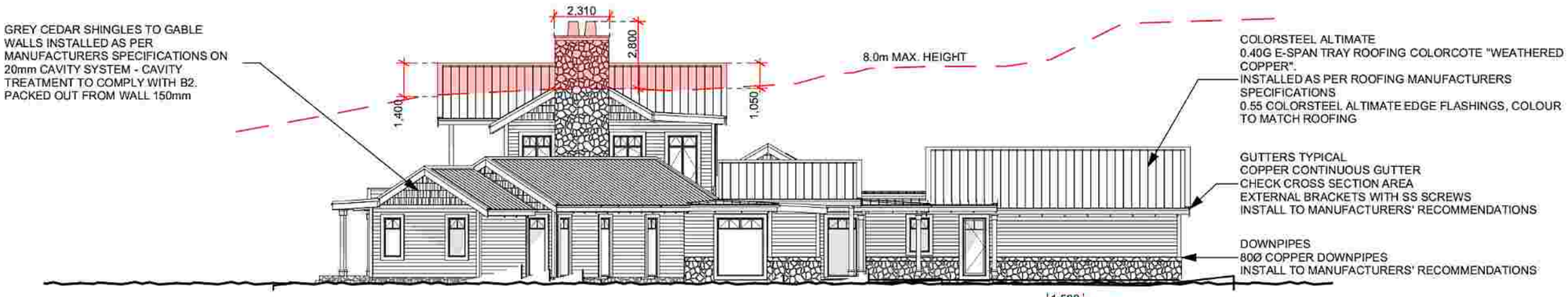
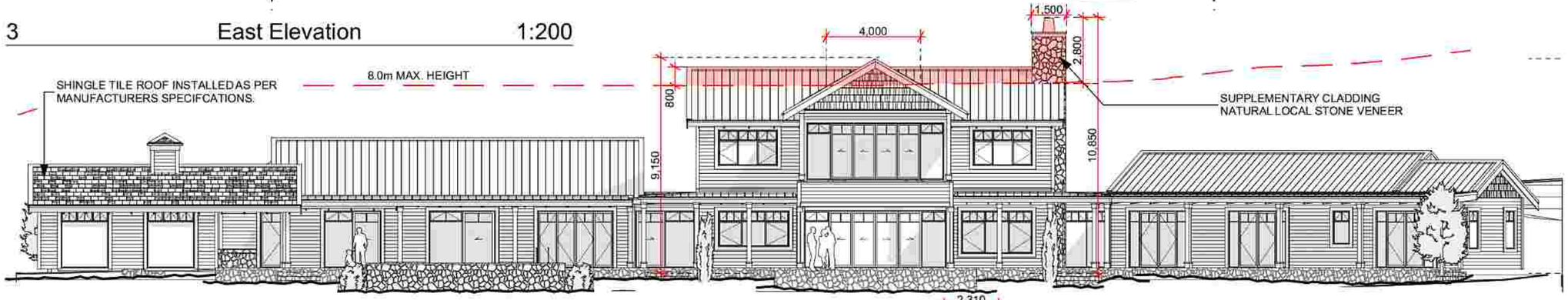


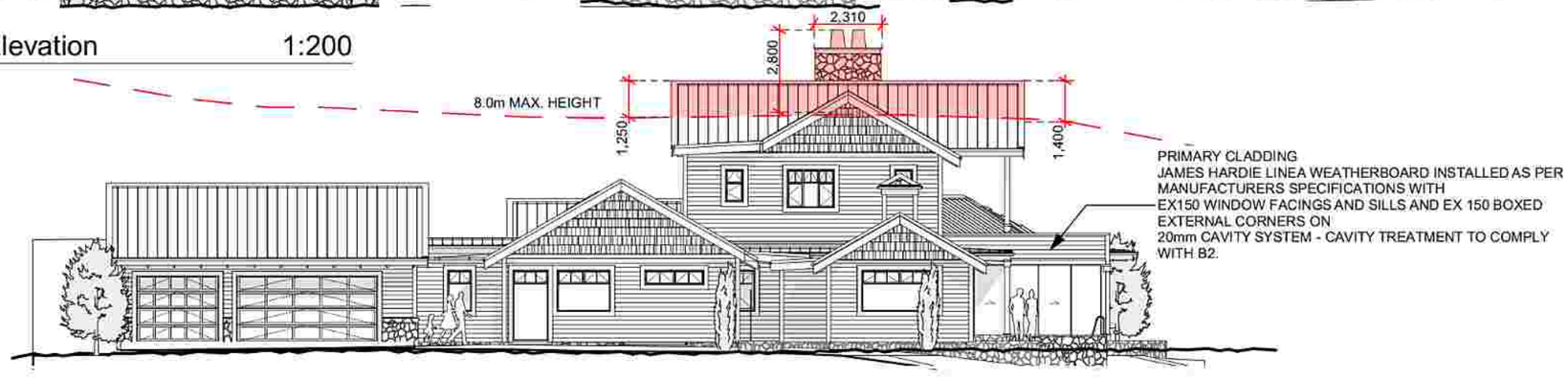
2 North Elevation 1:200



3 East Elevation 1:200



4 South Elevation 1:200



5 West Elevation 1:200

ELEVATION NOTES

ROOFS
COLORSTEEL ALTIMATE
0.40G E-SPAN TRAY ROOFING COLORCOTE "WEATHERED COPPER".
INSTALLED AS PER ROOFING MANUFACTURERS SPECIFICATIONS
0.55 COLORSTEEL ALTIMATE EDGE FLASHINGS, COLOUR TO MATCH ROOFING

COPPER CONTINUOUS GUTTER
CHECK CROSS SECTION AREA
EXTERNAL BRACKETS WITH SS SCREWS
INSTALL TO MANUFACTURERS' RECOMMENDATIONS

80Ø COPPER DOWNPIPES
INSTALL TO MANUFACTURERS' RECOMMENDATIONS

Ex 200/45 H3.1 FASCIA BOARD PAINTED (TITANIA)

JH 7.5mm HARDIEGROOVE SOFFIT LINING, INSTALL TO MANUFACTURERS RECOMMENDATIONS,(PVC JOINTERS). 150x75 DUMMY RAFTERS BENEATH PAINTED.

JH 7.5mm HARDIEGROOVE SOFFIT LINING, INSTALL TO MANUFACTURERS RECOMMENDATIONS,(PVC JOINTERS). 150x75 DUMMY RAFTERS BENEATH PAINTED.

WALLS
JAMES HARDIE LINEA WEATHERBOARD INSTALLED AS PER MANUFACTURERS SPECIFICATIONS WITH EX150 WINDOW FACINGS AND SILLS AND EX 150 BOXED EXTERNAL CORNERS ON 20mm CAVITY SYSTEM - CAVITY TREATMENT TO COMPLY WITH B2.

GREY CEDAR SHINGLES TO GABLE WALLS INSTALLED AS PER MANUFACTURERS SPECIFICATIONS ON 20mm CAVITY SYSTEM - CAVITY TREATMENT TO COMPLY WITH B2.
PACKED OUT FROM WALL 150mm

NATURAL LOCAL STONE VENEER

GLAZING / JOINERY
DOUBLE GLAZED R0.46 THERMALLY BROKEN WITH POWDER COATED ALUMINIUM JOINERY.

2,415 WINDOW HEAD HEIGHT TYPICAL

FRAMELESS GLASS BALUSTRADE (EXTERIOR).

TIMBER BALUSTRADE (INTERIOR).

FIGURE 3f: The proposal

COLOURS
MAX LIGHT REFLECTANCE VALUE = 30
ROOF 1: WEATHERED COPPER - 11 (COMPLIES)
ROOF 2: SHINGLE NATURAL PLATINUM (TBC)
WALLS: WATTYL SILVERPINE - 29 (COMPLIES)
WALLS: NATURAL STONE
FACINGS: TITANIA - 67 (DOES NOT COMPLY)
GABLES: SHINGLE NATURAL PLATINUM (TBC)
TILES: LIGHT GREY (TBC)
JOINERY: TITANIA - 67 (DOES NOT COMPLY)
GUTTERS: COPPER - 15 (COMPLIES)

WEATHERED COPPER
ROOF MAIN

CEDAR SHINGLES - NATURAL PLATINUM
ROOF CABANA, GABLE WALLS

WATTYL SILVERPINE
WEATHERBOARD WALLS

COPPER
GUTTERS & DOWNPIPES

TITANIA
WALL TRIMS & FACINGS, JOINERY, BARGE BOARDS, FASCIAS

NATURAL STONE
WALL CLADDING, CHIMNEY, SUB FLOOR CLADDING, RETAINING

Arcline Architecture
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Elevations

NORTHLAND CLUB

138A/B HANSEN ROAD, TE TII, KERIKERI
NORTHLAND

Rev No.	Revision	Date

Scale @ A3: 1:1, 1:200, 1:5
Drawn By N.S.
Issued: 18/06/2025 10:11 am
NORTHLAND_CLUB_RC_20250807.pln

Sheet No:
A2001
RESOURCE CONSENT

Photo 1: View east across building site

Photo date: 26 February 2025

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Photos taken with digital equivalent of 50mm focal length unless otherwise specified.
Photos represent a 124° horizontal and 55° vertical field of view, and should be read at a distant of 400mm

Simon Cocker
Landscape Architecture

Photo 2: View west across building site

Photo date: 26 February 2025

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Photos taken with digital equivalent of 50mm focal length unless otherwise specified.
Photos represent a 124° horizontal and 55° vertical field of view, and should be read at a distant of 400mm

Simon Cocker
Landscape Architecture

Photo 3: north east south east from building area to pine trees

Photo date: 26 February 2025

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Photos taken with digital equivalent of 50mm focal length unless otherwise specified.
Photos represent a 124° horizontal and 55° vertical field of view, and should be read at a distant of 400mm

Simon Cocker
Landscape Architecture

Photo 4: Drone view north west from McKenzies Road across Te Puna Inlet

Photo date: Unknown. Photo from Baleys website

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Simon Cocker
Landscape Architecture

Photo 5: View south east from grassed area to east of building area (pan 1 of 2)

Photo date: 26 February 2025

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Photos taken with digital equivalent of 50mm focal length unless otherwise specified.
Photos represent a 124° horizontal and 55° vertical field of view, and should be read at a distant of 400mm

Simon Cocker
Landscape Architecture

Photo 6: View south west from grassed area to east of building area (pan 2 of 2)

Photo date: 26 February 2025

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Photos taken with digital equivalent of 50mm focal length unless otherwise specified.
Photos represent a 124° horizontal and 55° vertical field of view, and should be read at a distant of 400mm

Simon Cocker
Landscape Architecture

Photo 7: View north from Inlet

Photo date: 10 July 2025. Photo supplied by applicant

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Simon Cocker
Landscape Architecture

Photo 8: View north east from Inlet

Photo date: 10 July 2025. Photo supplied by applicant

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Simon Cocker
Landscape Architecture

Photo 9: View north east from Inlet

Photo date: 10 July 2025. Photo supplied by applicant

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Simon Cocker
Landscape Architecture

Photo 10: View east from Inlet

Photo date: 10 July 2025. Photo supplied by applicant

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Landscape Architecture

Photo 11: View east from McKenzies Road

Photo date: 29 June 2025

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Photos taken with digital equivalent of 50mm focal length unless otherwise specified.
Photos represent a 124° horizontal and 55° vertical field of view, and should be read at a distant of 400mm

Simon Cocker
Landscape Architecture

Photo 12: View north east from 114 McKenzies Road

Photo date: Unknown. Photo from Baleys website

114NORTHLAND CLUB
138 A/B HANSEN ROAD TE TII, KERIKERI

Simon Cocker
Landscape Architecture

Photo 13: View east from 49 McKenzies Road

Photo date: Unknown. Photo from Barfoote and Thomson website

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Landscape Architecture

Photo 14: View north west from Oneroa Bay beach

Photo date: 29 June 2025

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Photos taken with digital equivalent of 50mm focal length unless otherwise specified.
Photos represent a 124° horizontal and 55° vertical field of view, and should be read at a distant of 400mm

Simon Cocker
Landscape Architecture

Photo 15: View south east to existing dwelling

Photo date: 28 February 2025

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Photos taken with digital equivalent of 50mm focal length unless otherwise specified.
Photos represent a 124° horizontal and 55° vertical field of view, and should be read at a distant of 400mm

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Landscape Architecture

Photo 16: View west toward proposed building area

Photo date: 28 February 2025

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Photos taken with digital equivalent of 50mm focal length unless otherwise specified.
Photos represent a 124° horizontal and 55° vertical field of view, and should be read at a distant of 400mm

Simon Cocker
Landscape Architecture

APPENDIX 2: Landscape and Visual Effects Assessment Methodology

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Landscape Effects Assessment Method

This assessment method statement is consistent with the methodology (high-level system of concepts, principles, and approaches) of '*Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'*, Tuia Pito Ora New Zealand Institute of Landscape Architects, July 2022.

The assessment provides separate chapters to discuss landscape, visual and natural character effects where relevant, but is referred to throughout as a Landscape Effects Assessment in accordance with these Guidelines. Specifically, the assessment of effects has examined the following:

- *The existing landscape;*
- *The nature of effect;*
- *The level of effect; and,*
- *The significance of effect.*

The Existing Landscape

The first step of assessment entails examining the existing landscape in which potential effects may occur. This aspect of the assessment describes and interprets the specific landscape character and values which may be impacted by the Project alongside its natural character where relevant as set out further below. The existing landscape is assessed at a scale(s) commensurate with the potential nature of effects. It includes an understanding of the visual catchment and viewing audience relating to the Project including key representative public views. This aspect of the assessment entails both desk-top review (including drawing upon area-based landscape assessments where available) and field work/site surveys to examine and describe the specific factors and interplay of relevant attributes or dimensions, as follows:

Physical –relevant natural and human features and processes;

Perceptual –direct human sensory experience and its broader interpretation; and

Associative – intangible meanings and associations that influence how places are perceived.

Engagement with tāngata whenua

As part of the analysis of the existing landscape, the assessment should seek to identify relevant mana whenua (where possible) and describe the nature and extent of engagement, together with any relevant sources informing an understanding of the existing landscape from a Te Ao Māori perspective.

Statutory and Non-Statutory Provisions

The relevant provisions facilitating change also influence the consequent nature and level of effects. Relevant provisions encompass objectives and policies drawn from a broader analysis of the statutory context and which may anticipate change and certain outcomes for identified landscape values.

The Nature of Effect

The nature of effect assesses the outcome of the Project within the landscape. The nature of effect is considered in terms of whether effects are positive (beneficial) or negative (adverse) in the context within which they occur. Neutral effects may also occur where landscape or visual change is benign.

It should be emphasised that a change in a landscape (or view of a landscape) does not, of itself, necessarily constitute an adverse landscape effect. Landscapes are dynamic and are constantly changing in both subtle and more dramatic transformational ways; these changes are both natural and human induced. What is important when

assessing and managing landscape change is that adverse effects are avoided or sufficiently mitigated to ameliorate adverse effects. The aim is to maintain or enhance the environment through appropriate design outcomes, recognising that both the nature and level of effects may change over time.

The Level of Effect

Where the nature of effect is assessed as 'adverse', the assessment quantifies the level (degree or magnitude) of adverse effect. The level of effect has not been quantified where the nature of effect is neutral or beneficial. Assessing the level of effect entails professional judgement based on expertise and experience provided with explanations and reasons. The identified level of adverse natural character, landscape and visual effects adopts a universal seven-point scale from very low to very high consistent with Te Tangi a te Manu Guidelines and reproduced below.

Landscape Effects

A landscape effect relates to the change on a landscape's character and its inherent values and in the context of what change can be anticipated in that landscape in relation to relevant zoning and policy. The level of effect is influenced by the size or spatial scale, geographical extent, duration and reversibility of landscape change on the characteristics and values within the specific context in which they occur.

Visual Effects

Visual effects are a subset of landscape effects. They are consequence of changes to landscape values as experienced in views. To assess where visual effects of the Project may occur requires an identification of the area from where the Project may be visible from, and the specific viewing audience(s) affected. Visual effects are assessed with respect to landscape character and values. This can be influenced by several factors such as distance, orientation of the view, duration, extent of view occupied, screening and backdrop, as well as the potential change that could be anticipated in the view as a result of zone / policy provisions of relevant statutory plans.

Zone of Theoretical Visibility

As an initial step in the visual analysis, a Zone of Theoretical Visibility (ZTV) mapping exercise was undertaken of the site in its context to determine the likely extent of visibility in the wider landscape. ZTV mapping represents the area that a development may theoretically be seen - that is, it may not actually be visible in reality due to localised screening from intervening vegetation, buildings or other structures. In addition, ZTV mapping does not convey the nature or magnitude of visual impacts, for example whether visibility will result in positive or negative effects and whether these will be significant.

Following the ZTV analysis, field work is used to determine the actual extent of visibility of the site, including the selection of representative viewpoints from public areas. This stage is also used to identify the potential 'viewing audience' e.g. residential, visitors, recreation users, and other groups of viewers who can see the site. During fieldwork, photographs are taken to represent views from available viewing audiences.

The viewing audience comprises the individuals or groups of people occupying or using the properties, roads, footpaths and public open spaces that lie within the visual envelope or 'zone of theoretical visibility (ZTV)' of the site and Project. Where possible, computer modelling can assist to determine the theoretical extent of visibility together with field work to confirm this.

Where appropriate, key representative viewpoints should be agreed with the relevant local authority.

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TECHNICAL MEMORANDUM

4 September 2025

ROAD TRAFFIC REVIEW, 138A-B HANSEN ROAD, TE TII

For Luke Mahoney & Laura Johnson

Geologix Ref. C0643N-TM01

By email: lkj1325@gmail.com

INTRODUCTION

This Traffic Review has been prepared by Geologix Consulting Engineers Ltd (Geologix) for Luke Mahoney & Laura Johnson as our Client in accordance with our standard short form agreement and general terms and conditions of engagement.

Our scope of works has been undertaken to assist with Resource Consent application in relation to the proposed development of a new dwelling on a large rural property off Hansen Road, Hikurangi, the 'site'. The proposed development is described in further detail in a Geotechnical Investigation Report[1] provided by Geologix.

Herein we have undertaken an assessment of the road safety concerns resulting from the proposed development and associated vehicle movements, specifically, this assessment provides a detailed review of the existing as-built road conditions, sight distance from the vehicle crossing to the site, available road safety data and provides suitable improvement recommendations. This content is set out in the following section of this memorandum.

It should be noted that we are not traffic engineers, and no specific Traffic Impact Assessment is included within the scope of these works. The purpose of this report is to provide conceptual improvement requirements for the proposed development.

[1] *Geotechnical Investigation Report, C0643-G-01, by Geologix Consulting Engineers, July 2025*

STUDY AREA

The focus of this assessment is Hansen Road along its length between the intersection with Rangihoua Road and Wharengaere Road at the southeastern end of Hansen Road and the site entrance. This length of road is approximately 1,350m. Within the site, the driveway is approximately an additional 650m.

The site setting is presented in Figure 1 Below.

Figure 1, Site Setting

Along its' length, the road trends generally northwest from the intersection with Rangihoua Road and Wharengaere Road, climbing gently to a vertical crest of approximately 83m AMSL approximately halfway along its' length, before descending towards the site. From the high point, Hansen Road becomes a right of way, shared between three Lots, 113B Hansen Road, 144 Hansen Road and the subject site. The applicant shall seek approval from the neighbouring property owners for any proposed works along this section of Hansen Road.

The road is unsealed along its' whole length with no road markings delineating the centreline or road edge.

We have undertaken a site visit on the 13th of August 2025 in conjunction with a desktop study based on available GIS information and Google Street View imagery.

Hansen Road can be generally divided into four distinct sections with characteristics as described below:

- **Section 1**
  Beginning at the intersection with Rangihoua Road and Wharengaere Road, for approximately 250m, Hansen Road has smooth curved bends, with step banks above and below the road, covered with dense native bush up to the edge of the road.

  There are no well-defined roadside drains along this section, although minor furrows have been formed naturally due to erosion in "cut" sections where the land banks upward away from the roads' shoulder.

The intersection is a “Y” type intersection. From the approach from Rangihoua Road, Hansen Road splits off to the right, rising above Wharengaere Road which slopes down to the left. There is a steep bank with some sparse vegetation between the ends of Wharengaere Road and Hansen Road.

A give way sign is present at the end of Hansen Road for drivers exiting Hansen Road to yield to traffic from Wharengaere Road. No other signage is present along Hansen Road.

- **Section 2**
  The next section of Hansen Road, approximately 300 m long, has a straight alignment with clear visibility. The road rises steadily from around 57m AMSL towards a high point around 83m AMSL at the end of the straight section with approximate gradients of 10-12.5%.

  Narrow roadside drains are present on both sides of this section of road. At the bottom of this section of road, a section has been recently widened, forming a passing bay.

  Nearing the top of this section, the road turns slightly right with some vegetation present on the corner before the crest of the hill. This turn and the crest of the hill limit visibility of oncoming traffic at this point.

  There is an existing vehicle crossing present on the lefthand side of the road, just before the crest of the hill, providing an opportunity for vehicles to keep left just before the crest of the road.

- **Section 3**
  Beyond the crest of the hill, Hansen Road becomes a right of way, shared between three Lots, 113B Hansen Road, 144 Hansen Road and the subject site.

  This section of road slopes down steadily, in a straight line, for a distance of approximately 200m from around 83m AMSL at the high point to around 60m AMSL at the end of the straight section with approximate gradients of 10-12.5%, before becoming a long smooth bend, turning approximately 90 degrees to the left over a distance of approximately 250m, then turning slightly to the right before the last stretch of Hansen Road.

  Well defined swale drains are present alongside this section of the road, with wide grass berms alongside the road.

- **Section 4**
  The last section of the road, leading to the entrance of the subject site, deviates to the right at the end of the curved section before it and is essentially straight and flat, for a distance of approximately 325m.

EXISTING ROAD CONDITION

Geologix has observed, by means of desktop study and site walkover / drive through, the following notable characteristics of Hansen Road:

Section 1

As described in the previous section, has smooth curved bends, with step banks above and below the road intersection, covered with dense native bush up to the edge of the road. This section of road was measured to be typically **5m wide** along its' length. Occasional potholes and patches where the wearing course has worn thin were identified from Google Street View imagery from May 2023, during our site visit on 13/08/2025 it was found that maintenance has been undertaken with potholes filled in and the wearing course renewed.

Section 2

This long, straight, and rising section of Hansen Road, was measured to be **3.4m wide.** At the bottom of this section of road, the road has been recently widened, forming a passing bay. There is good visibility along this straight section of road. At the top of this stretch of road the road turns slightly right with some vegetation present on the corner before the crest of the hill. This turn and the crest of the hill limit visibility of oncoming traffic at this point. As with Section 1, some potholes and patches of thin wearing course have been remedied since 2023.

Section 3

The road transitions to a RoW from the crest of the hill, shared between three Lots, 113B Hansen Road, 144 Hansen Road and the subject site. It consists of a straight section approximately 200m long, descending from the crest of the hill before becoming a long smooth bend over a distance of approximately 250m. Comparison to the 2023 Google Street View imagery reveals substantial upgrades have been undertaken along this section. The straight section previously had extensive longitudinal rutting caused by surface runoff and a thin wearing course and the curved section contained several potholes. The road has been resurfaced and widened to **4.7m** along its' length, with new well-defined swales and culvert pipes constructed under the road and vehicle crossings.

Section 4

The final section of Hansen Road is essentially flat and straight over a distance of approximately 325m. During our site visit, we encountered contractors undertaking upgrades to this section of the road near the south-eastern end, resurfacing and widening the road, forming swale drains and installing culverts. We are not aware of the full extent of works underway. The road was measured to be **4.2m wide** in the vicinity of the roadworks and **3.2-3.5m wide** further along the road.

Existing vehicle crossing sight distances - The existing vehicle crossing to the subject site is located at the terminal end of Hansen Road, alongside a neighbouring vehicle crossing for 113B and 144 Hansen Road. The vehicle crossings meet at an angle of approximately 45°, forming a 'Y' intersection. There is an automated gate at the entrance to the site, approximately 10m back from the intersection of the vehicle crossings which, when utilised, will halt exiting vehicles before the intersection of the vehicle crossings.

The sight distance towards 113B and 144 Hansen Road is approximately **60m**, suitable for a speed of 50km/hr as per Sheet 4 of the FNDC Engineering standards. In the opposite direction the sight distance is approximately **100m**, suitable for a speed of 70km/hr.

It is not anticipated that there will be any right turns from the vehicle crossing.

TRAFFIC INTENSITY

Hansen Road provides access to the site and multiple other properties and land-use types which can be summarised as follows:

- From a review of aerial footage, 14 dwellings are currently accessed from Hansen Road, from its' intersection with Rangihoua Road and Wharengaere Road
- Native bush blocks to the south and west are present along the entire length of Hansen Road, with open pasture/ rural production fields to the north and east of the road.

Hansen Road is a no exit road, only used to access the properties along the road and is not used as a throughfare by residents of neighbouring roads.

According to Appendix 3A of the Operative District Plan, each dwelling along a road accounts for up to 10 traffic movements per day. The following Traffic Intensity Factor (TIF) and Household Equivalents for Hansen Road according to the pre and post development condition are outlined below as Table 1.

Table 1: Summary of Pre and Post Development TIF

Condition	Number of sites (HE)	Traffic Intensity Factor (TIF)	Increase in TIF from Predevelopment
Pre-development	14	140	
Post development	15	150	+10

The likely volume of traffic is considered low/minor and the addition of 10 vehicle movements per day will have minimal impact on the road's performance and durability.

