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

Office Use Only
Application Number:

Application for resource consent or fast-track resource consent

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Schedule 4). Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — both available on the Council's web page.

1. Pre-Lodgement Meeting

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

2. Type of Consent being applied for

(more than one circle can be ticked):

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

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

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

☐ **Yes** ☑ **No**

4. Consultation

Have you consulted with Iwi/Hapū? ☑ **Yes** ☐ **No**

If yes, which groups have you consulted with?	Applicant is maori
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: Te Ao Mauri Ora c/o Marise Stuart

Email: [redacted]

Phone number:

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

6. Address for Correspondence

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

Name/s: Steven Sanson - Sanson & Associates 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: Refer Title attached.

Property Address/ Location: 82 Te Ahu Ahu Road, Ohaeawai

Postcode

8. Application Site Details

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

Name/s:

Site Address/ Location: 82 Te Ahuahu Road, Ohaeawai

Postcode

Legal Description: Pakonga 2L3 Block **Val Number:**

Certificate of title: 119523

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.

Call applicant.

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.

Refer application

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

10. Would you like to request Public Notification?

◯ **Yes** ✔ **No**

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

(more than one circle can be ticked):

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

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

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

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

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

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

13. Assessment of Environmental Effects:

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

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

13. Draft Conditions:

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

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

14. Billing Details:

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

Name/s: (please write in full)

Email:

Phone number: Work | Home

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

Postcode

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

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

Name: (please write in full)

Signature:
(signature of bill payer

Date

MANDATORY

15. Important Information:

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

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

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

15. Important information continued...

Declaration

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

Name: **(please write in full)**

Signature:

Date

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

Checklist (please tick if information is provided)

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

13. Billing Details:

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

Name/s: (please write all names in full) Marise Kerehi Stuart

Email:

Postal Address:

Phone Numbers:

[redacted]

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

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

Name: Marise Stuart (please print)

Signature: [redacted] (signature of bill payer – **mandatory**) Date: 31.05.24

SANSON & ASSOCIATES LTD
Planners & Resource Consent Specialists

ASSESSMENT OF ENVIRONMENTAL EFFECTS

Application for Resource Consent – Pathway B Adaptive Consenting

Papakainga Development – 82 Te Ahu Ahu Road, Ohaeawai

Prepared for:	Te Ao Mauri Ora Ltd
Prepared by:	Steven Sanson | Consultant Planner
Date:	November 2026

1.0 APPLICANT & PROPERTY DETAILS

Table 1: Applicant & Property Details

Applicant	Marise Stuart
Address for Service	Sanson & Associates Limited PO Box 318 PAIHIA 0247 C/O - Steven Sanson steve@sansons.co.nz 021-160-6035
Legal Description	Pakonga 2L3 Block
Certificate Of Title	119523
Physical Address	82 Te Ahu Ahu Road, Ohaeawai
Site Area	5.4237ha
Owner of the Site	Arnold Maunsell, John Lenard Peter Tiatoa, Zoe Girl Hauraki, Hiki Swiggs and Maryann Kerehi Stuart
Occupier(s) of the Site	As above
Zone	Rural Production [ODP] ; Maori Purpose Rural [PDP]
Resource Features	Nil [ODP] : Te Waimate Heritage Area [PDP]
Archaeology	Nil
NRC Overlays	Nil
Soils	Class 6
Kiwi Consideration	Nil
Protected Natural Area	Nil
HAIL	Nil
Site & Surrounds Context	Three dwellings located on the site. Property surrounded by rural production uses. Existing overhead high voltage assets. A 1.25ha wetland is present.