SPEED LIMIT AND CRASH DATA

According to the National Speed Limit Register (NSLR), the speed limit for Hansen Road is 100 km/hr along its' entire length. This speed has been assigned as the location falls within a 'Default Area' rather than by specific assessment of a reasonable safe speed appropriate for this section of road.

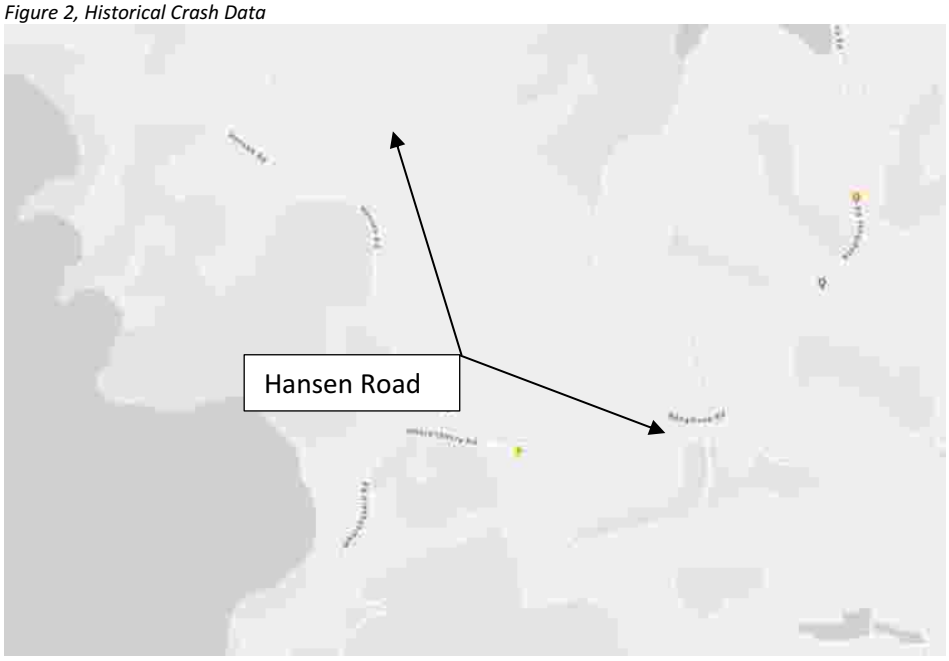
It is reasoned that the speed environment, being the speed at which drivers will travel in free-flow conditions, would be generally lower than 100 km/hr within the study area extents due to the following influencing factors.

- Hansen Road is an unsealed gravel road
- There are no road markings delineating the centreline or road edge
- The surface is in places rough and uneven with occasional potholes and rutting.
- In places, the horizontal and vertical alignment limits sight distances, i.e. along long curved sections with dense vegetation beside the road and at the crest of the hill, influencing drivers to slow and be more cautious.
- Steep banks are present above and below the edge of the road as well as trees/vegetation present at the road edge, discouraging high speeds.

No specific speed assessment has been undertaken, however, based on our site visit travelling along the road, it is considered that the speed environment is more like 50 km/hr.

Reference to the Waka Kotahi Crash Analysis System (CAS) Map reveals there have been no crashes reported to police along Hansen Road. Refer Figure 2 below.

Figure 2, Historical Crash Data



Source: Waka Kotahi Crash Analysis System (CAS) Map

RECOMMENDATIONS:

As detailed in the FNDC Engineering Standards, Table 3-3: Rural Road Design Criteria, an 'Access Road' with Average Daily Traffic (ADT) of 50-200 vehicle movements per day, is required to be 7.0m wide, consisting of two 2.5m wide movement lanes two 0.5m wide sealed shoulders and two 0.5m wide unsealed shoulders.

Appendix 3B-1: Standards For Private Access of the Far North District plan stipulates that the recommended carriageway width for 1-2 Household Equivalents (H.E.s) is 3.0m wide, 3.0m wide with passing bays for 3-4 H.E.s and 5.0m wide for 5-8 H.E.s (Rural Production).

Note 3 of Appendix 3B-1 stipulates that access for more than 8 Household Equivalents shall be by public road and constructed to a standard identified in Appendix 3B-2, which requires a 6.0m wide carriageway for 5-15 H.E.s within a formation width of 8.5m (Rural Type A).

As described in the Existing Road Condition section above, the existing road widths are:

- 5.0m wide along Section 1, servicing 15 H.E.s.
- 3.4m wide along Section 2, servicing 15 H.E.s.
- 4.7m wide along Section 3, servicing 14 H.E.s.
- 3.2-3.5m wide along Section 4, servicing 8 H.E.s, with one measurement of 4.2m wide in the vicinity of recent, ongoing roadworks.

The carriageway widths are not in accordance with these standards and it is not proposed to upgrade Hansen Road to meet them for the addition of 1 H.E..

Instead, it is proposed to provide reasonable, readily achievable measures to improve road safety.

The findings of our assessment of Hansen Road have identified that improvements to road safety are possible to ensure the application mitigates against any adverse effects of increased traffic movements. Our recommendations are presented below.

Section 1

At the intersection of Rangihoua Road, Wharengaere Road and Hansen Road, the main risk is conflicting vehicle movements exiting Wharengaere Road and Hansen Road. Ideally, this intersection would be modified to meet at 70-90°, with the main traffic flow passing through the intersection and the minor flow yielding at the intersection at a Give Way sign. Due to the level difference and steep bank between the roads, this is not readily achievable.

It is proposed to provide three upgrades at this intersection:

- Placement of a Concealed Exit sign on the east bound approach from Wharengaere Road.
- Placement of a convex mirror at the intersection of Wharengaere Road and Hansen Road.
- Removal of vegetation along the bank between the roads just before the intersection.

These improvements are indicated in the annotated pictures below.

The existing 5m wide carriageway of Section 1 is sufficient for vehicles to pass each other and widening would be complicated by steep banks above and below the road. It is proposed to leave this section as it is.

Section 2
Due to the straight alignment of Section 2, there is good visibility available to see oncoming traffic. Additionally, the passing bay provided at the base of the hill allows vehicle to pass each other.

It is proposed to provide three upgrades along this section:

- Provide an additional passing bay towards the top of the hill.
- Increase visibility by removing vegetation at the turn before the crest of hill.
- Widening the road at the crest of the hill.

These improvements are indicated in the annotated pictures below.

In addition to the straight alignment and good visibility, these measures are considered to sufficiently mitigate risk along Section 2.

Section 3
Recent upgrades to this section of road were still underway at the time of observation but appear to generally result in a remediation of the road surface, improved drainage and provides sufficient width for vehicles to pass each other safely.

Additional improvements to improve safety include:

- Widening the road at the crest of the hill.
- Increase visibility by removing vegetation around corners.

Section 4
The final section of Hansen Road is essentially flat and straight past the turn where it meets Section 3. The following measures are considered to sufficiently mitigate risk along Section 4:

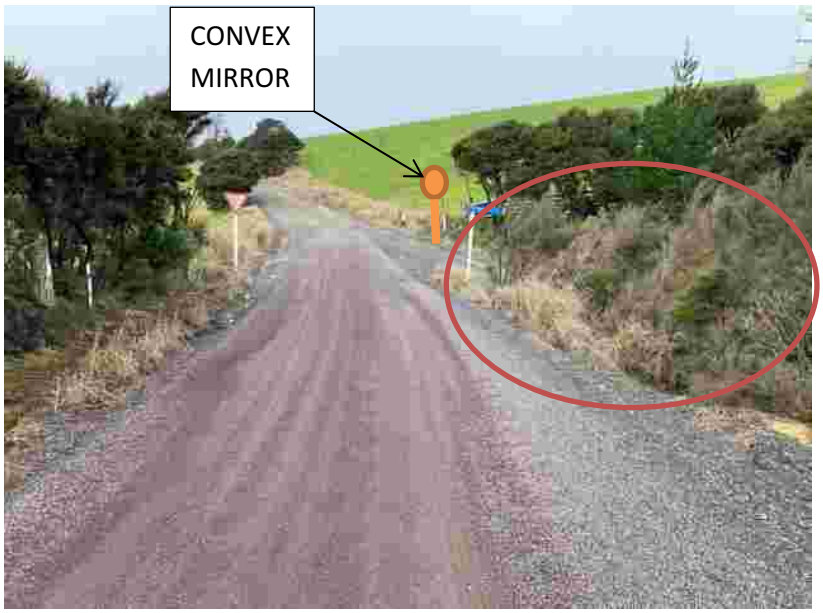
- Increase visibility by removing vegetation at the turn where it meets Section 3.
- Provide a passing bay towards the top of the hill.

The combination of the proposed Concealed Exit sign, convex mirror, sightline improvement by vegetation removal, provision of passing bays and speed reduction from road environment factors described in this report and the low volumes of traffic are considered to sufficiently mitigate risks arising from the application.

Section 1:

Looking west from Rangihoua Road.
Concealed exit sign on approach from Wharengaere Road

Looking east from Hansen Road.
Convex mirror facing towards Wharengaere Road.
Remove vegetation



Looking east from Wharengaere Road. Convex mirror facing towards Wharengaere Road.

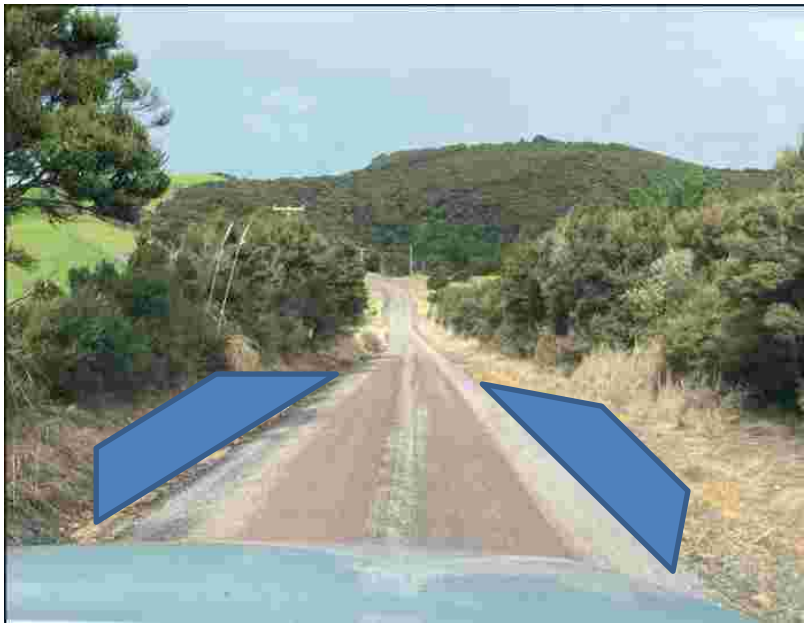
Looking east from Wharengaere Road. Concealed exit sign. Remove vegetation

First bend, Section 1

Second bend, Section 1

Section 2:

Looking south from top of hill. Potential passing bay. Good sight distance.



Looking north from base of hill. Potential passing bay. Good sight distance.

Turn before crest of hill. Increase visibility by removing vegetation

View approaching crest of hill. Potential widening at crest.

Section 3:

View approaching crest of hill. Potential widening at crest.

Clear visibility looking downhill.

Looking southeast from 88A Hansen Road vehicle crossing. Potentially increase visibility by removing vegetation, subject to neighbour approval.

Looking northwest from 88A Hansen Road vehicle crossing. Potentially increase visibility by removing vegetation, subject to neighbour approval.

Section 4:

Looking southeast from corner. Potentially increase visibility by removing vegetation

Looking northwest from corner. Potentially increase visibility by removing vegetation

Ongoing road works at south-eastern end of Section 4

Potential passing bay along Section 4

Site vehicle crossing

Looking southeast from vehicle crossing

LIMITATIONS

This technical memo has been prepared for Luke Mahoney & Laura Johnson as our Client. It may be relied upon by our Client and their appointed Consultants, Contractors and for the purpose of Consent as outlined by the specific objectives described in this memo. The recommendations, conclusions or intellectual property is not to be relied upon by any other party for any purpose unless agreed in writing by Geologix Consulting Engineers Ltd and our Client. In any case the reliance by any other party for any other purpose shall be at such parties' sole risk and no reliability is provided by Geologix Consulting Engineers Ltd.

The opinions and recommendations of this report are based on information available to us at the time of writing, as referenced. Any changes, additions or amendments to the project scope and referenced documents may require an amendment to this memo and Geologix Consulting Engineers should be consulted. Geologix Consulting Engineers Ltd reserve the right to review this memo and accompanying plans.

The recommendations and opinions in this report are based on hand measurements only in the absence of a site specific topographic survey. The locations and alignment of features are inferred. It must be appreciated that the actual conditions may vary from the assumed conditions which could be confirmed by specific topographic survey.

Prepared	Gerard McHardy Civil Engineer, BE Civil
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WASTEWATER REVIEW REPORT

138A-B HANSEN ROAD, TE TI MANGONUI, KERIKERI

LUKE MAHONEY & LAURA JOHNSON

C0643N-WW-02
OCTOBER 2025
REVISION 1

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1 INTRODUCTION

This Wastewater Review Report has been prepared by Geologix Consulting Engineers Ltd (Geologix) for Luke Mahoney & Laura Johnson as our Client in accordance with our standard short form agreement and general terms and conditions of engagement.

Our scope of works has been undertaken to assist with a Notice to Fix[1] issued by Far North District Council (FNDC) in relation to an existing rural residential development and a future proposed application at 138A-B Hansen Road, Te Ti Mangonui, Kerikeri, the 'site'. This assessment provides a review of the existing and proposed developments and their associated wastewater systems and provides recommendations and where applicable, design for new wastewater systems and associated alterations and additions to existing wastewater infrastructure.

The purpose of this report is to provide compliance with the measures outlined by the Notice to Fix and to accommodate future development to ensure the wastewater discharges have a less than minor effect on the environment because of the current activities outlined in Section 4 of this report.

2 SITE DESCRIPTION

The site is presented within a rural area, located on the eastern side of the Te Puna Inlet, to the direct north of Oneroa Bay, approximately 9km north-east of the Kerikeri Township. The combined site is legally described as PT Lot 4 DP 52172. The site is irregular in shape with a gross site area of approximately 42.55 Ha.

The site is bounded by the Te Puna inlet and tributaries to the north, west and south-west, and other rural properties to all other sides. There are well established trees across numerous parts of the site. There are multiple existing developments across the site, generally located in the western part of the site. The site setting is presented schematically as Figure 1 below.

Topographically, the site is situated upon generally gentle to moderate land, dipping to the northern and western boundaries of the site. The site dips gently from the south-eastern corner of the site at angles ranging from 2 - 5°, gradually getting steeper in slope towards the northern and western boundaries of the site where the land dips sharply towards the Coastal Marine Area (CMA). Difference in elevation across the site is approximately 44 m, from RL 44 m in the south-eastern corner of the site, to RL 0 m across the western boundary of the site.

[1] *FNDC Notice to Fix Ref. NTF-2025-279/0, dated 14 November 2024.*

Figure 1: Site Setting[2]

3 DESKTOP APPRAISAL

To assist with our wastewater assessment, we have undertaken a detailed desktop review of available information with a specific focus upon wastewater influences.

3.1 Infrastructure Review

Available infrastructure information is provided by FNDC GIS system[3]. According to the available data, no existing Council wastewater infrastructure is present within the site boundaries. The site is serviced by on-site 3 water infrastructure.

3.2 Water Courses

No existing watercourses are noted within influencing distance of the site. A small pond is noted close to the centre of the site.

[2] *Source: Grip Map*
[3] *https://www.fndc.govt.nz/Services/Far-North-Maps*

3.3 Overland Flow Paths

The site generally forms a broad crested land feature dipping sharply to the CMA. Minor overland flow paths are noted as shallow gullies. Our interpretation of overland flow paths is presented on Drawing No. 010 within Appendix A.

3.4 Sensitive Receptors

The site is bound to the north, west and south by the Te Ti inlet, defining the CMA.

3.5 Mapped Flood Hazard

Mapped flood hazard potential is indicated by Northland Regional Council (NRC) GIS long the eastern boundary. The mapped flood hazard is narrow, limited to a small gully catchment. The existing and proposed wastewater infrastructure is outside of this catchment.

Minor coastal inundation potential is mapped around the site perimeter. Some inundation close to the boat shed is mapped to 3.2 m NZVD2016 elevation. The extent of Council mapped flood potential is presented on Drawing No. 010 within Appendix A.

3.6 Geological Setting

Available geological mapping[4] indicates the site to be mainly underlain by Late Miocene to Pliocene-aged Kerikeri Volcanic Group soils of the Bay of Islands Volcanic Field, described as basalt lava, volcanic plugs and minor tuff.

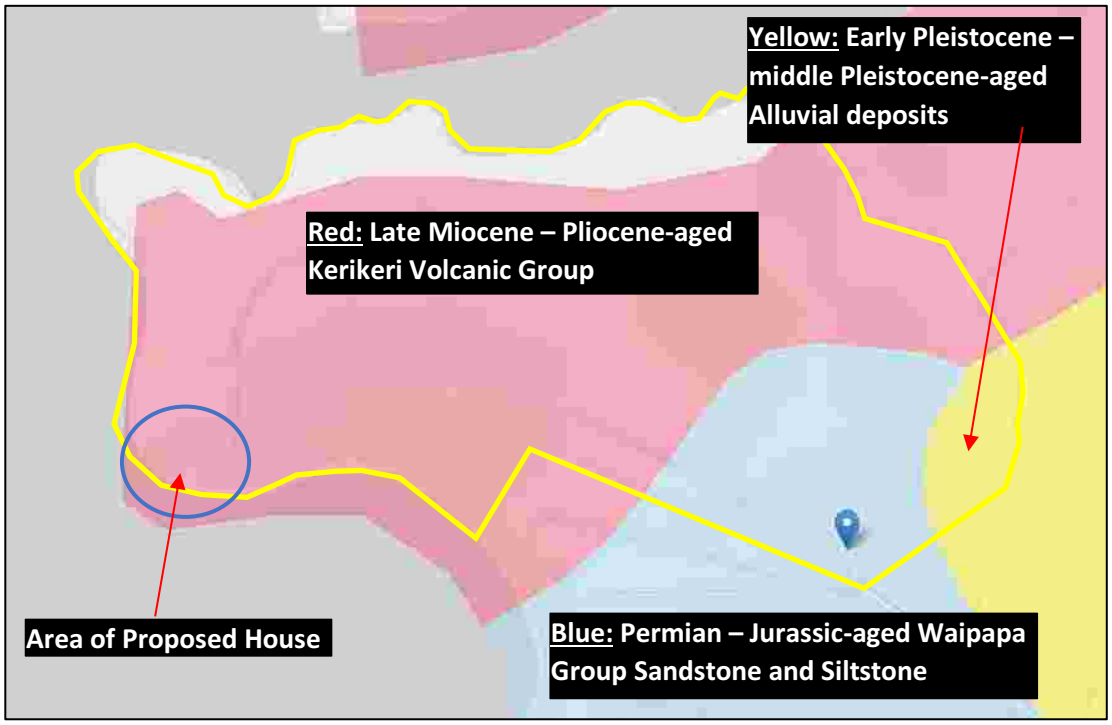
Mapped in the south-eastern corner of the site is Permian to Jurassic-aged Waipapa Group Sandstone and Siltstone, described as Massive to thin bedded, lytic volcaniclastic sandstone and argillite, with tectonically enclosed basalt, chert and siliceous argillite.

Mapped along the eastern boundary of the site is Early Pleistocene – middle Pleistocene estuary, river and swamp deposits, comprised of Partly consolidated mud, sand, gravel and peat or lignite of alluvial, colluvial, lacustrine, swamp and estuarine origins. This is considered to be the newest formation in the area.

Alluvium whether of Holocene, Pliocene or Pleistocene-aged ais derived from the erosion and redeposition of subsoils, consequently, alluvium is variable in term of consistency and strength with the possibility of organic materials present and high likely hood of loose sandy soils. Refer to Figure 2 below.

[4] *https://data.gns.cri.nz/geology/*

Figure 2: Geological Mapping



4 EXISTING AND PROPOSED DEVELOPMENT

Within the scope of our engagement we have undertaken a detailed review of available property files and plans, the existing on-site development by visual walkover survey and current architectural floor plans[5] and the specific requests of the FNDC Notice to Fix.

4.1 FNDC Notice to Fix

Concerns have been raised by the Territorial Authority in relation to wastewater treatment and discharge of the existing site development. Areas of concern addressed by this report are summarised as follows from the Notice to Fix. It is important to note that this report addresses on-site wastewater aspects only, defined by New Zealand Building Code Clause G13. Review of other elements of residential development is outside of our scope of works.

- Placement of a building under 30sqm with associated plumbing and sanitary fixtures connected to an existing on-site waste disposal system.
- Conversion of a Boatshed into living accommodation including plumbing and sanitary fixtures.
- Installation of a waste disposal system without consent (Next to the Boatshed)

[5] *Arcline Architecture Floor Plans Northland Club Notice to Fix, dated 26/08/2025.*

- Placement of a 2-bedroom cottage with associated plumbing and sanitary fixtures connected to an existing on-site waste disposal system.

4.2 Existing Development

The site includes multiple structures of which some are habitable. The existing site development with potential for wastewater generation is summarised as follows. Associated floor plans are enclosed as Appendix B to this report.

- An existing two bedroom, two storey dwelling covered by FNDC Building Consent Ref. BC-2004-1223-0. Building consent floor plans are presented within Appendix B which confirm the floor layout to be consistent with the Building Consent plans.
- A single storey, two bedroom 'cottage' dwelling is present to the east of the building platform. The cottage floor plan is referenced as Sheet 2 within Appendix B.
- A 'carriage' structure is present to the centre of the building platform, anticipated to comprise the <30 m^2 structure referenced by FNDC. The structure is a single storey, single bedroom habitable space. The carriage floor plan is presented as Sheet 3 within Appendix B.
- An existing boat shed to the southern coastal margin includes a single bedroom, refer to floor plan Sheet 4 within Appendix B.
- A garage has been converted to a habitable space adjacent to the two storey dwelling. A current floor plan for the habitable garage is presented within Appendix B (Sheet 5). The structure now comprises a two-bedroom habitable space.

4.2.1 Existing Wastewater Infrastructure

Accurate mapping of all disposal fields was not possible due to the age and records available. Existing wastewater infrastructure located on site included:

- Boat shed with associated septic tank.
- Carriage with associated septic tank.
- Cottage with pipeline, to another septic system by the carriage building.
- Existing Consented two storey, two bedroom dwelling with pipeline, to another septic system by the carriage building.

4.3 Proposed Development

It is understood that the Client proposes to construct a new 2-storey house in the south-western portion of the site. Development plans indicate the new house will be irregular in shape and comprise a floor area of 532.82 m^2. There is a pool proposed to the south of the main building, with an office building located to the north-west of the pool. The plans indicate a six bedroom dwelling with rumpus room, snug, second lounge, office and cabana.

This understanding has been established from the architectural plans provided to us. The architectural plans[6] of the site and the proposed building drafted by Arcline Architecture Ltd. Wastewater design assumptions adopted by this report are outlined in Section 6 of this report.

5 SITE INVESTIGATION

A site-specific walkover survey and intrusive ground investigation was undertaken by Geologix on 31 July 2025. The investigation was scoped to confirm the findings of the above information, to confirm visually the current developments present on site at the time of writing and to determine specific wastewater characteristics of the receiving environment. The site investigation was undertaken in conjunction with a representative of Arcline Architecture to ensure floor plans are consistent with our assumptions.

5.1 Site Walkover Survey

The visual walkover survey of the property confirmed:

- Topography is in general accordance with that outlined in Section 2 and the available GIS contours.
- The site is consistent with the surround properties of the Purerua Peninsula comprising generally rural residential and open pasture use of various sizes.
- The CMA defines the site boundaries to the north, west and south.
- The site is developed with the following:
    - Two bedroom, two storey dwelling as defined by FNDC Consent Ref. BC-2004-1223-0, herein referenced as 'Existing Dwelling 1'.
    - Two bedroom, single storey dwelling herein referenced as 'Existing Dwelling 2'.
    - Boat shed with 1 bedroom habitable space, herein referred to as 'Habitable Space 1'.
    - Garage converted to 2 bedroom habitable space, herein referred to as 'Habitable Space 2'.
    - Small 'carriage' structure presented as a 1 bedroom habitable space, herein referred to as 'Habitable Space 3'.
- No water courses were identified, a small pond is present to the north of the building platforms, overland flow paths are generally minor gullies discharging to the CMA, refer to Drawing No. 010 within Appendix A.

[6] *Arcline Architecture New Residential Dwelling for Northland Club – Resource Consent Architectural set, 9 pages, dated 30/07/2025.*

- Multiple setptic tanks were located in the walkover survey and indicated on Drawing No. 010. Existing wastewater treatment quality is therefore expected to match primary standards.
- The surface of the proposed disposal field location was dry and not subject to saturation. The chosen field area is outside of all relevant offsets.

5.2 Ground Investigation

The ground investigation was scoped to confirm the findings of the above information and to provide site-specific parameters for this assessment and ground model. The ground investigation comprised:

- Five (5 No.) hand augered boreholes designated WW01 to WW05, inclusive, formed across the proposed wastewater disposal field to a target depth of 1.2 m below ground level (bgl). Hand augers WW01, WW04 and WW05 refused at depths of 1.0 m, 0.9 m and 0.7 m bgl, respectively.
- The measurement of groundwater levels in the boreholes.

It is noted that the wastewater boreholes were formed separately and in addition to geotechnical boreholes. However, consistency was observed in soil conditions.

5.2.1 Ground Conditions

Arisings recovered from the exploratory boreholes were logged by a qualified geotechnical engineering professional in accordance with New Zealand Geotechnical Society guidelines[7]. Engineering borehole logs are presented as Appendix C to this report and approximate borehole positions recorded on Drawing No. 500 within Appendix A. Strata identified during the ground investigation can be summarised as follows:

- **Topsoil encountered up to 0.2 m bgl.** Topsoil was described as dark brown, dry to moist and of low plasticity clayey silt.
- **Residual Kerikeri Volcanic Group soils to depths >1.2 m bgl.** Natural residual soils were encountered underlying topsoil within all exploratory boreholes. This unit was found to generally comprise clayey silt or silt.

  The horizon was described further as light brown, light orange, yellowish brown, dry to moist and of low plasticity.
- **Groundwater.** Either perched and/ or the natural groundwater table was observed over the depth of the ground investigation.

A summary of the above information is presented as Table 1.

[7] *New Zealand Geotechnical Society, Field Description of Soil and Rock, 2005.*

Table 1: Summary of Ground Investigation

Hole ID	Hole Depth	Topsoil Depth	Groundwater	Refusal	Wastewater Category
WW01	1.0 m	0.2 m	NE	1.0 m	5 – moderate to slow draining
WW02	1.2 m	0.2 m	NE	NE	5 – moderate to slow draining
WW03	1.2 m	0.2 m	NE	NE	5 – moderate to slow draining
WW04	0.9 m	0.2 m	NE	0.9 m	5 – moderate to slow draining
WW05	0.7 m	0.2 m	NE	0.7 m	5 – moderate to slow draining

1. *All depths recorded in m bgl unless stated.*
2. *Groundwater measurements taken on day of drilling.*
3. *NE – Not Encountered.*
4. *Wastewater category in accordance with Auckland Council TP58[8].*

6 WASTEWATER DESIGN

6.1 Guideline Documents

This on-site wastewater review and assessment has been prepared in general accordance with the following wastewater legislation and good practice guidelines.

- Auckland Council, Technical Publication 58, On-site Wastewater Systems: Design and Management Manual, 2004 (TP58).
- NZS1547:2012, On-site Domestic Wastewater Management.

6.2 Design Concept

Due to the scale of the proposed wastewater management solution and considering the nature of the site occupation, i.e. that 'habitable spaces' and 'additional spaces' may only be occupied occasionally and sporadically the following concept has been adopted. This ensures a robust design that avoids failure and minimises the consequences of failure during normal and peak operations.

- Gravity flows adopted where possible.
- Proposed dwelling discharges raw wastewater to a single system of secondary quality.
- Existing dwellings 1 and 2, habitable spaces 1 to 3 discharge raw wastewater to a second system of secondary treatment quality. This ensures that if these spaces are only occupied occasionally which could lead to system failure that the system to the proposed dwelling is not interrupted. Further, more consistent flow from existing dwellings 1 and 2 will give a consistent discharge to the system, buffering and minimising the potential for failure during peak events.
- A single proposed wastewater disposal field.

[8] *Auckland Council, Technical Publication 58, On-site Wastewater Systems: Design and Management Manual, 2004, Table 5.1.*

6.3 Design Assumptions

The following design assumptions have been adopted in our design. If these assumptions are either incorrect and/ or proposed development plans are amended, it is recommended that Geologix review this report.

6.3.1 Proposed Dwelling

- The development comprises a two storey residential structure to the western extent of the building platform and site.
- A proposed floor layout plan was supplied to us indicating the residential dwelling will comprise six bedrooms.
- Four additional spaces identified as rumpus, cabana, snug/ office and upstairs snug are indicated with doors that have the potential to act as bedrooms although most likely under a temporary condition. This is in accordance with TP58 Table 6.1, Note 2[9].

6.3.2 Existing Dwelling 1

- The dwelling is located to the south of the driveway, roughly centrally along the southern fringes of the building platform.
- A floor layout plan was supplied to us indicating the residential dwelling comprises two bedrooms.
- No 'additional spaces' as defined by TP58 Table 6.1, Note 2 were observed or recorded within this structure.

6.3.3 Existing Dwelling 2

- The dwelling is located to the eastern extent of the building platform.
- A floor layout plan was supplied to us indicating the residential dwelling comprises two bedrooms.
- No 'additional spaces' as defined by TP58 Table 6.1, Note 2 were observed or recorded within this structure.

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[9] TP58, Table 6.1, Note 2: In situations where large modern dwellings are proposed which have additional rooms beyond those allocated as dining, lounge, bedrooms, (e.g. family, recreation, games, office, study, sewing, work rooms) which could have the potential to be utilised as bedrooms with different furnishings, an additional occupancy allowance is to be made on the basis of 1 extra person times the ratio of the total floor area of the additional rooms to that of the smallest designated bedroom and rounded up to the next whole number.

6.3.4 Habitable Space 1

- The habitable boat shed is located at a lower elevation to the building platform, adjacent to the CMA roughly centrally along the southern boundary.
- A floor layout plan was supplied to us indicating the residential dwelling comprises one bedroom.
- No 'additional spaces' as defined by TP58 Table 6.1, Note 2 were observed or recorded within this structure.

6.3.5 Habitable Space 2

- The habitable garage is located to the east of existing dwelling 1.
- A floor layout plan was supplied to us indicating the residential dwelling comprises two bedrooms.
- No 'additional spaces' as defined by TP58 Table 6.1, Note 2 were observed or recorded within this structure.

6.3.6 Habitable Space 3

- The habitable 'carriage' is located roughly centrally within the building platform.
- A floor layout plan was supplied to us indicating the residential dwelling comprises one bedroom.
- No 'additional spaces' as defined by TP58 Table 6.1, Note 2 were observed or recorded within this structure.

6.4 Design Occupancy

A peak site occupancy of 35 people[10] has been allowed for in our design summarised as follows.

[10] *TP58 Table 6.1.*

Table 2: Design Occupancy Summary

Space	Occupancy	Comments
Proposed Dwelling		
Bedrooms (6 No.)	9 persons	
Additional space, snug (upstairs, 1 No.)	2 persons	Taken as a ratio of 23 m^2:12 m^2 = 1.91 and rounded to 2.
Additional space, office (1 No.)	2 persons	Taken as a ratio of 16.3 m^2:12 m^2 = 1.36 and rounded to 2.
Additional space, cabana (1 No.)	2 persons	Taken as a ratio of 16.3 m^2:12 m^2 = 1.36 and rounded to 2.
Additional space, rumpus (1 No.)	4 persons	Taken as a ratio of 39.5 m^2:12 m^2 = 3.29 and rounded to 4.
Sub Total	*19 persons*	(Wastewater system 1)
Existing Dwelling 1		
Bedrooms (2 No.)	4 persons	
Existing Dwelling 2		
Bedrooms (2 No.)	4 persons	
Habitable Space 1		
Bedrooms (1 No.)	2 persons	
Habitable Space 2		
Bedrooms (2 No.)	4 persons	
Habitable Space 3		
Bedrooms (1 No.)	2 persons	
Sub Total	*16 persons*	(Wastewater system 2)
Site Total	**35 persons**	

6.5 Wastewater Generation Volume

In lieu of potable water infrastructure servicing the site, roof rainwater collection within on-lot tanks is currently adopted on site and has been assumed for this assessment. The design water volume for roof water tank supply has been refined and estimated at 160 litres/ person/ day[13]. This is based upon both the proposed new dwelling and existing structures meeting category 'C' of TP58 Table 6.2[14]. It is recommended that improvements/ verification of existing fixtures and fittings within Existing Dwellings 1 and 2, and Habitable Spaces 1 to 3 is verified and included as either a Consent condition and/or part of CCC application upon completion of works.

Based on a peak design occupancy of 35 persons, a total **peak** daily wastewater generation of 5,600 litres/ day has been determined based upon TP58 guidelines. Wastewater peak flows from the proposed dwelling, to be catered for within Wastewater System 1 are expected to be 3,040 litres/ day. Wastewater peak flows from the existing development processed through Wastewater System 2 are expected to be 2,560 litres/ day.

[13] TP58 Table 6.2, AS/ NZS 1547:2012 Table H3.

[14] Household includes 11/5.5 or 6/3Flush Toilet(s) and StandardFixtures, low water use dishwasher and no garbage grinder.

This volume **does not comply** with NRC Proposed Regional Plan Permitted Activity Rule C.6.1.3 Clause 2[15]. As such a Regional Discharge Consent is expected to be required as part of this application.

6.5.1 Flow Meter

Due to the volume of wastewater discharge it is expected that a flow meter and associated, regular monitoring will need to be allowed for. NRC Consent conditions will stipulate the frequency of monitoring reporting, further an appropriate flow meter model will be determined by the treatment system manufacturer.

6.6 Treatment System

Currently the existing development is understood to provide primary treated wastewater effluent output through septic tanks. However, in some cases these septic tanks are within the offset requirements from sensitive receptors as stipulated by TP58 and NZS1547. As such, it is recommended that all existing septic tanks are decommissioned, either by excavation and removal or cleaning, filling and sealing in-situ.

It is proposed that the new proposed dwelling and the existing development are serviced by two new treatment plants meeting the requirements of secondary treated effluent output as defined by TP58 and NZS1547:2012. An example manufacturer and system meeting this requirement and catering for the anticipated peak wastewater flows are summarised below. However, the Client may elect and specify an alternative system at the time of Building Consent application with specifications meeting the requirements of this report in terms of treatment quality and volume.

6.6.1 Wastewater System 1

This wastewater treatment system will service the new proposed dwelling and a peak occupancy of 19 persons and an associated peak wastewater generation volume of 3,040litres/ day. Geologix have selected the Waterflow Econotreat VBB-C-3000 aerated wastewater treatment system. The product specifications are enclosed as Appendix D and can be summarised as follows.

Table 3: Wastewater System 1 Specification

Component	Specification
Primary Tank	6,000 litres
Secondary Tank	6,000 litres with pump chamber
Treatment Capacity	3,000 litres/ day
Effluent Quality (tested)	Biochemical Oxygen Demand (BOD_5) - <20 mg/L, system achieves <10 mg/l Total Suspended Solids (TSS) - <30 mg/L System achieves <10 mg/l
Alarm	Visual and audible to be installed at treatment plant

[15] *The volume of wastewater discharged does not exceed two cubic metres per day.*

6.6.2 *Wastewater System 2*

This wastewater treatment system will service the new proposed dwelling and a peak occupancy of 16 persons and an associated peak wastewater generation volume of 2,400litres/ day. Geologix have selected a second Waterflow Econotreat VBB-C-3000 aerated wastewater treatment system. The product specifications are enclosed as Appendix D and can be summarised as follows.

Table 4: Wastewater System 2 Specification

Component	Specification
Primary Tank	6,000 litres
Secondary Tank	6,000 litres with pump chamber
Treatment Capacity	3,000 litres/ day
Effluent Quality (tested)	Biochemical Oxygen Demand (BOD_5) - <20 mg/L, system achieves <10 mg/l Total Suspended Solids (TSS) - <30 mg/L System achieves <10 mg/l
Alarm	Visual and audible to be installed at treatment plant

6.6.3 *Pump Stations*

In multiple cases, gravity flows are not readily achievable. It is recommended that pumps are introduced to the systems as follows. Product specifications are enclosed to this report within Appendix D.

- Treatment systems 1 and 2 discharge to disposal fields by internal pumps. Typically Davey 42A/B or approved similar.
- Existing Dwelling 1 and Habitable Space 2 (garage) pump to Treatment system 2 via gravity flows through an existing line subject to confirmation by the Contractor in regard to the line condition and that gravity flow at a minimum of 1 % is achieved. A certificate should be issued by the Contractor confirming this.
- Existing Dwelling 2 pump to Treatment system 2 via gravity flows through an existing line subject to confirmation by the Contractor in regard to the line condition and that gravity flow at a minimum of 1 % is achieved. A certificate should be issued by the Contractor confirming this.
- Habitable Space 1 (boat shed) pump to Treatment system 2 via a new E-One Simplex 1200L or approved similar. This may be installed into the space achieved from the decommissioning of the existing septic tank with approved backfill.
- Habitable Space 3 (carriage) new gravity flows connecting to Treatment system 2.

6.6.4 *Scheduled Maintenance*

Scheduled maintenance should continue to occur in accordance with manufacturer requirements and a maintenance schedule agreement should be confirmed to Council by the Client upon commissioning.

6.7 Land Disposal System

Treated effluent is conveyed to land disposal via an existing Pressure Compensating Dripper Irrigation (PCDI) system, a commonplace method of wastewater disposal. The following design criteria have been carefully considered in relation to the existing wastewater system.

Table 5: Disposal Field Design Criteria

Design Criteria	Site Conditions
Topography at the disposal areas shall not exceed 25°. Exceedances will require a Discharge Consent.	Design complies, sited upon gentle to moderate slopes up to 13 °.
Disposal fields on slopes >10 ° shall include cut off drains	Design complies, cutoff drains not required as land >10 ° is within the footprint of the disposal field and land upslope is up to 7 °.
On all terrain irrigation lines should be laid along contours.	Design complies subject to monitoring onsite.
Disposal system situated no closer than 600 mm (vertically) from the winter groundwater table for secondary treated effluent.	Design complies. Our ground investigation did not encounter groundwater within any borehole within 1.2 m of the ground surface, complying against 900 mm requirement from TP58 also.
Separation from surface water features such as stormwater flow paths (including road and kerb channels), rivers, lakes, ponds, dams, and natural wetlands according to TP58 Table 5.2.	Design complies. No controlling surface water features within influencing distance of design proposal. Treatment plant and disposal fields have been specifically designed to accommodate offsets including from CMA and FNDC District Plan requirements.

6.7.1 *Soil Loading Rate*

Based on the results of the ground investigation, conservatively the shallow soils are inferred to meet the drainage characteristics of TP58 Category 5, or moderate to slow draining, described as sandy clay-loam, clay-loam and silty clay-loam. This transposes to NZS1547 Category 4, imperfectly drained described as clay loams. For a PCDI system, a soil loading rate of 3.5 mm/ day is recommended within NZS1547 Table 5.2 and TP58 Table 9.2.

6.7.2 *Disposal Area*

The sizing of wastewater system disposal areas is a function of soil drainage, the loading rate and topographic relief. A review of the original primary and reserve disposal field design size

to current requirements is presented as below. Design criteria from the original report are noted as follows:

- **Primary Disposal Field.** Constructed parallel to the natural contours. Adopting maximum 1 m c/c line spacing between irrigation lines.
- **Reserve Disposal Field.** A minimum reserve disposal field equivalent to 30 % of the primary disposal field is specified according to NRC Proposed Regional Plan Rule C.6.1.3 Clause 9) b).

Table 6: Summary of Wastewater Disposal Fields

Parameter	Result
Minimum Primary Field Area	1600 m^2
Minimum Reserve Field Area	480 m^2 (46 %)

6.7.3 Construction Detail

It is recommended that dripper irrigation lines are installed in parallel lines to the contour and buried at depths in the order of 50 to 200 mm within the topsoil zone. It is recommended that topsoil depths across the land disposal system is increased with site-won topsoil from areas of stripping, i.e., building and driveway footprints. Alternatively, irrigation lines may be placed and pinned to the ground surface with minimum 80 % canopy cover and covered with mulch. Where irrigation lines are on the ground surface areas where there is potential for human and/ or livestock access, the irrigation lines shall be fenced.

The dripper lines hall be constructed in general accordance with Figure M1 of NZS1547 and Figure 9.1 of TP58. Dripper lines shall include 2.3 L/h emitters at 0.6 m c/c spacing and 1.0 m line c/c spacing.

6.7.4 Additional Considerations

Topography at the proposed wastewater disposal fields has been measured as gently to moderately sloping land, up to 13 ° within the disposal field area. As the upstream catchment is <10°, surface water cut-off drains are not considered necessary to meet the provisions of TP58, NZS1547 and/ or the NRC Regional Plan Rule C.6.1.3 Clause 6) c).

The proposed disposal field is located within an existing vegetated/ bush area with a buffer of approximately 30 to 45 m wide below the disposal field area. This complies with NRC Proposed Regional Plan Rule C.6.1.3 Clause 6) d). Additional buffer planting is not considered necessary.

The proposed wastewater disposal fields provide significant freeboard above mapped flood hazard including coastal inundation potential.

7 SUMMARY OF DESIGN

Based on the above design assumptions a summary of the wastewater design is presented as Table 7 and presented schematically upon Drawing No. 500.

Table 7: Concept Wastewater Design Summary

Design Element	Specification	Compliance
Development	Six bedroom dwelling with four additional spaces, two existing dwellings and three existing habitable spaces with total peak occupancy of 35 persons.	
Design generation volume	160 litres/ person/ day – 5,600 litres/ day peak generation	Does not comply with NRC PRP Rule C.6.1.3 Clause 2). Regional Discharge Consent required.
Water saving measures	Category C	To be included within proposed new dwelling. Existing structures to be reviewed and improved as necessary. Verify during construction.
Water meter required?	Yes	To ensure compliance with NRC Discharge Consent. Monitoring requirements to be prescribed by Consent.
Min. Treatment Quality	Secondary	Yes.
Soil Drainage Category	TP58 Category 5, NZS1547 Category 4	Yes. Confirmed by ground investigation.
Soil Loading Rate	3.5 mm/ day	Yes. Confirmed by ground investigation.
Primary disposal field	PCDI, min. 1,600 m^2	Yes – 1,600 m^2 provided
Reserve disposal field	PCDI, min. 30 %, or 480 m^2	Yes – 480 m^2 provided.
Disposal Field Level	No provisions required. Sites above mapped flood hazard potential for storm and coastal inundation.	Yes
Dosing Method	Pump	Yes
Emergency storage	Minimum 24-hour emergency storage volume within treatment system.	Yes
Stormwater Control	Contour drains not required.	Yes, catchment above system is <10 °.
Planting Buffer	Provided as existing vegetation 30 – 45 m wide below field.	Yes.

1. Unless further water saving measures are included.

8 ASSESSMENT CRITERIA

8.1.1 Regional Soil and Water Plan

The proposed activity **does not** meet the requirements of a Permitted Activity according to the provisions of the Regional Soil and Water Plan Rule 15.1.4. This is due to the total peak daily wastewater generation volume exceeding 3,000 litres/ day, refer Appendix E for a full assessment criteria.

8.1.2 Proposed Regional Plan

The proposed activity **does not** meet the requirements of a Permitted Activity according to the provisions of Proposed Regional Plan Rule C.6.1.3. This is due to the total peak daily wastewater generation volume exceeding 2,000 litres/ day, refer Appendix E for a full assessment criteria.

8.1.3 Discharge Consent

Based on the above, the proposed activity will require a Discharge Consent in relation to flow volume generation. A flow meter may be required by the Regional Council. This along with monitoring and reporting conditions are anticipated to be provided by Consent conditions.

9 LIMITATIONS

This report has been prepared for Luke Mahoney & Laura Johnson Ltd as our Client. It may be relied upon by our Client and their appointed Consultants, Contractors and for the purpose of Consent as outlined by the specific objectives in this report. This report and associated recommendations, conclusions or intellectual property is not to be relied upon by any other party for any purpose unless agreed in writing by Geologix Consulting Engineers Ltd and our Client. In any case the reliance by any other party for any other purpose shall be at such parties' sole risk and no reliability is provided by Geologix Consulting Engineers Ltd.

The opinions and recommendations of this report are based on plans, specifications and reports provided to us at the time of writing, as referenced. Any changes, additions or amendments to the project scope and referenced documents may require an amendment to this report and Geologix Consulting Engineers should be consulted. Geologix Consulting Engineers Ltd reserve the right to review this report.

APPENDIX A

Drawings

NOTES:
- CONTOUR INTERVAL IS 2.5 m MAJOR, 0.5 m MINOR
- BOUNDARIES, AERIAL PHOTOGRAPH, EXTRACTED FROM GRIP MAPS

LEGEND:

- OVERLAND FLOWPATHS
- WATER FEATURE 15 m OFFSET
- POND
- CMA 30 m OFFSET (TAKEN FROM LOT BOUNDARY)

NORTH

2.5
5.0
7.5
10.0
12.5
15.0
17.5
20.0
22.5
25.0
27.5
30.0
32.5

EXISTING DWELLING 2
EXISTING SEPTIC TANK
CARRIAGE (HABITABLE SPACE 3)
GARAGE (HABITABLE SPACE 2)
PROPOSED NEW DWELLING
EXISTING DWELLING 1
BOAT SHED (HABITABLE SPACE 1)
EXISTING SEPTIC TANK

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DRAWN	SIGNED	DATE					
EC	EC	21/08/25					
VERIFIED	SIGNED	DATE					
SH	SH	21/08/25					
APPROVED	SIGNED	DATE					
EC	EC	21/08/25	A	21/08/25	FIRST ISSUE - CONSENT	EC	EC
			REV.	DATE	REVISION DETAILS	BY	APP.

CLIENT.
LUKE MAHONEY & LAURA JOHNSON

PROJECT.
138 A-B HANSEN ROAD
TE TII
NORTHLAND
PART LOT 4 52172

DRAWING TITLE.
SITE PLAN
FOR
RESIDENTIAL
BUILDING CONSENT & NOTICE TO FIX

STATUS.				
FINAL NOT FOR CONSTRUCTION				
SCALE		SHEET SIZE.		
1:2000		A3		
PROJECT NO.	TYPE.	CLASS.	SHEET NO.	REV.
C0643N	BC	G	010	A

NOTES:
- CONTOUR INTERVAL IS 2.5 m MAJOR, 0.5 m MINOR
- BOUNDARIES, AERIAL PHOTOGRAPH, EXTRACTED FROM GRIP MAPS
- ANY BUILDINGS NOT LABELED ARE SHEDS WITH NO HABITABLE SPACE FROM SITE OBSERVATIONS.

LEGEND:

HAXX GEOLOGIX HAND AUGER / DCP (GEOTECHNICAL)

MBXX GEOLOGIX MACHINE BORE HOLE (GEOTECHNICAL)

WWXX GEOLOGIX HAND AUGER BOREHOLE (WASTEWATER)

NORTH

480 m² RESERVE DISPOSAL FIELD

1600 m² PRIMARY DISPOSAL FIELD

REMOVE SETPIC TANK AND CONNECT INCOMING LINES TO TREATMENT PLANT 2

EXISTING WASTEWATER LINE, CONTRACTOR TO CONFIRM CONDITION AND AT MIN. 1 % GRADIENT BY POT HOLING OR SIMILAR

EXISTING WASTEWATER LINE, CONTRACTOR TO CONFIRM CONDITION AND AT MIN. 1 % GRADIENT BY POT HOLING OR SIMILAR

TREATMENT SYSTEM 2
NEW WATERFLOW
ECONOTREAT VBB-C-3000

JUNCTION BOX

TREATMENT SYSTEM 1
NEW WATERFLOW
ECONOTREAT VBB-C-3000
OFFSET MIN 3.0 m FROM NEW DWELLING

JUNCTION BOX

REMOVE SETPIC TANK AND REPLACE WITH E-ONE SIMPLEX 1200L PUMP STATION

NEW 32 mm Ø PIPELINE

30 m CMA OFFSET

WW04 WW05 WW03 WW02 WW01 HA03 HA04 MBH01 HA03 HA02 HA01

2.5 5.0 7.5 10.0 12.5 15.0 17.5 20.0 22.5 25.0 27.5 30.0 32.5 32.5 30.0 27.5 25.0 22.5 20.0 17.5 15.0 12.5 10.0 7.5 5.0 2.5

DRAWN EC	SIGNED EC	DATE 21/08/25						
VERIFIED SH	SIGNED SH	DATE 21/08/25						
APPROVED EC	SIGNED EC	DATE 21/08/25	A	21/08/25	FIRST ISSUE - CONSENT	EC	EC	
			REV.	DATE	REVISION DETAILS	BY	APP.	

geologix consulting engineers

CLIENT. LUKE MAHONEY & LAURA JOHNSON

PROJECT. 138 A-B HANSEN ROAD TE TII NORTHLAND PART LOT 4 52172

DRAWING TITLE. WASTEWATER SITE PLAN (OVERALL) FOR RESIDENTIAL BUILDING CONSENT & NOTICE TO FIX

STATUS. FINAL
NOT FOR CONSTRUCTION

SCALE 1:2000 | SHEET SIZE. A3

PROJECT NO.	TYPE.	CLASS.	SHEET NO.	REV.
C0643N	BC	G	500	A

NOTES:
- CONTOUR INTERVAL IS 2.5 m MAJOR, 0.5 m MINOR
- BOUNDARIES, AERIAL PHOTOGRAPH, EXTRACTED FROM GRIP MAPS
- ANY BUILDINGS NOT LABELED ARE SHEDS WITH NO HABITABLE SPACE FROM SITE OBSERVATIONS.