2.0 SUMMARY OF PROPOSAL

Table 2: Summary of Application

Proposal	The proposal seeks to carry out a Papakainga development for 2x 70m^2 residential dwellings and 1 x 95m^2 residential dwelling all with associated infrastructure such as parking, paths, wastewater, water and stormwater on Maori freehold land within the Rural Production Zone. The proposed development will be undertaken on Maori Freehold land. The development forms part of three overall landholdings and proposal to increase housing affordability and options.
Rule Departures	ODP • 8.6.5.1.1 Residential Intensity • 8.6.5.1.4 Setback from Boundaries • 8.6.5.4.2 Integrated Development • 12.7.6.1.2[c] Setback from Smaller Lakes, Rivers and Wetlands Overall, the proposal is a Discretionary Activity.
Appendices	Appendix 1 – Record of Title & Instruments Appendix 2 – Management Plan & Reports Appendix 3 – Third Party Consultation Appendix 4 – Objective & Policy Assessment Appendix 5 – Draft Conditions Proposed Appendix 6 – Wetland Report Appendix 7 – Council Feedback and Response
Consultation	HNZPT
Pre Application Consultation	CDM-2024-13 [Adaptative Consenting Pathway]

3.0 INTRODUCTION & PROPOSAL

3.1 Report Requirements

This report has been prepared for Marise Stuart in support of a Land Use consent application at 82 Te Ahu Ahu Road, Ohaeawai.

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

The report also includes an analysis of the relevant provisions of the Far North District Plan, relevant National Policy Statements and Environmental Standards, as well as Part 2 of the Resource Management Act 1991.

This assessment has been developed using the guidance provided by the Far North District Council 'Guide to Proportionate Resource Consent Assessment'.

Under this Guide the proposal has been considered to 'fit' within the Pathway Approach of 'Pathway B: Bending the Rules, Following the Spirit" as an application that departs from some specific rules but still aligns with the overall planning objectives.

Under Pathway B the assessment focus is on the following:

- Clear identification of rule departures.
- Focused assessment of effects related to non-compliances.
- Demonstration of consistency with objectives and policies.
- More detailed notification assessment.
- Specific conditions to address effects.

3.2 Proposal Summary

The proposal seeks to carry out a Papakainga development for 2 x 70m^2, 2bdr whare and 1 x 95 m^2 3bdr whare with associated infrastructure such as parking, paths, wastewater, water and stormwater on Maori freehold land within the Rural Production Zone.

There are three existing dwellings located on the site at present.

The title and relevant instruments are provided in **Appendix 1**.

The overarching objectives and policies found within Chapter 2 of the ODP are of relevance to this application and proposal. These enable tangata whenua to develop their ancestral land.

The applicant is of maori descent and is seeking to use ancestral land for multiple wellbeing benefits that form part of the proposal.

The proposal is supported by a detailed Management Plan that arrived at the final design for the proposal in terms of built development.

This Plan is broken into two stages and shows the iterative design changes and final proposal subject to professional consideration and advice.

The Stage 2 Report includes the plans sought to be approved through this application.

The Plan was supported by the Ministry for Housing and Urban Development to contribute to housing availability and affordability.

The Plan contains the strategic intent of the applicant which aligns with the ethos of Papakainga development. This includes:

- Reconnecting links between whanau, whenua, kainga, kaitiakitanga and wairua to improve homelessness.
- Providing increased housing options through place based design.
- Providing access to affordable, safe and comfortable housing that is low impact.
- Whanau within houses being wrapped around with services provided by a local charitable trust.

Strategic impacts and outcomes sought to be achieved are as follows:

Strategic Impact no.	Strategic Impact Description
1.	To provide a culturally appropriate, low environmentally impact housing model for Māori in the Kaikohe area.
2.	Promote and support for good/healthy living practices at community level.
3.	Provide opportunities for whanau to 'reconnect' to their whenua.
4.	Foster the strengthening of communities and taiao through kaupapa kaitiaki.
5.	Enable community successful transition to home ownership.

Outcome no.	Outcome Description
1.	Leading example of taiao in-tune housing of high quality design on whenua Maori.
2.	Good living practices are supported through quality design.
3.	The community benefits from social, cultural and commercial relationships formed via the development.
4.	Environment is enhanced.
5.	The kāinga is used as a strong model exemplar for ownership and wellbeing through design.