LEGEND:

HAXX GEOLOGIX HAND AUGER / DCP (GEOTECHNICAL)

MBXX GEOLOGIX MACHINE BORE HOLE (GEOTECHNICAL)

WWXX GEOLOGIX HAND AUGER BOREHOLE (WASTEWATER)

HA03

TREATMENT SYSTEM 2
NEW WATERFLOW
ECONOTREAT VBB-C-3000

NORTH

HA04

JUNCTION BOX

MBH01

TREATMENT SYSTEM 1
NEW WATERFLOW
ECONOTREAT VBB-C-3000
OFFSET MIN 3.0 m FROM NEW DWELLING

HA03

3.00

30 m CMA OFFSET

HA02

HA01

DRAWN	SIGNED	DATE						CLIENT.	PROJECT.	DRAWING TITLE.	STATUS.
EC	EC	21/08/25						LUKE MAHONEY & LAURA JOHNSON	138 A-B HANSEN ROAD TE TII NORTHLAND PART LOT 4 52172	WASTEWATER SITE PLAN (NEW DWELLING) FOR RESIDENTIAL BUILDING CONSENT & NOTICE TO FIX	FINAL NOT FOR CONSTRUCTION
VERIFIED	SIGNED	DATE									SCALE: 1:2000 / SHEET SIZE: A3
SH	SH	21/08/25									
APPROVED	SIGNED	DATE									PROJECT NO. C0643N / TYPE. BC / CLASS. G / SHEET NO. 501 / REV. A
EC	EC	21/08/25	A	21/08/25	FIRST ISSUE - CONSENT	EC	EC				
			REV.	DATE	REVISION DETAILS	BY	APP.				

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NOTES:
- CONTOUR INTERVAL IS 2.5 m MAJOR, 0.5 m MINOR
- BOUNDARIES, AERIAL PHOTOGRAPH, EXTRACTED FROM GRIP MAPS
- ANY BUILDINGS NOT LABELED ARE SHEDS WITH NO HABITABLE SPACE FROM SITE OBSERVATIONS.

LEGEND:

HAXX GEOLOGIX HAND AUGER / DCP (GEOTECHNICAL)

MBXX GEOLOGIX MACHINE BORE HOLE (GEOTECHNICAL)

WWXX GEOLOGIX HAND AUGER BOREHOLE (WASTEWATER)

T 4
72

JUNCTION BOX

REMOVE SETPIC TANK AND CONNECT INCOMING LINES TO TREATMENT PLANT 2

TREATMENT SYSTEM 2
NEW WATERFLOW
ECONOTREAT VBB-C-3000

JUNCTION BOX

EXISTING WASTEWATER LINE, CONTRACTOR TO CONFIRM CONDITION AND AT MIN. 1 % GRADIENT BY POT HOLING OR SIMILAR

NORTH

MBH01

EXISTING WASTEWATER LINE, CONTRACTOR TO CONFIRM CONDITION AND AT MIN. 1 % GRADIENT BY POT HOLING OR SIMILAR

REMOVE SETPIC TANK AND REPLACE WITH E-ONE SIMPLEX 1200L PUMP STATION

NEW 32 mm Ø PIPELINE

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	SIGNED	DATE
DRAWN: EC	EC	21/08/25
VERIFIED: SH	SH	21/08/25
APPROVED: EC	EC	21/08/25

REV.	DATE	REVISION DETAILS	BY	APP.
A	21/08/25	FIRST ISSUE - CONSENT	EC	EC

CLIENT.
LUKE MAHONEY & LAURA JOHNSON

PROJECT.
138 A-B HANSEN ROAD
TE TII
NORTHLAND
PART LOT 4 52172

DRAWING TITLE.
WASTEWATER SITE PLAN (EXISTING SPACES) FOR RESIDENTIAL BUILDING CONSENT & NOTICE TO FIX

STATUS. FINAL
NOT FOR CONSTRUCTION

SCALE	SHEET SIZE.
1:2000	A3

PROJECT NO.	TYPE.	CLASS.	SHEET NO.	REV.
C0643N	BC	G	502	A

NOTES:
- CONTOUR INTERVAL IS 2.5 m MAJOR, 0.5 m MINOR
- BOUNDARIES, AERIAL PHOTOGRAPH, EXTRACTED FROM GRIP MAPS
- ANY BUILDINGS NOT LABELED ARE SHEDS WITH NO HABITABLE SPACE FROM SITE OBSERVATIONS.

LEGEND:

HAXX GEOLOGIX HAND AUGER / DCP (GEOTECHNICAL)

MBXX GEOLOGIX MACHINE BORE HOLE (GEOTECHNICAL)

WWXX GEOLOGIX HAND AUGER BOREHOLE (WASTEWATER)

480 m² RESERVE DISPOSAL FIELD

1600 m² PRIMARY DISPOSAL FIELD

WW01

WW02

WW03

WW04

WW05

NORTH

geologix consulting engineers

DRAWN EC	SIGNED EC	DATE 21/08/25					
VERIFIED SH	SIGNED SH	DATE 21/08/25					
APPROVED EC	SIGNED EC	DATE 21/08/25	A	21/08/25	FIRST ISSUE - CONSENT	EC	EC
			REV.	DATE	REVISION DETAILS	BY	APP.

CLIENT. LUKE MAHONEY & LAURA JOHNSON

PROJECT. 138 A-B HANSEN ROAD TE TII NORTHLAND PART LOT 4 52172

DRAWING TITLE. WASTEWATER SITE PLAN (DISPOSAL FIELDS) FOR RESIDENTIAL BUILDING CONSENT & NOTICE TO FIX

STATUS. FINAL
NOT FOR CONSTRUCTION

SCALE 1:2000 | SHEET SIZE. A3

PROJECT NO.	TYPE.	CLASS.	SHEET NO.	REV.
C0643N	BC	G	503	A

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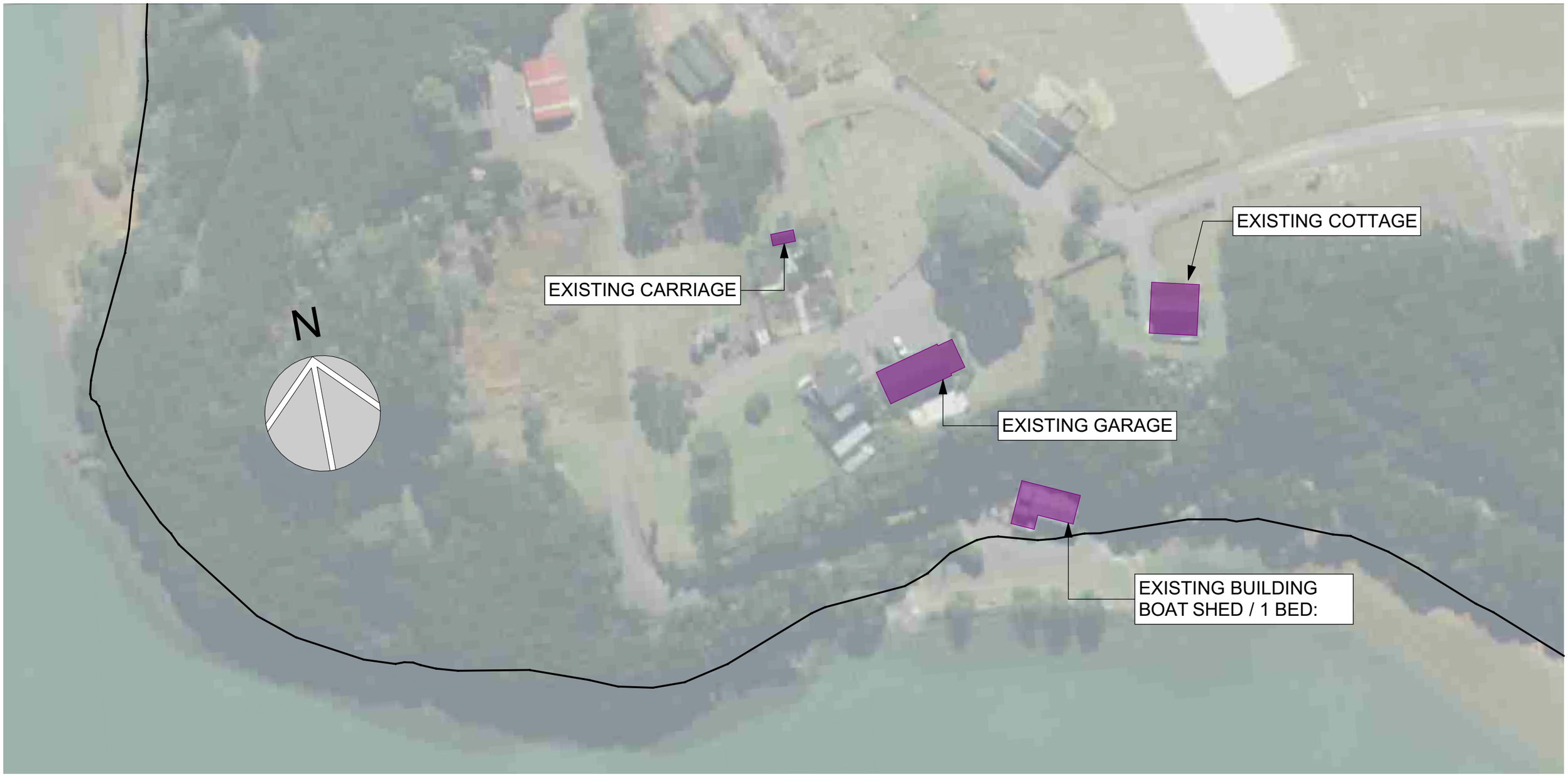
APPENDIX B

Floor Plans



Arcline
Architecture
(Ph): 09 408 2233
(Email): info@arcline.co.nz
(Web): www.arcline.co.nz

Site Plan

NORTHLAND CLUB NOTICE TO FIX

138A/B HANSEN ROAD, TE TII
KERIKERI NORTHLAND

Rev No.	Revision	Date

Scale @ A3:
Drawn By SE
Issued: 26/08/2025
8:50 am

MAHONEY_LUKE & LAURA_NTF-21-08-25.pln

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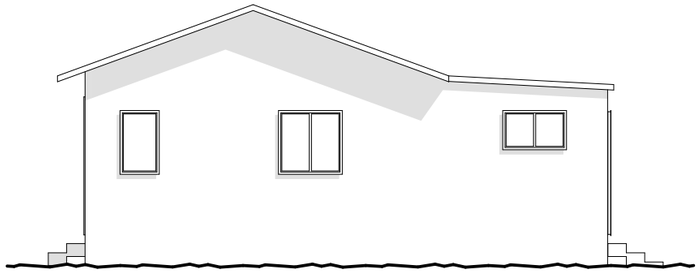

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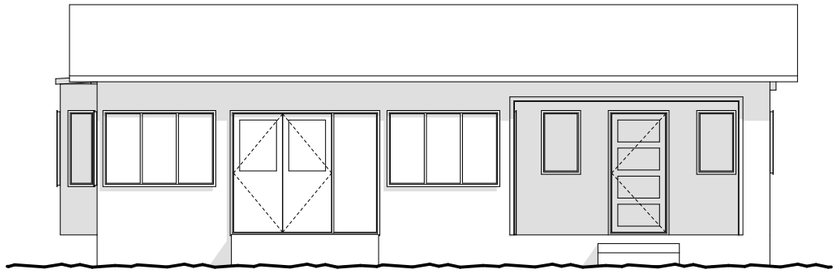

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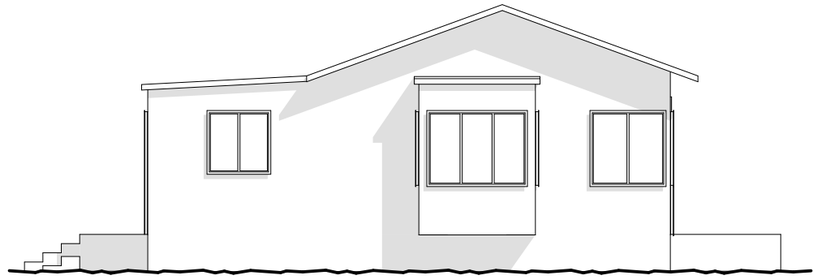

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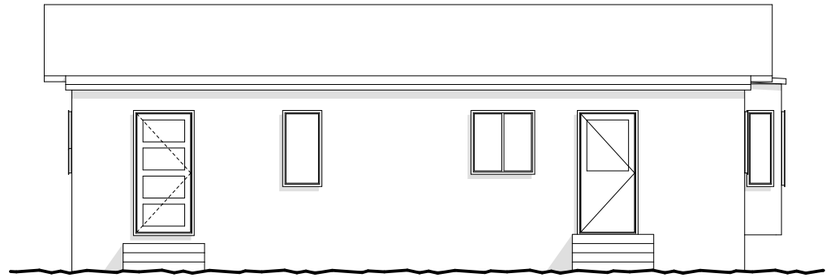

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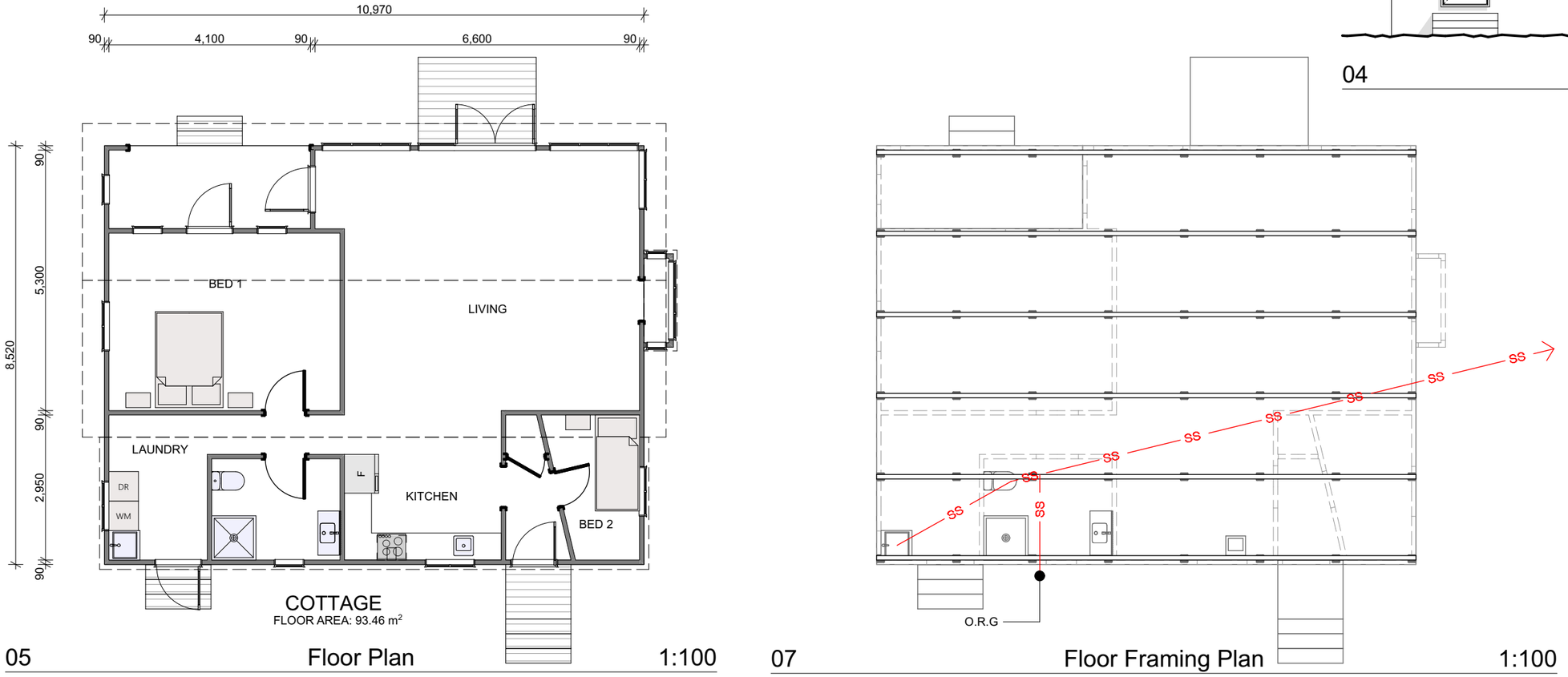

05 Floor Plan 1:100

07 Floor Framing Plan 1:100

Arcline Architecture
(Ph): 09 408 2233
(Email): info@arcline.co.nz
(Web): www.arcline.co.nz

Cottage Floor Plan

NORTHLAND CLUB NOTICE TO FIX

138A/B HANSEN ROAD, TE TII
KERIKERI NORTHLAND

Rev No.	Revision	Date

Scale @ A3: 1:100
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MAHONEY_LUKE & LAURA_NTF-21-08-25.pln

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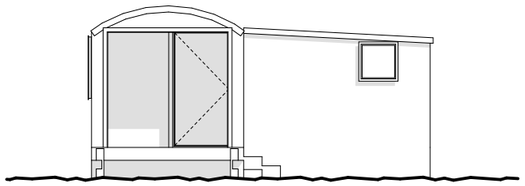

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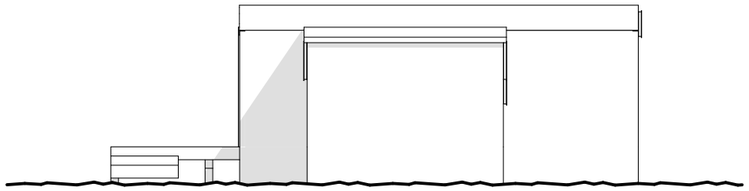

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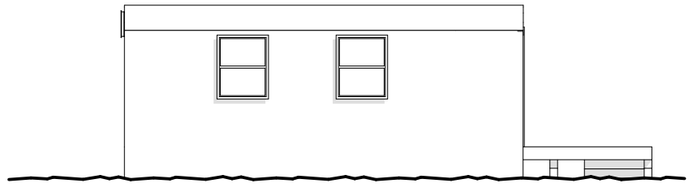

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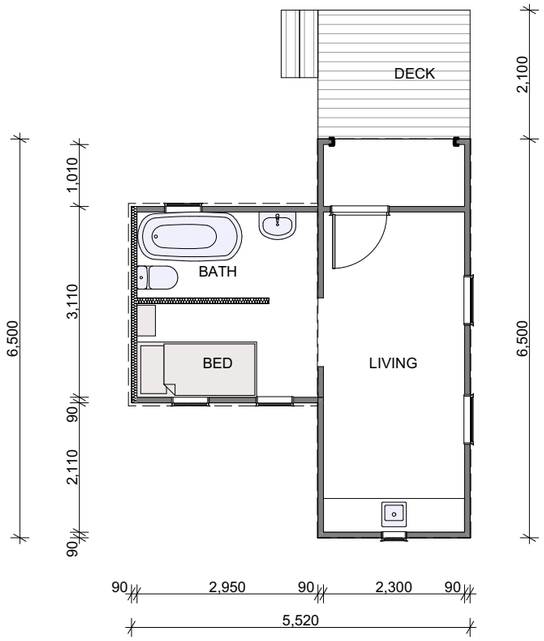
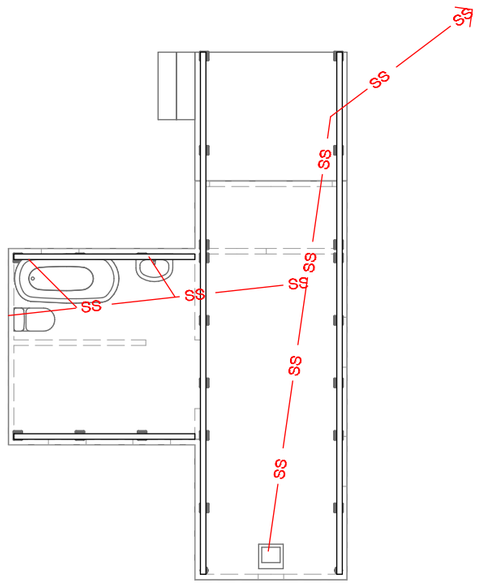
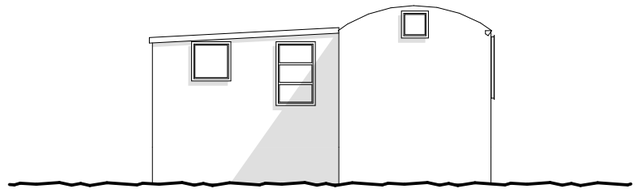


CARRIAGE
FLOOR AREA: 25.85 m²

01 Floor Plan 1:100



03 Floor Framing Plan 1:100



01 South Elevation 1:100

Arcline Architecture
(Ph): 09 408 2233
(Email): info@arcline.co.nz
(Web): www.arcline.co.nz

Carrige Floor Plan

NORTHLAND CLUB NOTICE TO FIX

138A/B HANSEN ROAD, TE TII
KERIKERI NORTHLAND

Rev No.	Revision	Date

Scale @ A3: 1:100
Drawn By SE
Issued: 26/08/2025 8:50 am

MAHONEY_LUKE & LAURA_NTF-21-08-25.pln

Sheet No: **3**
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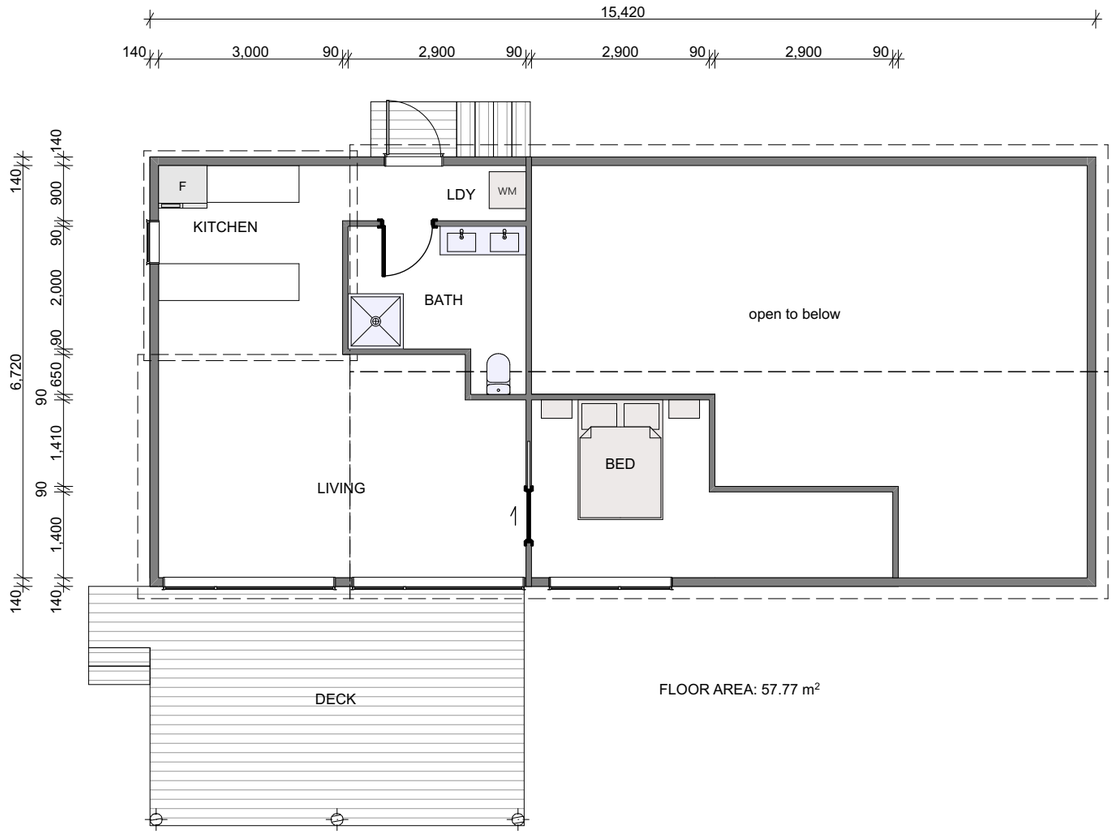
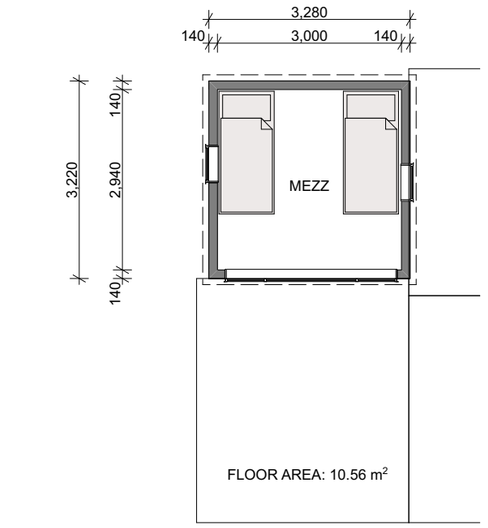
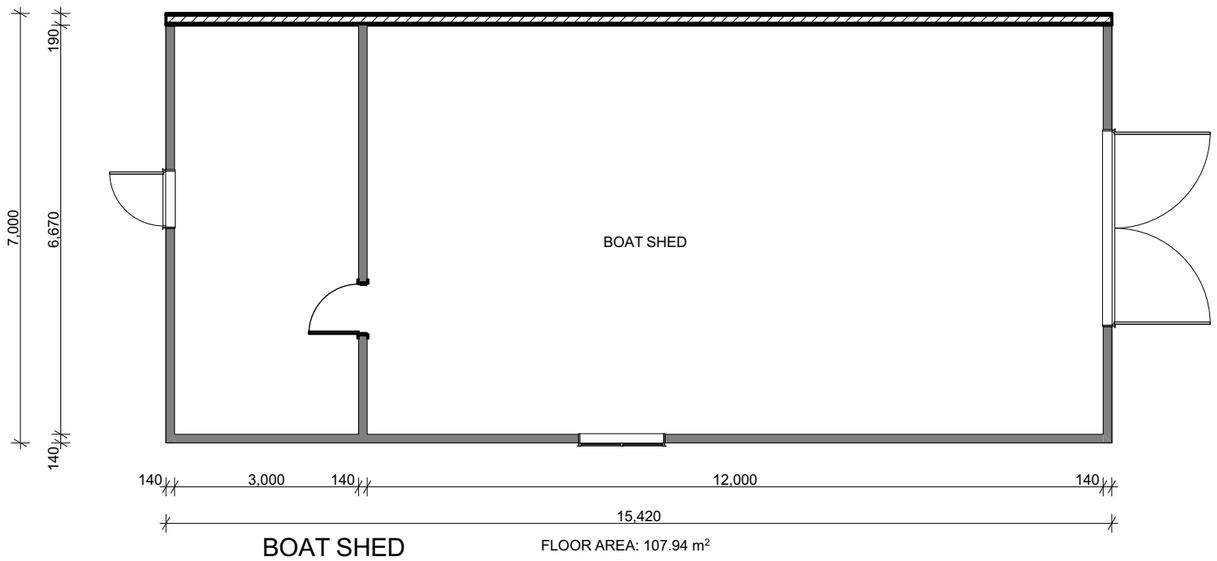


04 LEVEL 1 1:100



05 Upper Mezz 1:100



03 Ground Floor 1:100

Arcline Architecture
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(Email): info@arcline.co.nz
(Web): www.arcline.co.nz

Boat Shed Floor Plan

NORTHLAND CLUB NOTICE TO FIX

138A/B HANSEN ROAD, TE TII
KERIKERI NORTHLAND

Rev No.	Revision	Date

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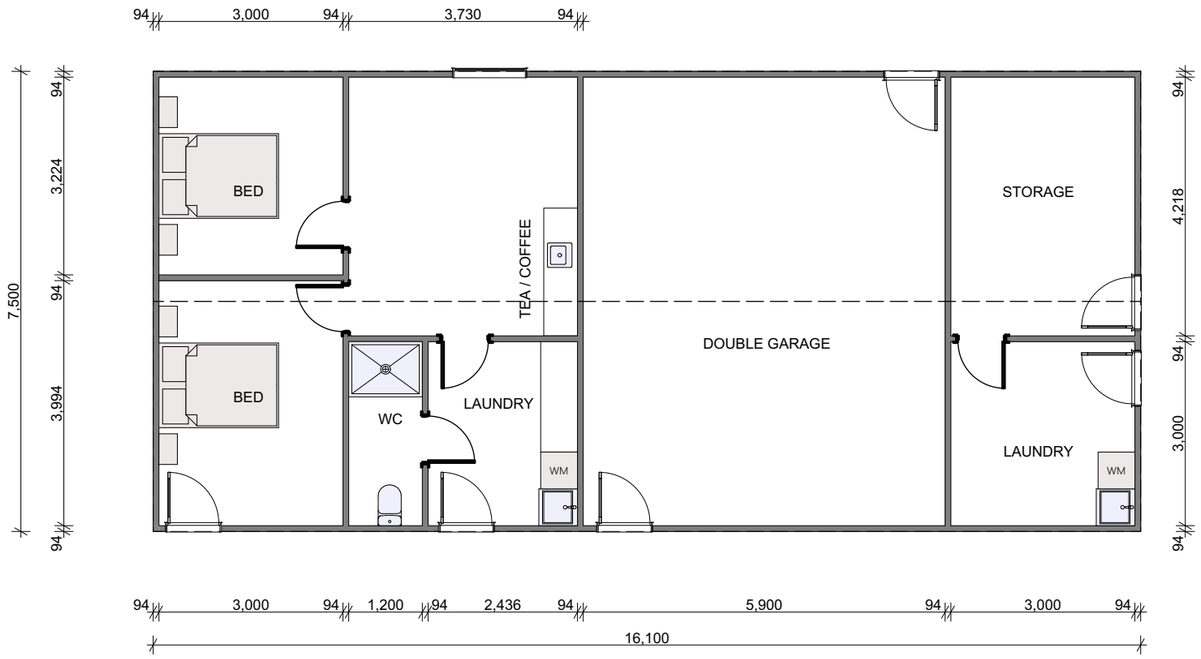
Issued: 26/08/2025 8:50 am
MAHONEY_LUKE & LAURA_NTF-21-08-25.pln

Sheet No: **4**
AS BUILT
4 OF 5



GARAGE
FLOOR AREA: 120.75 m²

01 Floor Plan 1:100

Arcline Architecture
(Ph): 09 408 2233
(Email): info@arcline.co.nz
(Web): www.arcline.co.nz

Garage Floor Plan

NORTHLAND CLUB NOTICE TO FIX

138A/B HANSEN ROAD, TE TII
KERIKERI NORTHLAND

Rev No.	Revision	Date

Scale @ A3: 1:100
Drawn By SE
Issued: 26/08/2025 8:50 am
MAHONEY_LUKE & LAURA_NTF-21-08-25.pln

Sheet No: 5
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5 OF 5

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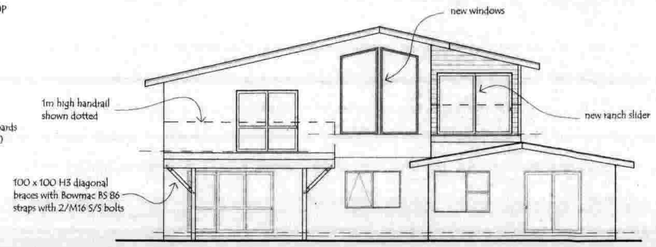

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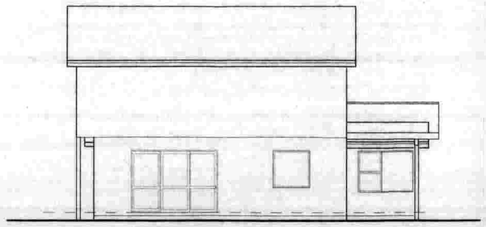
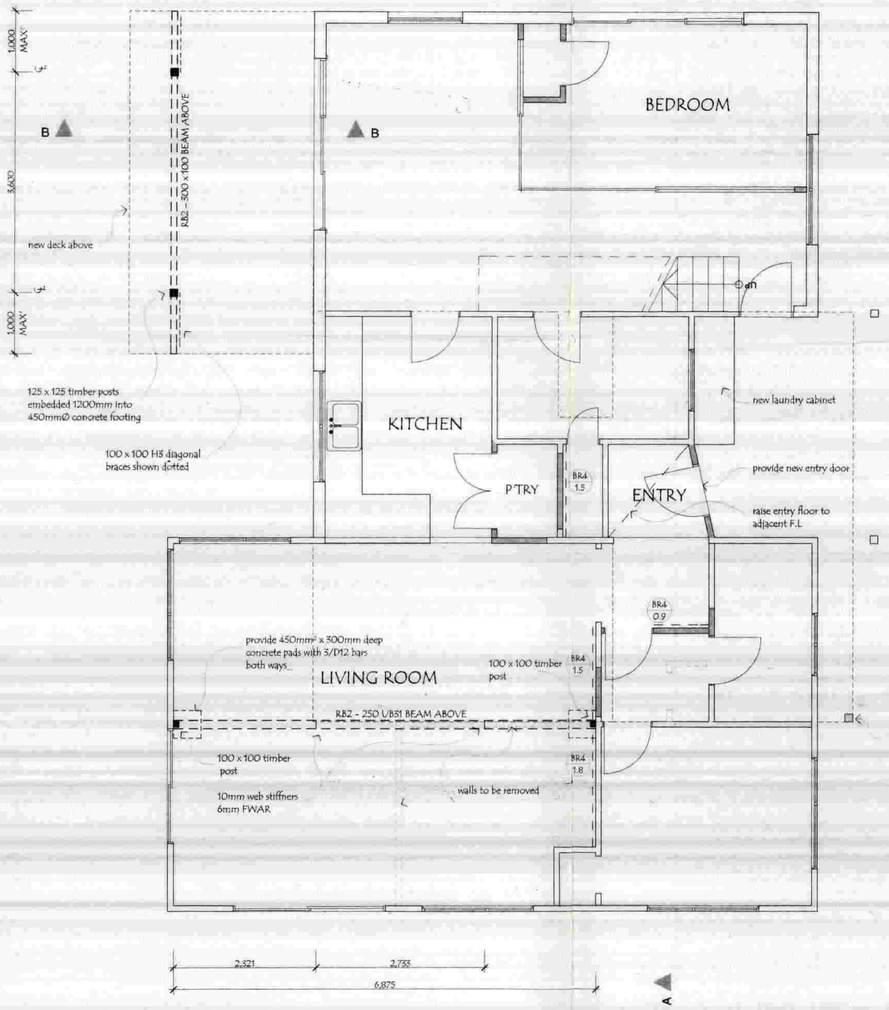


3

4

These plans and specifications must be kept 'on site' during construction. All boundary pegs must be located and flagged before work is commenced.



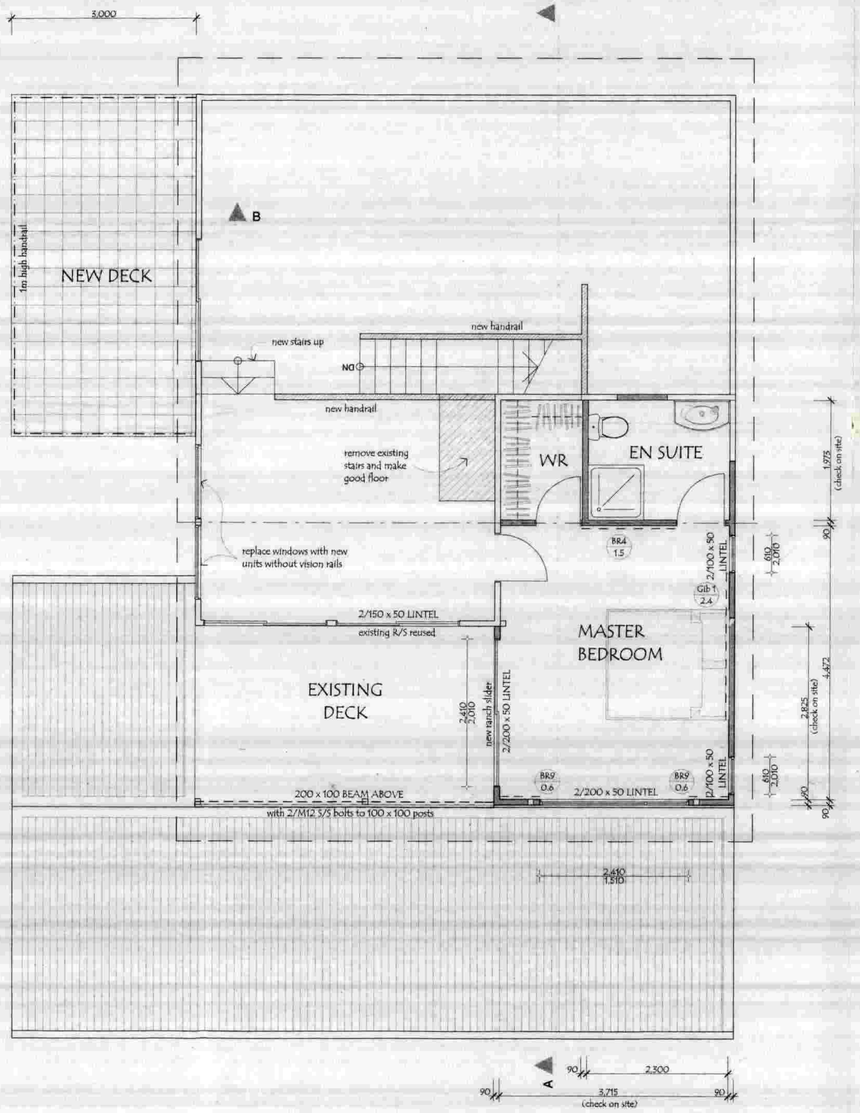
PROPOSED GROUND FLOOR PLAN

Scale 1:50

DENOTE EXISTING WALL

DENOTES NEW TIMBER FRAMED WALL

DENOTES WALL TO BE REMOVED



PROPOSED UPPER FLOOR PLAN

Scale 1:50

Far North District Council
NOTIFIABLE INSPECTIONS

Site Inspection	✓
Footing/Foundation	✓
Slab	
Bond beam	
Sub-floor	
Framing	
Exposed Rafter Strapping	
Pre-line	✓
Sheet Bracing	
Other Inspections	
Final Inspection	✓

Handrail to comply with 3604

BUILDER TO CHECK LOCATIONS, LEVELS, DEPTHS ETC. OF ALL INGROUND SERVICES PRIOR TO COMMENCEMENT.

APPROVED PIM/BC2004/1223
Date 19/01/04
Signed
FARNORTH DISTRICT COUNCIL

No.	Date	Revision Detail

Far North District Council
Received

Check all dimensions on site before construction.
Use figured dimensions in preference to scaling.
All construction to comply with NZS 3604: 1990 and NZBC

PROJECT:

PROPOSED ALTERATIONS TO HOUSE FOR DUNMORE DELANIE LTD.

PROJECT ADDRESS:

HANSENS ROAD, PURERUA

DRAWING:

FLOOR PLAN
ELEVATIONS

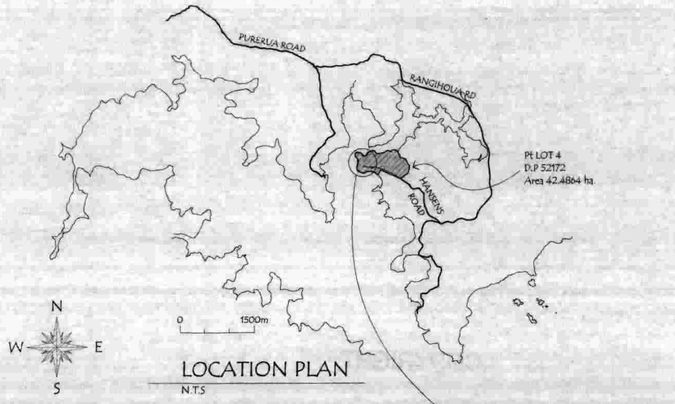
Drawn:	Date: 18/12/2003
SCALE:	DRAWING No: 1 of 2
PROJECT No: 1081	

PK Engineering Ltd
18 DEC 2003
Checked

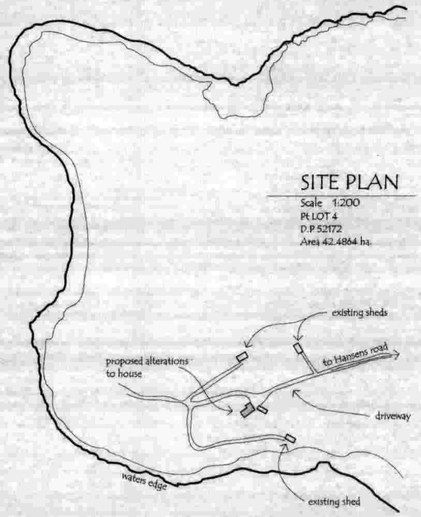
Total Design
BUILDING & LANDSCAPE DESIGN

LEVEL 1
National Bank Building
90 Kerikeri road,
P.O.Box 575
KERIKERI

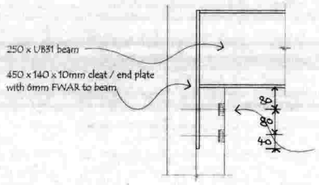
Tel. (09) 407 7049
Fax. (09) 407 7045
Mobile. (021) 241 9879
E-mail. tdesign@igrin.co.nz

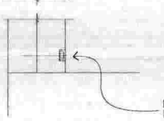


LOCATION PLAN
N.T.S



SITE PLAN
Scale 1:200
Pt LOT 4
D.P 52172
Area 42.4864 ha.

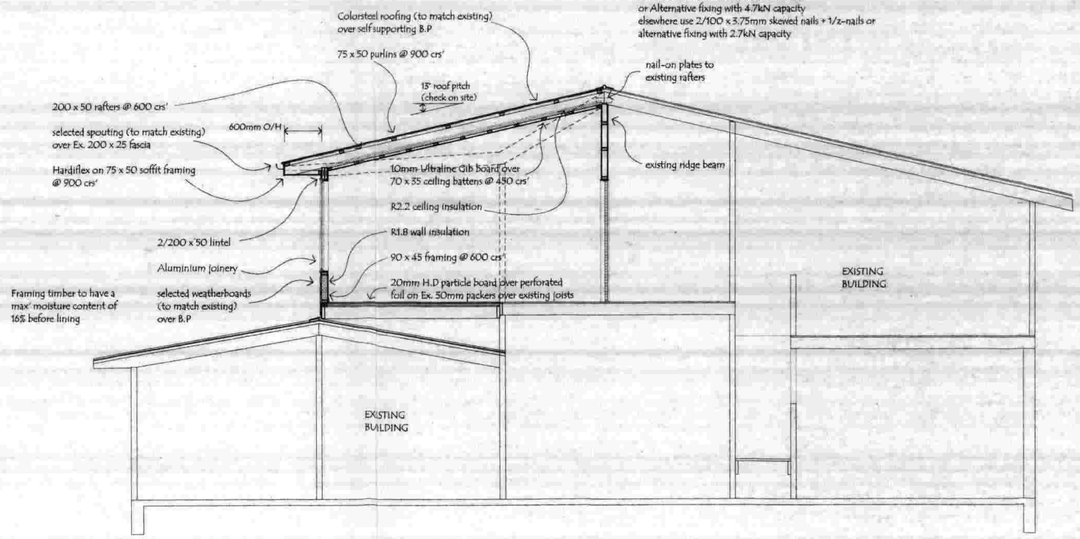




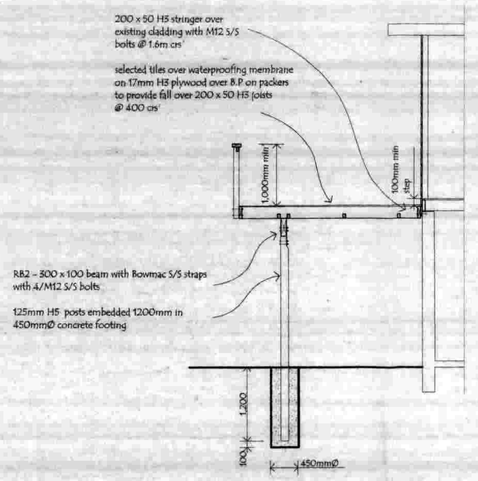
D1 RB1-FLOOR BEAM DETAIL
Scale 1:10

NOTE
RAFTER TO TOP PLATE FIXING
use 2/100 x 3.75mm skewed nails + 3/z-nails or
alternative fixing with 6.7kN capacity

PURLIN TO RAFTER FIXING
purlins within 900mm of roof edge to be fixed with
2/100 x 3.75mm skewed nails + 2/z-nails
or Alternative fixing with 4.7kN capacity
elsewhere use 2/100 x 3.75mm skewed nails + 1/z-nails or
alternative fixing with 2.7kN capacity



CROSS SECTION A - A
Scale 1:50



CROSS SECTION B - B
Scale 1:50

No.	Date	Revision Detail

Far North District
Council
Received

Check all dimensions on site before construction.
Use figured dimensions in preference to scaling.
All construction to comply with NZS 3604: 1990 and NZBC

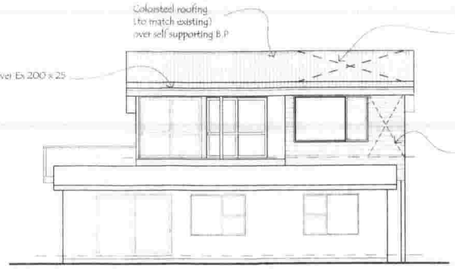
PROJECT:
PROPOSED ALTERATIONS TO HOUSE FOR DUNMORE DELANIE LTD.

PROJECT ADDRESS:
HANSENS ROAD, PURERUA

DRAWING:
SECTIONS/DETAILS

Drawn:	Date: 18/12/2003
SCALE:	DRAWING No: 2 of 2
PROJECT No: 1081	

Total Design
BUILDING & LANDSCAPE DESIGN
LEVEL 1
National Bank Building
90 Kerikeri road,
P.O.Box 575
KERIKERI
Tel. (09) 407 7049
Fax. (09) 407 7045
Mobile. (021) 241 9879
E-mail. tdesign@igrin.co.nz



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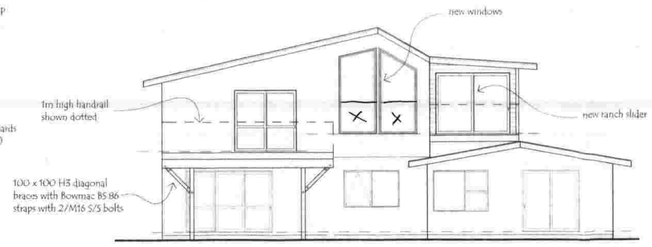

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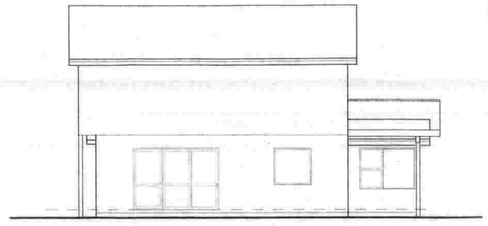

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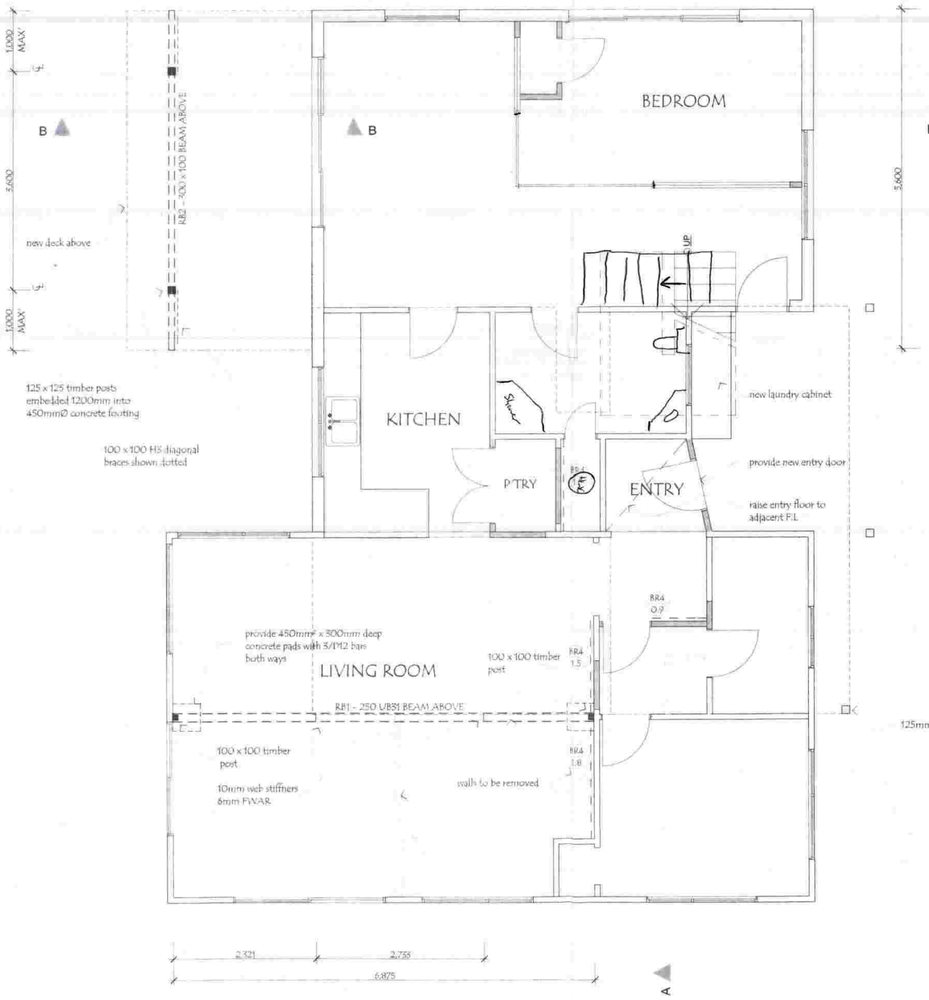


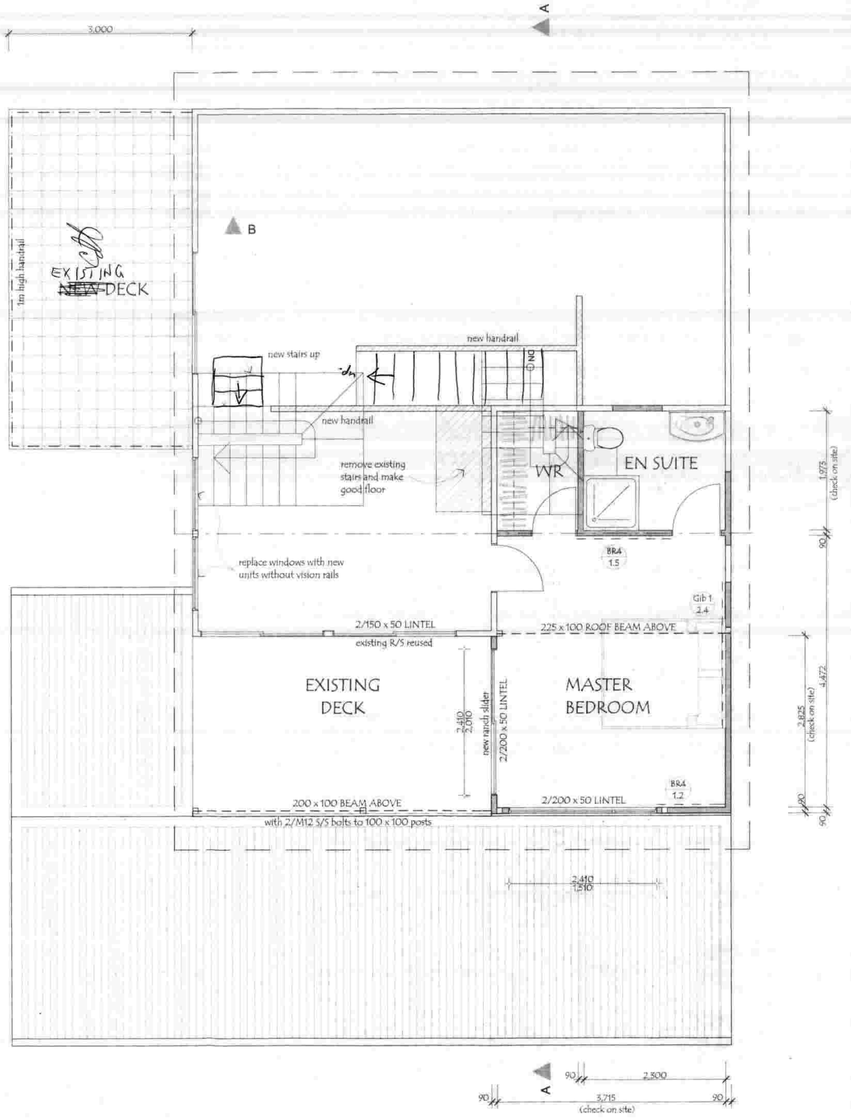
PROPOSED GROUND FLOOR PLAN

Scale 1:50

DENOTE EXISTING WALL

DENOTES NEW TIMBER FRAMED WALL

DENOTES WALL TO BE REMOVED



PROPOSED UPPER FLOOR PLAN

Scale 1:50

Far North District Council
NOTIFIABLE INSPECTIONS

Site Inspection		
Footing/Foundation		
Slab		
Bond beam		
Sub-floor		
Framing		
Exposed Rafter Strapping		
Pre-line		
Sheet Bracing		
Other (specify)		
Final inspection		

These plans and specifications must be kept 'on site' during construction. All boundary pegs must be located and flagged before work is commenced.