The proposal is operationalised through a number of commercial and social partnerships to promote the development, provide housing and promote wrap around services.

The proposal is presented under the Integrated Development Rule found within the Rural Production Zone.

The proposal contains engineering assessment which is summarised below in relation to the proposal. Architectural plans are also provided within a management plan report. The full reports can be found in **Appendix 2**.

The proposal forms part of three separate sites which are being advanced to support maori housing aspirations.

Third party consultation has been undertaken and this is provided in **Appendix 3**.

An assessment of relevant district and regional objectives and policies and national statutory documents has been undertaken and this is provided in **Appendix 4**.

To assist efficient decision making a draft list of conditions are provided which supplement the internal mitigation offered within the design of the proposal. This list of conditions are provided in **Appendix 5**. A wetland report is provided in **Appendix 6**.

The iterative nature of the proposal saw two engineering firms consider the proposal. A summary of their recommendations is provided below.

Table 3: Engineering Summary

Item	Response
Stability	NGS Report – The proposed development area is near flat, is underlain by volcanics and is considered to have low instability hazard.
Flood Susceptibility	NGS Report – Not a constraint. However, culvert maintenance is required. Recommends a finished floor level of dwellings at RL 199.5m or higher. Gumboots Engineers – Non recorded in FNDC and NRC database / model.

Foundations	NGS Report – Natural ground is likely to be consistent with 'good ground' in accordance with NZS 3604. To be conservative, recommends site specific geotechnical investigations.
Earthworks	NGS Report – Landscaping, wastewater and platform generation will require earthworks but as long as water flows are not impeded there are no concerns.
Liquefaction	NGS Report – Not likely to be susceptible. To be determined via site specific investigation.
Stormwater Disposal	NGS Report – Managed flow to wetland. Gumboots Engineers – Site only seeks an additional 1.32% impervious area. Neutralised via water tanks.
Onsite Effluent Disposal	NGS Report – ASNZ 1547 desktop assessment undertaken. Design occupancy of 5 persons for a 3bdr dwelling. 145l/day per person proposed with a design daily flow of 725l/day [taking into account water reduction features]. Design loading rate of 12mm/day proposed. Discharge area of 60m^2 required and 100% reserve with 4,500l septic tank. All details to be confirmed by site specific design via TP58. Gumboots Engineers – Assumes a design occupancy of 12 people. Allows for 145l per day = 1,740l/day. 4mm irrigation rate proposed with a 435m^2 effluent field and 130m^2 reserve area.
Water Supply	Gumboots Engineers – Supplied from water tanks via roof collection.

4.0 ASSESSMENT OF RELEVANT RULES

Table 4: Rural Production Zone ODP Rule Departures

Rule	**Assessment**
Rule 8.6.5.1.1 Residential Intensity	1:12ha breached. Proposal presented under the Integrated Development Rule. Given the site size only 1 dwelling would be permitted. **Discretionary**
Rule 8.6.5.1.2 Sunlight	Not shown but meets 10m setbacks.
Rule 8.6.5.1.3 Stormwater Management	The proposal generates 1.32% impermeable surface. The total coverage is ~8% which is permitted.
Rule 8.6.5.1.4 Setback from Boundaries	Part of the Type 4a houses is within the 10m setback. **Restricted Discretionary**
Rule 8.6.5.1.5 Transportation	Refer below.
Rule 8.6.5.1.8 Building Height	Complies.
Rule 8.6.5.1.10 Building Coverage	Applicable but complies given size of site.
Rule 8.6.5.1.11 Scale of Activities	Residential use proposed and is therefore exempt.