12057

Amended Plan
Date 5.4.04
Signature
ABA
VR

No.	Date	Revision Detail
A	10.05.04	Roof structure amended & windows omitted from Master Bedroom

Check all dimensions on site before construction.
Use figured dimensions in preference to scaling.
All construction to comply with NZS 3604: 1999 and NZBC

PROJECT:

PROPOSED ALTERATIONS TO HOUSE FOR DUNMORE DELANIE LTD.

PROJECT ADDRESS:

HANSENS ROAD, PURERUA

DRAWING:

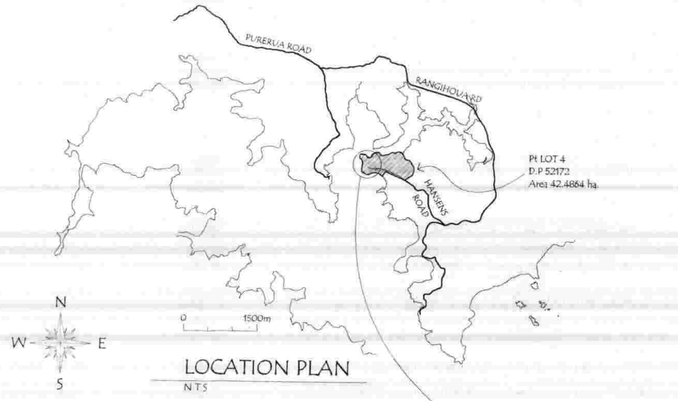
FLOOR PLAN ELEVATIONS

Drawn:	Date: 12/05/2004
SCALE:	DRAWING No: 1 of 2
PROJECT No: 1081	

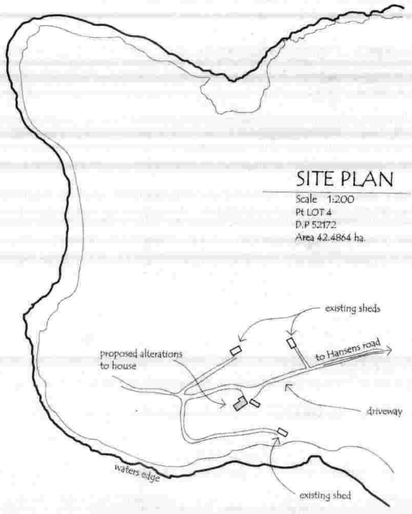
Total Design
BUILDING & LANDSCAPE DESIGN

LEVEL 1
National Bank Building
90 Kerikeri road.
P.O.Box 575
KERIKERI

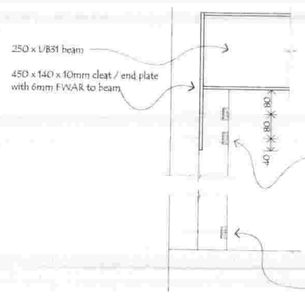
Tel. (09) 407 7049
Fax. (09) 407 7045
Mobile. (021) 241 9879
E-mail. tdesign@igrin.co.nz



LOCATION PLAN
N.T.S



SITE PLAN
Scale 1:200
Pt LOT 4
D.P 52172
Area 42.4884 ha

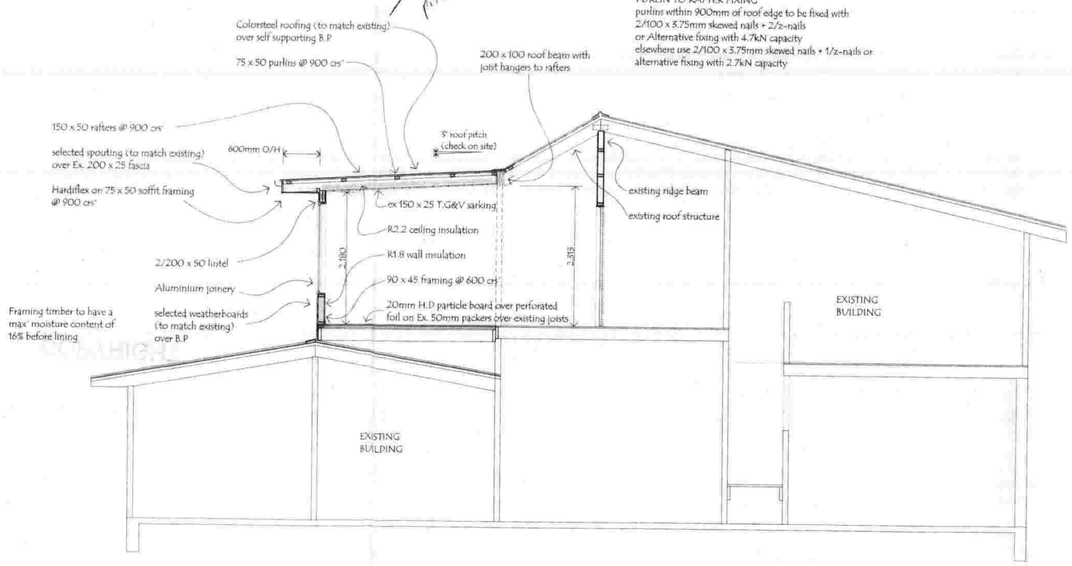


D1 RB1-FLOOR BEAM DETAIL
Scale 1:10

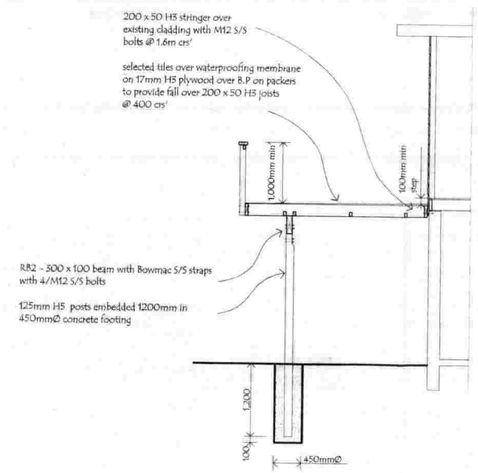
Suitable roof profile for pitch must be used (not corrugated)

NOTE
RAFTER TO TOP PLATE FIXING
use 2/100 x 3.75mm skewed nails + 3/z-nails or alternative fixing with 6.7kN capacity

PURLIN TO RAFTER FIXING
purlins within 900mm of roof edge to be fixed with 2/100 x 3.75mm skewed nails + 2/z-nails or Alternative fixing with 4.7kN capacity elsewhere use 2/100 x 3.75mm skewed nails + 1/z-nails or alternative fixing with 2.7kN capacity



CROSS SECTION A - A
Scale 1:50



CROSS SECTION B - B
Scale 1:50

No.	Date	Revision Detail
A	10.03.04	Roof structure amended & windows omitted from Master Bedroom

Check all dimensions on site before construction.
Use figured dimensions in preference to scaling.
All construction to comply with NZS 3604: 1999 and NZBC

PROJECT:
PROPOSED ALTERATIONS TO HOUSE FOR DUNMORE DELANIE LTD.

PROJECT ADDRESS:
HANSENS ROAD, PURERUA

DRAWING:
SECTIONS/DETAILS

Drawn:
Date: 18/05/2004
SCALE:
DRAWING No: 2 of 2
PROJECT No: 1081

Total D[redacted]
BUILDING & LA[redacted]
LEVEL 1
National Bank Building
90 Kerikeri road,
P.O.Box 575
KERIKERI
Tel. (09) 40[redacted]
Fax. (09) 4[redacted]
Mobile: (021) 241 9879
E-mail. tdesign@igrm.co.nz

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consulting engineers

APPENDIX C

Engineering Logs

INVESTIGATION LOG

HOLE NO.: WW01

CLIENT: Arcline Architecture Limited
PROJECT: 138 A-B Hansen Road, Te Tii

JOB NO.: C0643N

SITE LOCATION:
CO-ORDINATES:
ELEVATION: Ground
START DATE: 31/07/2025
END DATE: 31/07/2025
CONTRACTOR: Internal
RIG: 50MM Hand Auger
DRILLER: FS
LOGGED BY: FS

MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm) 2 4 6 8 10 12 14 16 18	VANE SHEAR STRENGTH (kPa) Vane: 50 100 150 200 Values	WATER
TOPSOIL; light brown. Dry; low plasticity.		0.0	TS			Groundwater Not Encountered
Clayey SILT; light brown. Dry; low plasticity; [Kerikeri Volcanics Group].		0.2				
0.5m - 0.9m: Becoming light brown and light orange.		0.4				
		0.6				
		0.8				
0.9m - 1.0m: Dark gravel size specks.		1.0				
End Of Hole: 1.00m		1.2				
		1.4				

PHOTO(S)

REMARKS

1. Hand auger terminated at 1.0m bgl due to dense strata.
2. Groundwater not encountered at the time of drilling.

WATER

- ▼ Standing Water Level
- ▷ Out flow
- ◁ In flow

INVESTIGATION TYPE

- ☑ Hand Auger
- ☐ Test Pit

INVESTIGATION LOG

HOLE NO.: WW02

CLIENT: Arcline Architecture Limited
PROJECT: 138 A-B Hansen Road, Te Tii

JOB NO.: C0643N

SITE LOCATION:
CO-ORDINATES:
CONTRACTOR: Internal **RIG:**

START DATE: 31/07/2025
END DATE: 31/07/2025
ELEVATION: Ground
DRILLER: FS
LOGGED BY: FS

MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm) 2 4 6 8 10 12 14 16 18	VANE SHEAR STRENGTH (kPa) Vane: 50 100 150 200 Values	WATER
TOPSOIL; dark brown with light brown with orange specks. Low plasticity.		0.0	TS			Groundwater Not Encountered
Clayey SILT; light brown to yellowish brown. Low plasticity; [Kerikeri Volcanics Group].		0.2				
Clayey SILT; yellowish brown. Moist; low plasticity; [Kerikeri Volcanics Group]. 0.6m - 0.9m: Black specks.		0.4				
		0.6				
		0.8				
		1.0				
End Of Hole: 1.20m		1.2				
		1.4				

PHOTO(S)

REMARKS

1. Hand auger completed at target depth.
2. Groundwater not encountered at the time of drilling.

WATER

- ▼ Standing Water Level
- ▷ Out flow
- ◁ In flow

INVESTIGATION TYPE

- ☑ Hand Auger
- ☐ Test Pit

INVESTIGATION LOG

HOLE NO.: WW03

CLIENT: Arcline Architecture Limited

PROJECT: 138 A-B Hansen Road, Te Tii

JOB NO.: C0643N

SITE LOCATION:

START DATE: 31/07/2025

CO-ORDINATES:

ELEVATION: Ground

END DATE: 31/07/2025

CONTRACTOR: Internal

RIG:

DRILLER: FS

LOGGED BY: FS

MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm) 2 4 6 8 10 12 14 16 18	VANE SHEAR STRENGTH (kPa) Vane: 50 100 150 200 Values	WATER
TOPSOIL; dark brown . Moist; low plasticity.		0.0	TS			Groundwater Not Encountered
Clayey SILT; light grey. Moist; low plasticity; [Kerikeri Volcanics Group].		0.2				
Clayey SILT; light grey and yellowish brown. Moist; low plasticity; [Kerikeri Volcanics Group]. 0.9m - 1.2m: Whitish mottling.		0.4 0.6 0.8 1.0				
End Of Hole: 1.20m		1.2 1.4				

PHOTO(S)

REMARKS

1. Hand auger completed at target depth.
2. Groundwater not encountered at the time of drilling.

WATER

- ▼ Standing Water Level
- ▷ Out flow
- ◁ In flow

INVESTIGATION TYPE

- ☑ Hand Auger
- ☐ Test Pit

INVESTIGATION LOG

HOLE NO.: WW04

CLIENT: Arcline Architecture Limited
PROJECT: 138 A-B Hansen Road, Te Tii

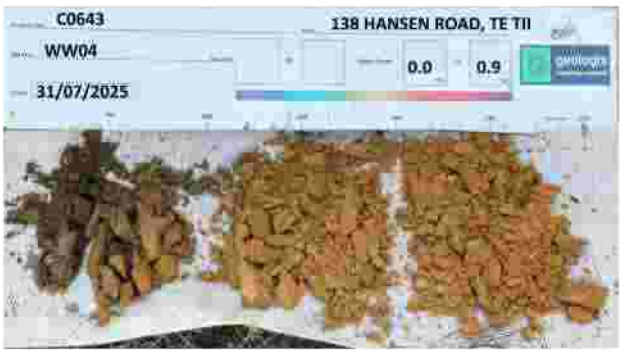
JOB NO.: C0643N

SITE LOCATION:
CO-ORDINATES:
CONTRACTOR: Internal **RIG:**

START DATE: 31/07/2025
END DATE: 31/07/2025
ELEVATION: Ground
DRILLER: FS
LOGGED BY: FS

MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm) 2 4 6 8 10 12 14 16 18	VANE SHEAR STRENGTH (kPa) Vane: 50 100 150 200 Values	WATER
TOPSOIL; dark brown mottled orange brown. Dry; low plasticity.		0.0				Groundwater Not Encountered
SILT; orange brown . Dry; low plasticity; [Kerikeri Volcanics Group].		0.2 0.4 0.6 0.8				
End Of Hole: 0.90m		1.0 1.2 1.4				

PHOTO(S)



REMARKS

Hand auger terminated at 0.9m bgl due to dense strata.

2. Groundwater not encountered at the time of drilling.

WATER

- ▼ Standing Water Level
- ▷ Out flow
- ◁ In flow

INVESTIGATION TYPE

- ☑ Hand Auger
- ☐ Test Pit

INVESTIGATION LOG

HOLE NO.: WW05

CLIENT: Arcline Architecture Limited

PROJECT: 138 A-B Hansen Road, Te Tii

JOB NO.: C0643N

SITE LOCATION:

START DATE: 31/07/2025

CO-ORDINATES:

ELEVATION: Ground

END DATE: 31/07/2025

CONTRACTOR: Internal

RIG:

DRILLER: FS

LOGGED BY: FS

MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm) 2 4 6 8 10 12 14 16 18	VANE SHEAR STRENGTH (kPa) Vane: 50 100 150 200 Values	WATER
TOPSOIL; dark brown. Dry; low plasticity.		0.0	TS			Groundwater Not Encountered
SILT; brown with reddish specks. Dry; low plasticity; [Kerikeri Volcanics Group].		0.2				
Clayey SILT; brownish orange with some reddish specks. Moist; low plasticity; [Kerikeri Volcanics Group].		0.4				
End Of Hole: 0.70m		0.6				
		0.8				
		1.0				
		1.2				
		1.4				

PHOTO(S)

REMARKS

1.Hand auger terminated at 0.7m bgl due to dense strata.

2. Groundwater not encountered at the time of drilling.

WATER

- ▼ Standing Water Level
- ▷ Out flow
- ◁ In flow

INVESTIGATION TYPE

- ☑ Hand Auger
- ☐ Test Pit

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consulting engineers

APPENDIX D

Assessment Criteria

Table 8: Wastewater Assessment of Environmental Effects

Item	NRC Separation Requirement[2]	FNDC Separation Requirement	Site Assessment[3]
Individual System Effects			
Flood plains	Above 5 % AEP	NR	Complies. Disposal field well above mapped flood hazard.
Stormwater flowpath[4]	5 m	NR	Complies, see annotations on Drawing No. 500.
Surface water feature[5]	15 m	15 – 30 m	Complies.
Coastal Marine Area	15 m	30 m	Complies.
Existing water supply bore.	20 m	NR	Complies. None recorded on site by property file or NRC Maps.
Property boundary	1.5 m	1.5	Complies. Including proposed subdivision boundaries.
Winter groundwater table	0.6 m	0.6 m	Complies.
Topography			Complies, <25 °.
Cut off drain required?			No, <10 ° in upstream catchment.
Discharge Consent Required?			Yes, discharge volumes peak at 5,600 litres/ day.
	TP58	**NZS1547**	
Cumulative Effects			
Biological Oxygen Demand	≤20 g/m^3		Complies – secondary treatment.
Total Suspended Solids	≤30 g/m^3		Complies – secondary treatment.
Total Nitrogen	10 – 30 g/m^3	15 – 75 g/m^3	Complies – secondary treatment.
Phosphorous	NR	4 – 10 g/m^3	Complies – secondary treatment.
Ammonia	NR	Negligible	Complies – secondary treatment.
Nitrites/ Nitrates	NR	15 – 45 g/m^3	Complies – secondary treatment.
Conclusion: Effects are less than minor on the environment.			

1. *AEE based on proposed secondary treated effluent.*
2. *Northland Regional Plan Table 9.*
3. *Based on the recommendations of this report and Drawing No. 500.*
4. *Including any formed road with kerb and channel, and water-table drain that is down-slope of the disposal area.*
5. *River, lake, stream, pond, dam, or natural wetland.*

AEP Annual Exceedance Probability.
NR No Requirement.

Table 9: Proposed Northland Regional Plan Wastewater Assessment Criteria, to rule C.6.1.3

Assessment Criteria	Comments
1) the on-site system is designed and constructed in accordance with the Australian/New Zealand Standard. On-site Domestic Wastewater Management (AS/NZS 1547:2012).	Complies.
2) the volume of wastewater discharged does not exceed two cubic metres per day	**Does not comply.** Total peak discharge volume of 5,600 l/ day.
3) the discharge is not via a spray irrigation system or deep soakage system	Complies.
4) the slope of the disposal area is not greater than 25 degrees	Complies.
5) for wastewater that has received secondary treatment or tertiary treatment, it is discharged via: a) a trench or bed system in soil categories 3 to 5 that is designed in accordance with Appendix L of Australian/New Zealand Standard On-Site Domestic Wastewater Management (AS/NZS 1547:2012); or b) an irrigation line system that is dose loaded and covered by a minimum of 50 millimetres of topsoil, mulch, or bark, and	Complies. Two new secondary treatment to PCDI fields. Existing primary treatment decommissioned.
6) for the discharge of wastewater onto the surface of slopes greater than 10 degrees: a) the wastewater, excluding greywater, has received at least secondary treatment, and b) the irrigation lines are firmly attached to the disposal area, and c) where there is an up-slope catchment that generates stormwater runoff, a diversion system is installed and maintained to divert surface water runoff from the up-slope catchment away from the disposal area, and d) a minimum 10 metre buffer area down-slope of the lowest irrigation line is included as part of the disposal area, and e) the disposal area is located within existing established vegetation that has at least 80 percent canopy cover, or f) the irrigation lines are covered by a minimum of 100 millimetres of topsoil, mulch, or bark, and	Complies, slope angle is <10 ° over upslope catchment to disposal fields and complies over disposal field which locally exceed 10 °. Secondary treatment adopted.
7) the disposal area and reserve disposal area are situated outside the relevant exclusion areas and setbacks in Table 9: Exclusion areas and setback distances for on-site domestic wastewater systems, and	Complies. Refer AEE within **Error! Reference source not found.** above.

8) for septic tank treatment systems, a filter that retains solids greater than 3.5 millimetres in size is fitted on the outlet, and	Complies.
9) the following reserve disposal areas are available at all times: a) 100 percent of the existing effluent disposal area where the wastewater has received primary treatment or is only comprised of greywater, or b) 30 percent of the existing effluent disposal area where the wastewater has received secondary treatment or tertiary treatment, and	Complies, 30 % reserve disposal field specified.
10) the on-site system is maintained so that it operates effectively at all times and maintenance is undertaken in accordance with the manufacturer's specifications, and	Complies, provided the Client enters a service maintenance agreement with manufacturer. To be captured as a condition of consent.
11) the discharge does not contaminate any groundwater water supply or surface water, and	Complies, the disposal field is adequately setback from existing features including the CMA (30 m), overland flow paths and ponds (15m). The minimum offset shall be set out on site by accurate survey control.
12) there is no surface runoff or ponding of wastewater, and	Complies.
13) there is no offensive or objectionable odour beyond the property boundary	Complies.

Table 10: Regional Soil and Water Plan Wastewater Assessment Criteria, to rule 15.1.4

Assessment Criteria	Comments
3. The discharge of primary treated sewage effluent (not including stormwater) into or onto land from on-site treatment and disposal systems is a permitted activity, provided that:	
(a) The lowest point of the disposal system is not less than 0.6 metres (600 millimetres) above the winter (June, July, or August) groundwater table.	Complies from measured levels. Investigation undertaken in wintertime indicate no groundwater within 0.6 m of ground surface.
(b) Prior to being discharged to ground the effluent is treated to a standard such that: (i) the five-day biochemical oxygen demand (BOD5) of any sample taken is less than or equal to 30 grams per cubic metre; and (ii) the total suspended solids (TSS) concentration of any sample taken is less than or equal to 45 grams per cubic metre.	Specified treatment system complies.
(c) No part of the disposal area and reserve area is located within 20 metres, measured horizontally, of any existing groundwater bore located on any other property.	Complies.
(d) No part of the disposal area and reserve area is located within 15 metres, measured horizontally, of any surface water (as defined in this Plan).	Complies.
(e) The effluent is discharged into or onto land using a dripper system that has been designed to evenly distribute effluent and to avoid clogging by soil or root intrusion.	Complies.
(f) The selection and sizing of the treatment and disposal system has been based on: (i) the volume of the discharge;28 Section 15 – Rules for Sewage Discharges 152 Regional Water and Soil Plan for Northland (ii) the appropriate design loading rates for the identified soil type; and (iii) has taken into account any constraints identified by a detailed site investigation. The Council will accept as compliance with (f) (i – iii) an effluent treatment system designed in accordance with the principles and procedures outlined in Australian/New Zealand Standard "On-site Domestic Wastewater Management" (AS/NZS 1547:2000).	Complies.
(g) There is no surface runoff of any contaminants from the disposal area.	Complies.
(h) The discharge results in no more than minor contamination of ground and surface water beyond a 20-metre separation distance measured horizontally from any part of the disposal system, or beyond the boundary of the property on which the discharge is taking place, whichever is the lesser.	Complies. Design is in accordance with New Zealand standards and good practice guidelines.
(i) The volume of effluent discharged does not exceed 3 cubic metres per day, averaged over the month of the greatest discharge.	**Does not comply.** Total peak discharge volume of 5,600 l/ day.
(j) The maximum volume of effluent discharged does not exceed 6 cubic metres over any 24-hour period.	Complies.
(k) A reserve area equivalent to 30 % of the design disposal area has been allowed for and set aside.	Complies.
(l) A programmed maintenance contract for the treatment and disposal system is entered into.	TBC by Client.

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APPENDIX E

Product Specifications

econo-treat

Econotreat VBB-C-3000 Treatment System

System Specifications & Installation Instructions

Compliance Requirements

All Econotreat Treatment Systems meet the requirements of the NZ Building Code G13-VM4.

Section 9 of AS/NZS 1546.1:2008 state that tanks constructed to these Standards will meet the requirements of the Code for Clauses B1 and B2, structure and durability.

Compliance with Section 9 of AS/NZS 1546.1:2008 and also Clauses G13.3.4 relating to on-site treatment and disposal systems and G14.3.1 and 14.3.2 relating to the control of foul water as an industrial waste.

The Treatment Process

Primary Chamber / Tank

Influent enters the chamber via the source whereby scum and solids capable of settling are separated from the raw influent. Primary treated effluent flows through a transfer port to the aeration tank. This primary tank will also act as a storage chamber for sludge returned from the Clarification Chamber.

Aeration Chamber

Water enters from the Primary Chamber. Air is introduced into this chamber via an air blower to create an environment for aerobic bacteria and other helpful organisms to consume the organic matter present. The aeration tank is designed in a manner to help prevent short circuiting of the wastewater to ensure extended aeration. Media is present in the tank to support the growth of bacteria.

Clarification Chamber

The Clarification chamber is essentially a quiescent zone where suspended particles/solids are settled out of the water. These particles are returned to the Primary chambers via a sludge return which aids in further biological reduction, denitrification and providing a constant food supply rich in microbes supporting the system through periods of limited flows.

Performance	
BOD (g/m^3)	<10
TSS (g/m^3)	<10
Total Nitrogen TN (g/m^3)	<15
Ammonia Nitrogen NH4-N (g/m^3)	<5
Total Phosphorous (g/m^3)	<5

ECONOTREAT VBB-C-3000

System Specification & Installation Instructions

New Zealand's Leaders in Advanced Secondary Treatment Systems

Tank Specifications

Tanks are made of 50mpa Fiber Reinforced Concrete, which is suitable material for wastewater treatment containment meeting all the requirements of Section 4.3.3 of AS/NZS 1547:2012. These tanks have an expected lifespan of 50 years.

Dual Chamber Septic Tank
6000L Nominal Capacity
2200mm Diamter
1960mm High

Aeration Tank
6000L Nominal Capacity
2200mm Diamter
1960mm High

Installation Location and Certification

These tanks are not designed for vehicle loads and shall be located no closer than 2m to a driveway, road frontage or a building. If for any reason the tank is located where vehicle traffic may drive over the tank or approach closer than 2m, or where it may be trampled on by farm stock then the tank should be protected by a concrete slab designed to support these loads. Surface water must also be diverted from flowing into the installation.

Installation must be in accord with G13 of Building Code. Final producer statement certificate to be issued and held by the regulatory authority.

High Water Table Installations

All tanks have been engineered and designed for maximum strength, in accordance with the AS/NZS 1546.1:2008 and G13 Clauses B1 and B2 for structure and durability, to withstand any hydraulic pressures, both lateral and uplift, created by high water table conditions.

In high water table installations, it is important to fill the tanks with water. This removes the hydraulic uplift and simplifies the installation. In extremely high-water tables, a concrete foot can be added to the tank during manufacture. Waterflow must be made aware of this early on in view of supplying a tank that is fit for purpose.

Plumbing Pipes and Fittings

All internal plumbing is done with PVC pipes with appropriate connections according to AS/NZS 1260 and AS/NZS 4130.

Backfill and Bedding

Place and bed to NZBC G13/AS2, using compacted granular metal, in layers not exceeding 100mm.

Electrical

Where a pump is required on a flat site electrical connection must be installed according to AS/NZS 3000 and the control and alarm system must be in a weatherproof housing located in a readily visible position.

Warranty

WATERFLOW NZ LTD warrants that the Econotreat System will be free from defects in material and workmanship for the following periods of time from the date of installation as set out in the following conditions:

1. Concrete Tank 15yrs
2. Roto-Molded Tanks 15yrs
3. Nitto Blower 3yrs
4. Irrigation Pumps 2yrs
5. Warranty of Operation covers the performance of the Econotreat System as connected to the effluent inflow for which they are designed, and has been installed to the criteria as set out in the relative installation instructions and procedures, and has an assigned Service/Maintenance contract in place with Waterflow NZ Ltd or it's appointed agent/s.

Warranty excludes defects due to:

A) Failure to use the system in accordance with owner's manual.

B) A force majeure event outside the reasonable control of WATERFLOW NZ LTD such as (but not limited to) earthquake, fire, flood, soil subsidence, ground water table variations or plumbing fault.

C) Modifications to surrounding landscape contour after installation

D) The actions of a third party

E) The system required to bear loads (either hydraulic or biological) greater than that for which it was designed

F) Any modifications or repairs undertaken without the consent of WATERFLOW NZ LTD

G) Failure, where applicable, to fence and plant disposal field.

1st June 2014
Dean Hoyle
Managing Director

ECONOTREAT VBB-C-3000

System Specification & Installation Instructions

Econotreat VBB-C-3000 Installation Instructions

The Econotreat system is to be installed or signed off by a registered Drain layer to the design specified by Waterflow NZ Ltd.

The following installation instructions and procedures followed correctly will ensure System performance is not compromised in any way.

1. Excavate two 2.5m x 2.5m level platforms at an appropriate depth to ensure adequate fall for inlet pipe from the source. This has to be installed on virgin ground. The two platforms are ideally on the same level and next to each other, either side-by-side or end-on-end.
2. Lay 100mm of bedding metal on platform and place the Septic and Aeration tanks next to each other. As close as practically possible to minimize the connection distance between the tanks.
3. Connect the two tanks with 100mm PVC. If the tanks are side-by-side the connection will need supporting. This is done by tying it back to the wire on the lids with a length of rope supplied. The rope can be found in the top of the treatment tank.

4. Next connect the sludge return. This is a 25mm PVC pipe that come out of the central riser on the treatment tank. This must be plumbed back to the second 100mm PVC at the start of the septic tank. It is important that this pipe is falling slightly or at minimum flat.
5. Trench from Dose Chamber outlet to disposal field and lay the 25mm alkathene feed line.
6. Take a minimum of 3 photos at this point to showing connections and back fill, to ensure correct installation for sign off.
7. Back fill around tanks. Using spoil from the excavation is fine, be aware that this will settle over time though.

Caution: System must be protected from excessive super imposed loads both lateral and top loads. E.g. loads from vehicular traffic. There needs to be at least 2m of clearance maintained around system.

Econotreat VBB-C-3000 Schematic Drawings

Econotreat VBB-C-3000 Schematic Drawings

End on End Installation

Water Flow NZ LTD

Knowledge • Innovation • Care

"Making it Easy"

Call us today to discuss your needs

0800 SEWAGE

Or for more information www.waterflow.co.nz



Head Office
Waterflow NZ Ltd
1160 State Highway 12,
Maungaturoto
P. 09 431 0042

Waipapa Branch
Waterflow NZ Ltd
166 Waipapa Road,
Kerikeri
P. 09 407 8323

FF. 0800 SEWAGE
E. sales@waterflow.co.nz
www.waterflow.co.nz

Sump Pumps

D42A/B D53A/B

Model Numbers:
D42A/B, D53A/B

COMMERCIAL

HIGH PRESSURE SUBMERSIBLE DRAINAGE PUMPS

APPLICATION

Ideal for non-potable rainwater applications, lawn and garden irrigation, sump emptying to higher heads, treated effluent disposal and water transfer from wells.

FEATURES & BENEFITS

Davey Sump Pumps are used to remove water that has accumulated in a sump or pit, as well as emptying swimming pools and removing flood water from buildings etc.

Davey Sump Pumps are used where there is flooding and to solve water entry in basements where the water table is above the foundation.

Double mechanical seal, one in oil bath on motor and extra mechanical seal on pump
- Superior reliability
- Long service life

Corrosion resistant 304 stainless steel shaft, motor shell and fasteners
- Long service life

Cast 316 stainless steel motor caps and super tough engineered thermo plastic pump casing
- Outstanding corrosion resistance
- Long life

Centrifugal multistage 2 and 3 impeller designs
- Higher pressures and increased efficiency

Closed vane impellers with long engagement "D" drives
- Positive operation
- Long service life

Patented independently floating neck rings
- Outstanding pump performance
- Long pump life

Corrosion resistant hard wearing polycarbonate impellers
- Long service life

Corrosion resistant stainless steel fine mesh suction strainer with large surface area
- Prevents blockages of the pump by solids

In-built automatic thermal overload
- Protects the motor in the event of blockage or voltage supply problems

HO7RNF oil resistant leads, 10 metres long with 3 pin power plug
- Easy to connect to power supply
- Longer life in dirty water

Sump Pumps

OPERATING LIMITS

Model	D42A/B	D53A/B
Capacities to	120 lpm	130 lpm
Maximum total head	32m	45m
Maximum submergence	12m	
Maximum pumped water temperature	40°C	
Maximum soft solids	1.9mm O.D.	
Outlet size (BSP)	1" F	

SUITABLE FLUIDS

Clean water of neutral pH containing up to 1% small solids. Some wear should be expected while pumping hard solids in suspension.

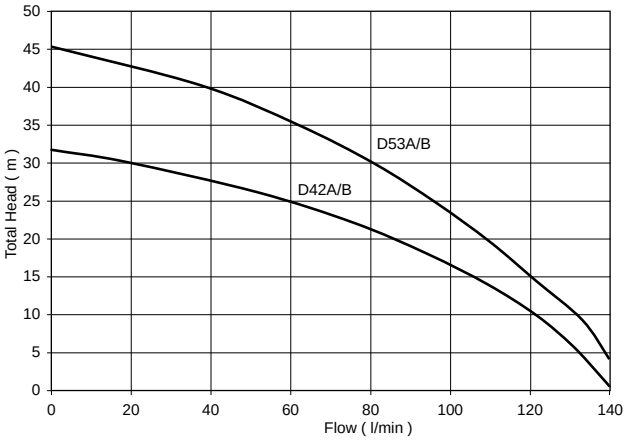
MATERIALS OF CONSTRUCTION

PART	MATERIAL
Impeller	Glass filled polycarbonate
Lock nut	304 stainless steel
Pump casing	Glass filled polycarbonate
Diffuser and blanking ring	Glass filled noryl
Mechanical seal – pump	Carbon / ceramic
Mechanical seal – motor	Silicon carbide / ceramic oil in bath
Shaft seal elastomer	Nitrile rubber
Pump shaft	304 stainless steel
O-rings	Nitrile rubber
Motor shell	304 stainless steel
Bottom bearing housing	Cast 316 stainless steel
Upper motor cover	Cast 316 stainless steel
Handle	304 stainless steel
Fasteners	304 stainless steel
Float and power supply leads	HO7RN-F oil resistant

ELECTRICAL DATA

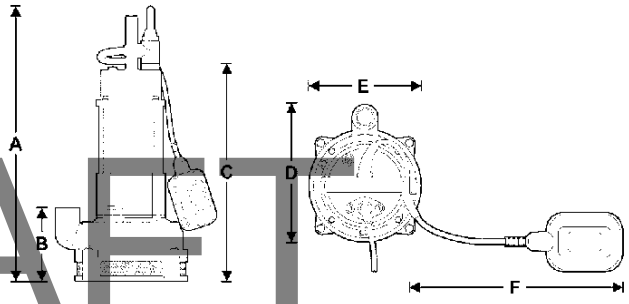
Model	D42A/B	D53A/B
Supply voltage	220-240V	
Supply frequency	50Hz single phase	
Speed	2 pole, 2850rpm	
Full load current (Run)	4.3A	5.7A
Locked rotor current (Start)	14A	
Input power (P_1)	1.00kW	1.31kW
Output power (P_2)	0.60kW	0.84kW
IP rating	X8	
Insulation class	Class F	
Starting	P.S.C.	
Lead	10m long	

HYDRAULIC PERFORMANCE



DIMENSIONS (mm)

Model	A	B	C	D	E	F	Outlet B.S.P.	Net Weight (kg)
D42A/B	475	130	370	235	195	330	1"F	10.8
D53A/B	535	170	430	235	195	330	1"F	16.5



INSTALLATION AND PRIMING

Use a rope to position and retrieve the pump. Do not lower or retrieve the pump using the power lead as this may damage the cable entry seals, causing water leaks and unsafe operation.

Do not use this product for recirculating or filtering swimming pools, spas, etc. While these pumps are built to high safety standards, they are not approved for installations where people will be in the water while they are operating.

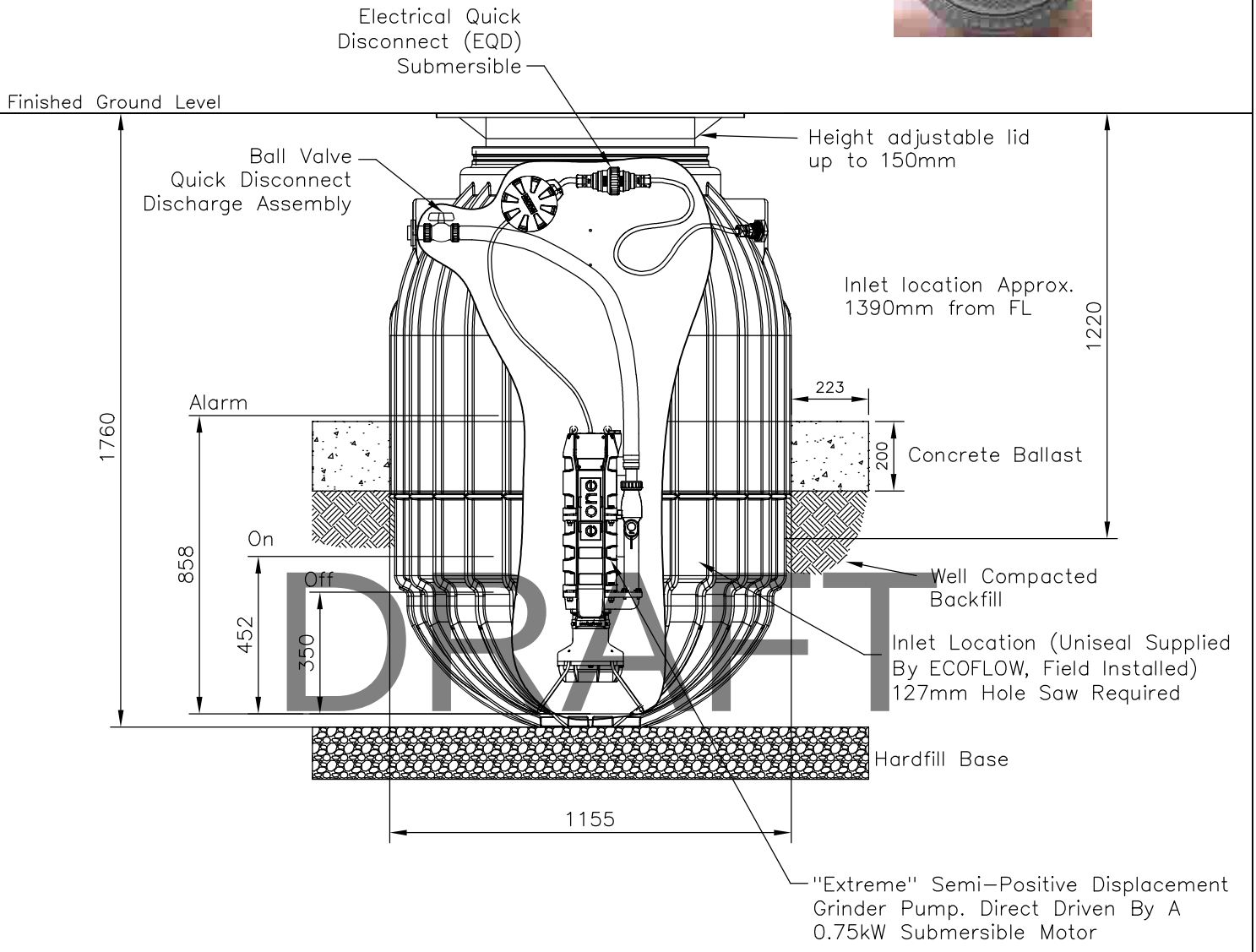
Do not pump abrasive materials. Sand and grit in the water being pumped will accelerate wear, causing shortened pump life.

Keep your pump clean, particularly in situations where lint, hair or fibrous materials may get bound around the pump shaft. Regular inspection and cleaning will extend pump life.

Make room for the float switch to operate. Automatic models have a float switch to turn them on when the water level rises and turn them off again when it has been pumped down to the safe operating level of the pump. If the float switch is not free to rise and fall, correct pump operation may not be possible.

Do not run your pump dry. Non-automatic models must be switched off manually or by way of an external float/level switch when the water level is reduced to the top of the pump housing.

Simplex 1200L
1200 x 1700mm



SPECIFICATIONS

	Diameter (mm)	Height (mm)	Weight (kg)	Total Capacity (l)	Capacity Above Alarm (l)	Ballast (m3)	Inlet Pipe Size (mm)
BASIN	1200	1700	75	1200	650	0.4	100

	Pump (s)	Dimensions (mm)	Weight (kg)	Nominal Pump Rate @ 0m TDH (lps)	Nominal Pump Rate @ 20m TDH (lps)	Nominal Pump Rate @ 42m TDH (lps)	Discharge Size (mm)
PUMP	Simplex (1)	330 X 800	47	.75	.63	.47	32

	Voltage (VAC)	Phase	Cycle (Hz)	Supply Cable (m)	Alarm Panel
ELECTRICAL	240	Single	50	As Specified	Simplex (1)

ecoflow
Sewer Made Simple
www.ecoflow.co.nz
Email: info@ecoflow.co.nz

AUCKLAND – (Head Office)
16b Piermark Drive, North Harbour
Albany, Auckland
P.O Box 300-249, Albany, Auckland
Ph (09)447-1793 Fax (09) 447-3901

CHRISTCHURCH
15 Anchorage Road, Hornby
Hornby, Christchurch
Ph (03)349-2506

Environment One
Simplex 1200x1900
1200L Capcity

eone SEWER SYSTEMS

Non-Reticulated Firefighting Water Supplies, Vehicular Access & Vegetation Risk Reduction Application for New and Existing Residential Dwellings and Sub-Divisions

Applicant Information

Applicants Information	
Name:	The Northland Club Limited
Address:	C/O Bay of Islands Planning Limited
Contact Details:	Andrew McPhee
Return Email Address:	andrew@bayplan.co.nz

Property Details

Property Details	
Address of Property:	138B Hansen Rd, Te Tii, Kerikeri
Lot Number/s:	Part Lot 3-4 Deposited Plan 52172
Dwelling Size: (Area = Length & Width)	774m2 (total floor area of main dwelling and cabana)
Number of levels: (Single / Multiple)	Multiple (single-storey wings with a central two-storey section)

Contents

Firefighting Water Supplies and Vegetation Risk Reduction Waiver

"Fire and Emergency New Zealand strongly recommends the installation of automatic fire detection system devices such as smoke alarms for early warning of a fire and fire suppression systems such as sprinklers in buildings (irrespective of the water supply) to provide maximum protection to life and property".

Waiver Explanation Intent

Fire and Emergency New Zealand [FENZ] use the New Zealand Fire Service [NZFS] Code of Practice for firefighting water supplies (SNZ PAS 5409:2008) (The Code) as a tool to establish the quantity of water required for firefighting purposes in relation to a specific hazard (Dwelling, Building) based on its fire hazard classification regardless if they are located within urban fire districts with a reticulated water supply or a non-reticulated water supply in rural areas. The code has been adopted by the Territorial Authorities and Water Supply Authorities. The code can be used by developers and property owners to assess the adequacy of the firefighting water supply for new or existing buildings.

The Community Risk Manager under the delegated authority of the Fire Region Manager and District Manager is responsible for approving applications in relation to firefighting water supplies. The Community Risk Manager may accept a variation or reduction in the amount of water required for firefighting for example; a single level dwelling measuring 200^{m2} requires 45,000L of firefighter water under the code, however the Community Risk Manager in Northland will except a reduction to 10,000L.

This application form is used for the assessment of proposed water supplies for firefighting in non-reticulated areas only and is referenced from (Appendix B – Alternative Firefighting Water Sources) of the code. This application also provides fire risk reduction guidance in relation to vegetation and the 20-metre dripline rule under the Territorial Authority's District Plan. Fire and Emergency New Zealand are not a consenting authority and the final determination rests with the Territorial Authority.

For more information in relation to the code of practice for Firefighting Water supplies, Emergency Vehicle Access requirements, Home Fire Safety advice and Vegetation Risk Reduction Strategies visit www.fireandemergency.nz

1. Fire Appliance Access to alternative firefighting water sources - Expected Parking Place & Turning circle

Fire and Emergency have specific requirements for fire appliance access to buildings and the firefighting water supply. This area is termed the hard stand. The roading gradient should not exceed 16%. The roading surface should be sealed, able to take the weight of a 14 to 20-tonne truck and trafficable at all times. The minimum roading width should not be less than 4 m and the property entrance no less 3.5 metres wide. The height clearance along access ways must exceed 4 metres with no obstructions for example; trees, hanging cables, and overhanging eaves.

1 (a) Fire Appliance Access / Right of Way	
Is there at least 4 metres clearance overhead free from obstructions?	☒YES ☐NO
Is the access at least 4 metres wide?	☐YES ☒NO
Is the surface designed to support a 20-tonne truck?	☒YES ☐NO
Are the gradients less than 16%	☒YES ☐NO
Fire Appliance parking distance from the proposed water supply is approximately 10 metres metres	

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

If access to the proposed firefighting water supply is not achievable using a fire appliance, firefighters will need to use portable fire pumps. Firefighters will require at least a one-metre wide clear path / walkway to carry equipment to the water supply, and a working area of two metres by two metres for firefighting equipment to be set up and operated.

1 (b) Restricted access to firefighting water supply, portable pumps required
Has suitable access been provided? ☐YES ☐ NO
Comments: Click or tap here to enter text.

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

2. Firefighting Water Supplies (FFWS)

What are you proposing to use as your firefighting water supply?

2 (a) Water Supply Single Dwelling	
Tank	☒ Concrete Tank ☒ Plastic Tank ☒ Above Ground (Fire Service coupling is required - 100mm screw thread suction coupling) ☐ Part Buried (max exposed 1.500 mm above ground) ☐ Fully Buried (access through filler spout) Volume of dedicated firefighting water 25,000litres

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

2 (b) Water Supply Multi-Title Subdivision Lots / Communal Supply	
Tank Farm	☐ Concrete Tank ☐ Plastic Tank ☐ Above Ground (Fire Service coupling is required - 100mm screw thread suction coupling) ☐ Part Buried (max exposed 1.500mm above ground) ☐ Fully Buried (access through filler spout) Number of tanks provided Click or tap here to enter text. Number of Tank Farms provided Click or tap here to enter text. Water volume at each Tank Farm Click or tap here to enter text. Litres Volume of dedicated firefighting water Click or tap here to enter text. litres

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

2 (c) Alternative Water Supply	
Pond:	Volume of water: Click or tap here to enter text.
Pool:	Volume of water: Click or tap here to enter text.
Other:	Specify: Click or tap here to enter text.
	Volume of water: Click or tap here to enter text.

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

3. Water Supply Location

The code requires the available water supply to be at least 6 metres from a building for firefighter safety, with a maximum distance of 90 metres from any building. This is the same for a single dwelling or a Multi-Lot residential subdivision. Is the proposed water supply within these requirements?

3 (a) Water Supply Location	
Minimum Distance:	*Is your water supply at least 6 metres from the building?* ☒YES ☐ NO
Maximum Distance	*Is your water supply no more than 90 metres from the building?* ☒YES ☐ NO

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

3 (b) Visibility
How will the water supply be readily identifiable to responding firefighters? E.g.: tank is visible to arriving firefighters or, there are signs / markers posts visible from the parking place directing them to the tank etc.
Comments: The four large water tanks will be clearly visible from the vehicle access and designated hardstand area, as shown on the Arcline Architecture Site Plan (Sheet A1001)

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

3 (c) Security
How will the FFWS be reasonably protected from tampering? E.g.: light chain and padlock or, cable tie on the valve etc.
Explain how this will be achieved: The outlet on the dedicated firefighting tank will be clearly marked "FFWS" and secured to prevent tampering, while ensuring it is readily accessible for FENZ personnel

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

4. Adequacy of Supply

The volume of storage that is reserved for firefighting purposes must not be used for normal operational requirements. Additional storage must be provided to balance diurnal peak demand, seasonal peak demand and normal system failures, for instance power outages. The intent is that there should always be sufficient volumes of water available for firefighting, except during Civil Défense emergencies or by prior arrangement with the Fire Region Manager.

4 (a) Adequacy of Water supply
Note: *The owner must maintain the firefighting water supply all year round. How will the usable capacity proposed be reliably maintained? E.g. automatically keep the tank topped up, drip feed, rain water, ballcock system, or manual refilling after use etc.*
Comments: The dedicated tank is filled via rainwater collection from the extensive roof area. The system will be designed to ensure the 25,000L dedicated supply is maintained at all times and is isolated from the domestic supply

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

5. Alternative Method using Appendix's H & J

If Table 1 + 2 from the Code of Practice is not being used for the calculation of the Firefighting Water Supply, a competent person using appendix H and J from the Code of Practice can propose an alternative method to determine firefighting water supply adequacy.

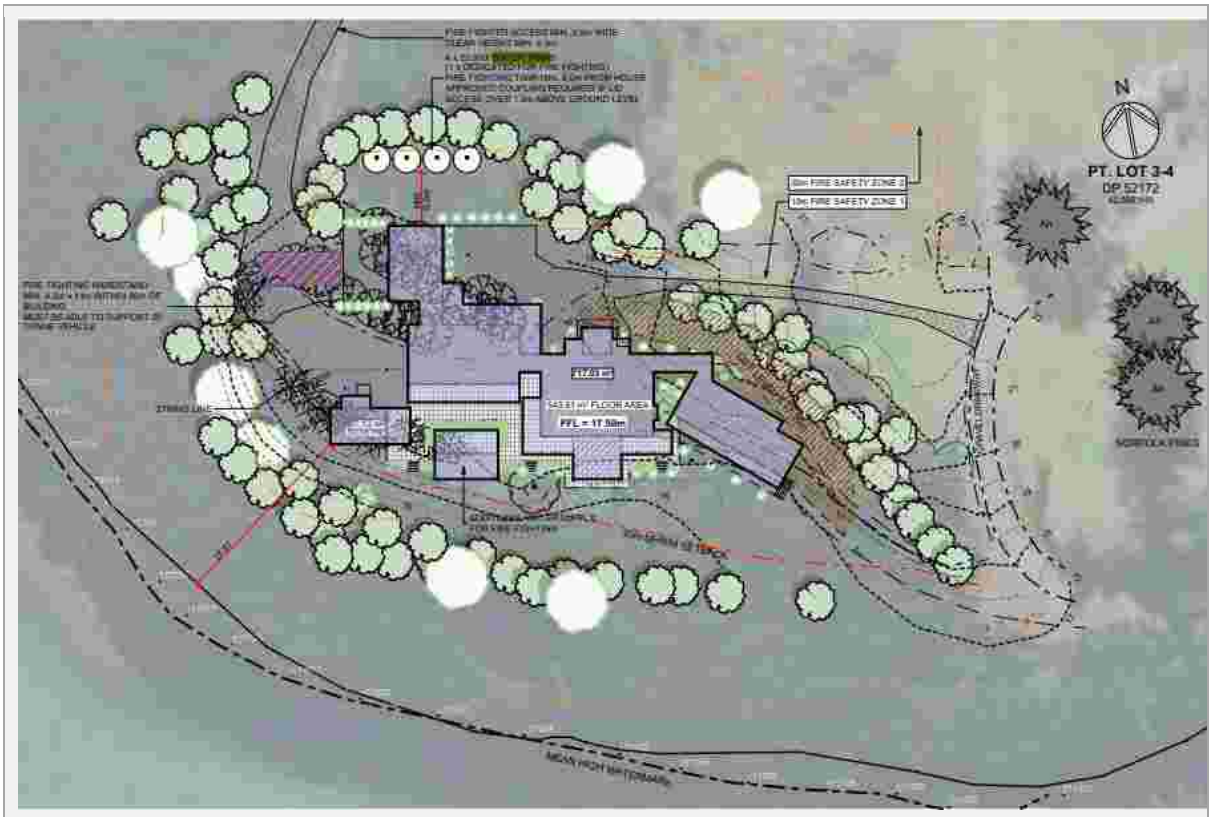
Appendix H describes a method for determining the maximum fire size in a structure. Appendix J describes a method for assessing the adequacy of the firefighting water supply to the premises.

5 (a) Alternative Method Appendix H & J	
If an alternative method of determining the FFWS has been proposed, who proposed it? Name: Click or tap here to enter text.	
Contact Details: Click or tap here to enter text.	
Proposed volume of storage?	Litres: Click or tap here to enter text.
Comments: Click or tap here to enter text. ** Please provide a copy of the calculations for consideration.*	

Internal FENZ Risk Reduction comments only: Click or tap here to enter text.

6. Diagram

Please provide a diagram identifying the location of the dwelling/s, the proposed firefighting water supply and the attendance point of the fire appliance to support your application.



Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

7. Vegetation Risk Reduction - Fire + Fuel = Why Homes Burn

Properties that are residential, industrial or agricultural, are on the urban–rural interface if they are next to vegetation, whether it is forest, scrubland, or in a rural setting. Properties in these areas are at greater risk of wildfire due to the increased presence of nearby vegetation.

In order to mitigate the risk of fire spread from surrounding vegetation to the proposed building and vice-versa, Fire Emergency New Zealand recommends the following;

I. *Fire safe construction*

Spouting and gutters – Clear regularly and consider screening with metal mesh. Embers can easily ignite dry material that collects in gutters.

Roof – Use fire resistant material such as steel or tile. Avoid butanol and rubber compounds.

Cladding – Stucco, metal sidings, brick, concrete, and fibre cement cladding are more fire resistant than wood or vinyl cladding.

II. *Establish Safety Zones around your home.*

Safety Zone 1 is your most import line of defence and requires the most consideration. Safety Zone 1 extends to 10 metres from your home, you should;

a) *Mow lawn and plant low-growing fire-resistant plants; and*
b) *Thin and prune trees and shrubs; and*
c) *Avoid tall trees close to the house; and*
d) *Use gravel or decorative crushed rock instead of bark or wood chip mulch; and*
e) *Remove flammable debris like twigs, pine needles and dead leaves from the roof and around and under the house and decks; and*
f) *Remove dead plant material along the fence lines and keep the grass short; and*
g) *Remove over hanging branches near powerlines in both Zone 1 and 2.*

III. *Safety Zone 2 extends from 10 – 30 metres of your home.*

a) *Remove scrub and dead or dying plants and trees; and*
b) *Thin excess trees; and*
c) *Evenly space remaining trees so the crowns are separated by 3-6 metres; and*
d) *Avoid planting clusters of highly flammable trees and shrubs*
e) *Prune tree branches to a height of 2 metres from the ground.*

IV. *Choose Fire Resistant Plants*

Fire resistant plants aren't fire proof, but they do not readily ignite. Most deciduous trees and shrubs are fire resistant. Some of these include: poplar, maple, ash, birch and willow. Install domestic sprinklers on the exterior of the sides of the building that are less 20 metres from the vegetation. Examples of highly flammable plants are: pine, cypress, cedar, fir, larch, redwood, spruce, kanuka, manuka.

For more information please go to https://www.fireandemergency.nz/at-home/the-threat-of-rural-fire/

If your building or dwelling is next to vegetation, whether it is forest, scrubland, or in a rural setting, please detail below what Risk Reduction measures you will take to mitigate the risk of fire development and spread involving vegetation?

7 (a) Vegetation Risk Reduction Strategy
Safety Zones will be established and maintained around the dwelling. This involves the clearance of vegetation to create a 10-metre zone (Safety Zone 1) of low-fuel planting and a 30-metre zone (Safety Zone 2) of reduced and managed fuel loads. The mitigation planting plan, designed by Simon Cocker Landscape Architecture, specifies the use of low-flammability native species for all new plantings within the defensible space zones to reduce the risk of fire spread.

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

8. Applicant

Checklist	
☒	Site plan (scale drawing) – including; where to park a fire appliance, water supply, any other relevant information.
☒	Any other supporting documentation (diagrams, consent).

I submit this proposal for assessment.

Name: Andrew McPhee Dated: 7/10/2025

Contact No.: 021784331

Email: andrew@bayplan.co.nz

Signature: Andrew McPhee

9. Approval

In reviewing the information that you have provided in relation to your application being approximately a Click or tap here to enter text. *square metre,* Choose an item. *dwelling/sub division, and non-sprinkler protected.*

The Community Risk Manager of Fire and Emergency New Zealand under delegated authority from the Fire Region Manager, Te Hiku, and the District Manager has assessed the proposal in relation to firefighting water supplies and the vegetation risk strategy. The Community Risk Manager Choose an item. *agree with the proposed alternate method of Fire Fighting Water Supplies. Furthermore, the Community Risk Manager agrees with the Vegetation Risk Reduction strategies proposed by the applicant.*

Name: Click or tap here to e

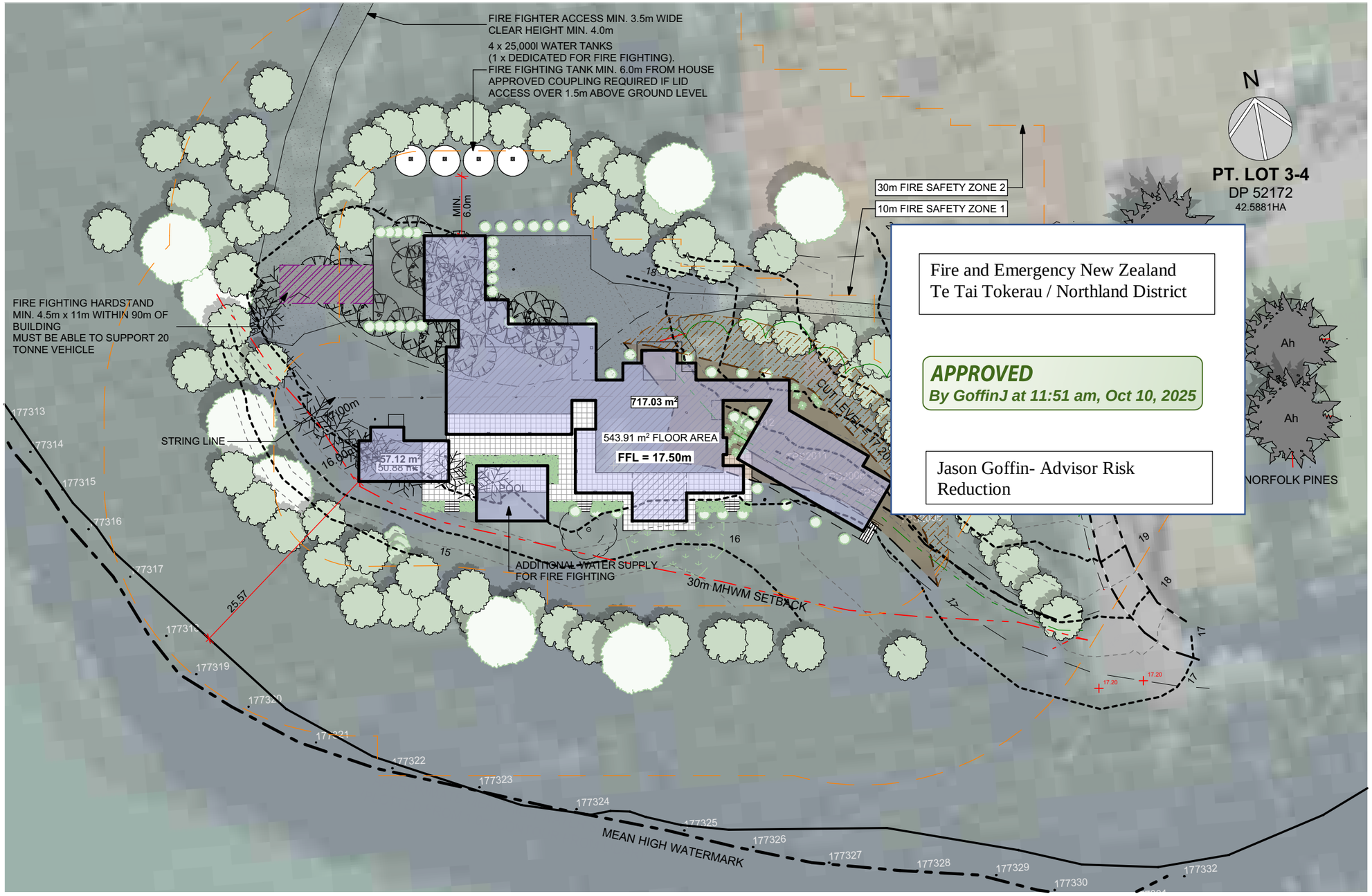
Signature: Click or tap here

P.P on behalf of the Commu

Fire and Emergency New Zealand
Te Tai Tokerau / Northland District

APPROVED
By GoffinJ at 11:54 am, Oct 10, 2025

Jason Goffin- Advisor Risk Reduction



SITE PLAN NOTES:

SITE DESCRIPTION

LOT NUMBER:	PT. LOT 3-4
DP NUMBER:	DP 52172
ADDRESS:	138A/B HANSEN ROAD TE TII, KERIKERI NORTHLAND
SITE AREA:	42.5881HA

SITE ENVIRONMENT

CLIMATE ZONE	1
EARTHQUAKE ZONE	ZONE 1
EXPOSURE ZONE	ZONE D
LEE ZONE	NO
WIND ZONE	HIGH (BRANZ)
WIND REGION	A
RAINFALL RANGE	90mm/hr
SNOW ZONE	N0

DISTRICT PLAN COMPLIANCE

PLANNING ZONE	GENERAL COASTAL
PLANNING OVERLAY	OUTSTANDING LANDSCAPE
	NRC TSUNAMI INUNDATION ZONE (EVACUATION)

BUILDING COVERAGE

SITE AREA	42.5881HA
MAX. BUILDING AREA:	N/A
PROPOSED DWELLING	717.03m²
PROPOSED CABANA	57.12m²
PROPOSED POOL 1.2 HIGH	54.60m²
TOTAL	2,250m² (0.6%) COMPLIES

BUILDING HEIGHT

MAX. HEIGHT PERMITTED	8.0m
PROPOSED HEIGHT	10.85m **DOES NOT COMPLY**
HIRB	2.0m / 45º COMPLIES

SETBACK TO BOUNDARIES

10.0m	COMPLIES

SETBACK TO BUSH

GREATER THAN 20m?	NO **DOES NOT COMPLY**

VISUAL AMENITY
MAX. FLOOR AREA HABITABLE 25m²
DOES NOT COMPLY

LRV <30%
MAX LIGHT REFLECTANCE VALUE = 30
ROOF 1: WEATHERED COPPER - 11 (COMPLIES)
ROOF 2: SHINGLE NATURAL PLATINUM (TBC)
WALLS: WATTYL SILVERPINE - 29 (COMPLIES)
WALLS: NATURAL STONE
FACINGS: TITANIA - 67 (DOES NOT COMPLY)
GABLES: SHINGLE NATURAL PLATINUM (TBC)
TILES: LIGHT GREY (TBC)
JOINERY: TITANIA - 67 (DOES NOT COMPLY)
GUTTERS: COPPER - 15 (COMPLIES)
TBC

LEGEND

CUT
BATTER
FILL

LEGEND

FLOOR AREA
NEW BUILDING COVERAGE

EARTHWORKS:

VOLUME PERMITTED	300m³
CUT	496m³
FILL	496m³
GROSS CUT/FILL (EST):	982m³ **DOES NOT COMPLY**
AREA PERMITTED	N/A
CUT SURFACE AREA	760m² **DOES NOT COMPLY**

EARTHWORKS PERMIT REQUIRED

Arcline Architecture
(Ph): 09 408 2233
(Email): info@arcline.co.nz
(Web): www.arcline.co.nz

Site Plan

NORTHLAND CLUB

138A/B HANSEN ROAD, TE TII, KERIKERI
NORTHLAND

Rev No.	Revision	Date

Scale @ A3: 1:500
Drawn By N.S.
Issued: 18/06/2025
10:11 am
NORTHLAND_CLUB_RC_20250507.pln

Sheet No:
A1001
RESOURCE CONSENT

Ngāti Torehina Ki Matakā

Cultural Impact Assessment

28 Nov 2025

To: Vanessa Owen
C/- Bay of Islands Planning (2022) Ltd
(via email)

Attention: Andrew McPhee

From: Herbert Vincent Rihari – Chair
Kāhui Poutiaki O Ngāti Torehina Ki Matakā
(Leadership Board)

Subject: **Application for Resource Consent – Iwi/Hapu/Tribal Perspective**
PT. LOT 3-4 DP 52172
138A/B HANSEN ROAD TE TII, KERIKERI
NORTHLAND

Tēna koutou kātoa.

Decision of Mana-whenua pertaining to this application:
On behalf of the tribal hapū authority of the territory upon which this application is being sought, **I hereby give our tribal approval and consent to:**

1. **The construction of the building set out in this application; and**
2. **The proposed location of this building as set out in this application.**

Refer to the content below for the rationale behind this decision.

Authenticity of our tribal authority.

Brief Tribal Historical Background

Ngati Torehina Ki Matakā (NTKM) have lived in unbroken tenure throughout the norths east coast since circa 1000 AD.

Arriving as part of the originating Ngai Tahu occupation throughout northlands east coast, then morphing into Ngāti Torehina through a fusion of Ngai Tahu and the invading Ngāti Awa tribe

from Whakatane upon the Mataatua waka in circa 1400s. This Ngāti Awa campaign was led by Te Rangiwheiao who, in an act of mercy toward Ngai Tahu chiefteness - Marokura, allowed Ngai Tahu to flee with their lives on the condition that she remain as his wife. (The depth of her sacrifice continues to be celebrated and passed down each generation of our hapū)

Today there are three other branches of Ngāti Torehina, with our branch – Ngāti Torehina Ki Matakā (NTKM) being those who remained as the kaitiaki of the area we know as Mataroa (aka Purerua Peninsula) and our sentinel maunga – Matakā. Our branch of Ngāti Torehina are those whom descend from the tupuna Te Reinga (Five generations from Marokura and Te Rangiwheiao). I am a 13th generation descendant.

<u>Our Rangatiratanga and inherited authority (Mana-whenua)</u>
NTKM authority is secured, demonstrated and maintained through the traditional principle of 'ahikātanga'. (The duty of keeping the home fires burning). This principle is essentially the duty upon the presiding tribe to maintain a presence throughout their territory. This duty has effectively been maintained through our Ngāi Tahu DNA (circa 1000) right up to today.

Our NTKM authority stretches from the southern tip of Mataroa (Purerua Peninsula) up to Tākou Bay where our authority merges with our 'Ngāti Torehina Ki Whakaaraara' branch (based at Matauri Bay).

Despite the arrival of the tribal newcomers of Ngāti Rehia, (arriving in the area in the later half of the 18th century) our fires (ahikātanga) have continued to burn and thus our authority has remained intact and unextinguished.

There is no other tribal authority connected to the location of this Paterson application.

The proposed building

The roof height of 8m, across a distance of approx. 15m is going to have a visual impact on the landscape and seascape which could be mitigated with some creative planting. I also recognise that this seaward facing side of the building also has a seaward facing pool and entertainment area and I appreciate a natural desire of the occupants to enjoy the view from this area which no amount of creative planting can provide for.

For NTKM the key is being an advocate for the environment and ensuring that all steps are taken to:

- Avoid any risk of environmental harm; and/or
- Remediate any harm caused.

Cultural aspects pertaining to this application.

The Name – *Kaira*

This 138 Hansen Road property is located on a 'dog leg' stretch of Mataroa where the peninsula almost folds back on itself. This area is known to our hapū as 'Kaira'. (Ka – about to occur, ira – gene/DNA = To conceive).

The Crossing
Our tūpuna would often station waka here to ferry themselves, crossing the inlet to and from a place our tūpuna call Whakariu (which is where the Paterson family home is currently located) saving time. In my grandfathers and fathers generation, when roads did not exist, they would often ride their horses to the 'elbow' point of Kaira (the closest point to Whakariu) and swim them across, again saving time. There is also a spring on this property where they would collect water before continuing their journey.

The Thomb
There is also a tribal tōrere (burial cave) called Korotangi on this property. (Koro – prefix which intensifies the following word, tangi – mournful = griefstricken). These caves were temporary tombs where our dead were placed to decompose until only the bones and teeth etc remained. The remains were then collected by particuar tribal members, assigned with the duty to undertake this role = Kaihiki (Kai – Person carrying out a task, hiki – lift/carry = Collector)

Te Mauri o te tangata (– The essence of a person)
Culturally, my tūpuna would engage in a process which was ultimately designed to gage, measure and assess the 'mauri' and intent of a person. This process was encapsulated within a tikanga called a 'pōwhiri' normally carried for formal events (such as meeting someone, particularly a group, for the first time). The pōwhiri would be led out by a tikanga called 'wero' (challenge) which was the first opportunity for the visitors to reveal their intent. The wero would boil down to two things. Whether the visiting party had intentions (or an essence) of good will or ill will toward the host party.

The intention of ill-will would result in the hosts instructing the visitors to leave so both parties could prepare for the inevitable 'pakanga' (battle). Good will meant relationships and alliances being sealed and the visitors ultimately being woven into the fabric of the host party. Sharing and working collaboratively towards protecting the territory and the complete well-being of the community (hapū) was the underlining philosophy.

If the intent was "good will" this would then lead to a formal welcome where deeper discussions of intent and strategy would unfold.

The relevance of the 'assessment of intent'.
Firstly, this is a cultural practice which, although refined to adapt to the current social and political sensitivities of 21st century Aotearoa, remains relevant at the ground level of mana-whenua and manuhiri/tauiwi/tangata Tiriti relations.

Secondly, this tikanga (practice) is still carried out today at tangi and, to a certain extent, at formal events and gatherings.

Thirdly, and most importantly, mana-whenua reserve the cultural right and practice of assessing their visitors and/or newcomers to ensure that balance and harmony is maintaned and the community well-being remains strong, healthy and understood.

My assessment of the 'cultural' impacts in terms of:

The proposed building

Despite recognising the gargantuan specs of this home, it's still a home. It's a couple's interpretation of a cozy home and just because it differs from my definition of a cozy home, doesn't make their definition wrong. In fact, if I'm truly honest, my definition is largely based on my ability to afford the home and, again, I can't deny another's interpretation because of my own lack of wealth.

Furthermore, there is no shortage of large homes dotted throughout Mataroa (our hapū name for the Purerua Peninsula) which breach the vista of the seascape and landscape but does this 'vista breach' cause actual harm to the environment or the people? No it doesn't.

I am satisfied that there are sufficient protection and preservation mechanisms and policy requirements in place that prevent environmental harm, misuse and abuse. I also believe that there is sufficient non-compliance laws in place to remedy any concerns.

In conclusion, I **DO NOT** see any issues with the specs of this home.

The Name – *Kaira*

The intent by Vanessa to develop a business and generate a return that allows her and her family to be present and enjoy their property compliments the tribal name for this property Kaira, (to conceive) where an idea was conceived out of the threat of loss.

Add to this (the intent of the 'cottage accomodation' initiative), the conception of a dwelling where a business partner can come to enjoy the fuits of their labour, build a coonection with the land and its people (which I'll elaborate on further in this report) and we have the opitome of 'Kaira' where an initial conception has spawned a new idea.

- <u>Assessment</u>
  NTKM have no issue with regard to the cultural name given to this area.

The Crossing

The practicing of frequenting this area to cross from Kaira to Whakariu and the spring that was utilised to refill water containers is not within the vicinity of this proposed building location. Even if it was, the crossing point was utilised out of convenience and as a time saving measure. Today, there is a road and vehicles and therefore hasn't been any need nor desire from our trible to cross the inlet by horse or waka.

- <u>Assessment</u>
  NTKM have no issue with regard to the frequenting prectices of our people in this Kaira area.

The Tomb

The tōrere (burial cave) Korotangi is significant site to our hapū based on the purpose it was used (interring bodies to decompose). This is a practice that was once used by our people but no longer. However, with the restoration of our tribal authorities and the potential renaissance of our tribal practices this tōrere and its purpose could one day be revived.

- Assessment
  The tōrere is not located near the proposed building site nor impacted by it. However, we would like some co-operation and asstance to properly locate and GPS this tōrere site. It will take some searching, but we know it's on or near this Kaira property and for these reasons we would like to have it recorded as an initiative we would like to work on with Vanessa sometime in the future. (No urgency)
  Given that this proposed site for this building is not in the vicinity of the tōrere, NTKM have no issue in this regard.

Te Mauri o te tangata (– The essence of a person)

The assessment of intent and wairua of a person is essential for our hapū. The mere fact that, layers of colonial usurpation of our people and tribal authority have been imposed on NTKM, doesn't change our inherent desire and right to continue to practice this tikanga.

Having conducted this assessment by 'kōrero kānohi, ki te kānohi' I raro I te tika me te pono (face to face sharing of aspirations through a lens of being truthful) I have now gleaned that Vanessa (as the face and co-conceiver) of this building:

1. Is of good character and genuine ilk;
2. Wants to optimise her asset/property for the well-being, enjoyment and betterment of her family, friends and guests whilst balancing manaakitanga for the land and people in her neighbour-hood;
3. Has already extended her aroha and generosity outside of her Kaira property to needy and destitute members of the community, demonstrating kindness and humanitarian qualities;
4. Supports the creating and nurturing of a healthy community and community culture;
5. Lives by the same 'aroha mai, aroha atu' philosophy of our people. (Aroha begets aroha).

Having had the chance to gain these insights and recognise these qualities, and thus make the above 'assessment of intent' I can now express as a māngai (spoekesperson) of NTKM that:

- We welcome a person of Vanessa's ilk into our territory;
- We look forward to deepening our relationship with her and her family, as neighbours, as whānau;
- As I mentioned to Vanessa, she has conducted herself like a 'whaea' of the community which is a title I will happily address her with in future;
- We encourage her to fulfill our tikanga of getting the site blessed before the dirt is turned and at the conclusion of the build (and I will provide the literature on this and the contact information of our tribes designated kaumātua – Pastor Te Hurihanga).
- We encourage her to keep open communications with us concerning this build and any other future projects.

Assessment

NTKM have no issue with the wairua that Vanessa brings to our tribal territory. However, having learned that this particular build is co-conceived by Vanessa, means that an assessment

of intent (wairua) is needed with regard to the actual occupants of this build – Luke and Laura Mahoney.

I understand that the Mahoney's are open to this engagement, at a time that we can arrange during their next return down under, which I look forward to. Accordingly, based on the strength of Vanessa's wairua alone, and the trust placed in her choice of neighbour, I am happy to confirm that NTKM have no issue with regard to the healthy relationship NTKM could potentially have with the Mahoney family and the strength they could potentially bring to the well-being of our hapū and community.

Conclusion

In conclusion I recognise:

1. That this building and location poses no risk of harm to our cultural sites on this property.
2. That, so long as there is no risk of harm or damage to the environment (and that the applicant accepts the responsibility of remediating any inadvertant harm or damage), every property owner should be able to build their interpretation of a 'home'.
3. That there are sufficient compliance measures, council wise, to ensure protection of the environment.
4. That Vanessa Owen is good for the whenua and our Mataroa community.
5. That, overall, the land stands to gain a good kaitiaki (The Mahoney's) of the whenua and NTKM stands to gain a heathy contributor toward the well-being of a healthy Mataroa community,

Accordingly, and on behalf of our hapū, I gladly endorse this application and consent to the construction of the building at the site designated in this application.

Mauri ora ki a tātou katoa,

Herb Rihari – Chair
Kāhui Poutiaki O Ngāti Torehina Ki Matakā (KPON)
(Mandated Poukorero for Ngāti Torehina Ki Matakā