Table 5: District Wide ODP Rule Departures

Rule	**Assessment**
12.1 Landscapes and Natural Features	Not applicable
12.2 Indigenous Flora and Fauna	Not applicable
12.3 Soils and Minerals	Applicable but less than 5,000m^3 required.
12.4 Natural Hazards	Dwellings are not within 20m of naturally occurring bush.
12.5 Heritage	Not applicable

12.6 Air	Not applicable
12.7 Lakes, Rivers Wetlands and the Coastline	Type 4 house is within 30m of the mapped wetland. **Discretionary**
12.8 Hazardous Substances	Not applicable
12.9 Renewable Energy and Energy Efficiency	Not applicable
13 Subdivision	Not applicable
14 Financial Contributions	Not applicable
15 Transportation	<u>Traffic –</u> • 3 x new houses + 3 x existing = 6 x 5 [house on Papakainga] =30 Complies <u>Parking –</u> • 2 x car parks required per 3 houses [house on Papakainga]. 4 is provided. Complies <u>Access –</u> • 4 x dwellings on private access. Internal access proposed to be upgraded to meet requirements.
16 Signs and Lighting	Not applicable
17 Designations & Utility Services	Not applicable
18 Special Areas	Not applicable
19 GMO's	Not applicable

Table 6: Legal Effect PDP Rule Departures

Rule	**Assessment**
Hazardous Substances	Not relevant as no such substances proposed.

Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility located within a scheduled site and area of significance to Māori, significant natural area or a scheduled heritage resource HS-R5, HS-R6, HS-R9	
Heritage Area Overlays All rules have immediate legal effect (HA-R1 to HA-R14). All standards have immediate legal effect (HA-S1 to HA-S3)	Although within a heritage area, no consents needed as the development is sufficiently setback from scheduled heritage resources.
Historic Heritage All rules have immediate legal effect (HH-R1 to HH-R10). Schedule 2 has immediate legal effect	Nil on the site.
Notable Trees All rules have immediate legal effect (NT-R1 to NT-R9). All standards have legal effect (NT-S1 to NT-S2). Schedule 1 has immediate legal effect	Nil on the site.
Sites and Areas of Significance to Māori All rules have immediate legal effect (SASM-R1 to SASM-R7). Schedule 3 has immediate legal effect	Nil on the site.
Ecosystems and Indigenous Biodiversity All rules have immediate legal effect (IB-R1 to IB-R5).	No clearance required.
Activities on the Surface of Water All rules have immediate legal effect (ASW-R1 to ASW-R4)	Not proposed.
Earthworks The following rules have immediate legal effect: EW-R12, EW-R13 The following standards have immediate legal effect: EW-S3, EW-S5	Proposed earthworks will be in accordance with the relevant standards including GD-05 and will have an ADP applied.
Signs The following rules have immediate legal effect: SIGN-R9, SIGN-R10	Not indicated on Far North Proposed District Plan for the site or surrounds.

All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area	
Orongo Bay Zone Rule OBZ-R14 has partial immediate legal effect	Not relevant.
Subdivision Numerous subdivision rules have legal effect.	No subdivision proposed.

5.0 EFFECTS ON THE ENVIRONMENT

5.1 Effects Related to Non-Compliance

Integrated Development / Papakainga / Residential Intensity Effects

Table 7: Relevant Aspects of the Integrated Development / Papakainga Rules

Items	**Assessment**
[a] Relevant Plans / Maps	These are found in **Appendix 2**.
[b] Purpose of the Application	Considered throughout this report and also detailed in **Appendix 2**.
[c] Rule Departures	Refer Tables above.
[d] Staging	No staging is proposed.
[e] Heritage Resources	Nil, however, an ADP can be applied.
[f][i] Provisions for three waters	Found in **Appendix 2**. The Engineering Summary provides proposed approach to three waters. Largely these can be conditioned and provided on site.
[f][ii] Details of Earthworks	Details of development earthworks are not known but via the EPA process a cut / fill plan can be provided and appropriate soil and erosion control.

[f][iii] Geotechnical Aspects	Found in **Appendix 2**. The Engineering Summary also comments on this matter. Conditions of consent can manage this
[f][iv] Natural Hazards	Matters considered in **Appendix 2.** A FFL is proposed for the dwellings.
[f][v] Protection of Indigenous Vegetation	The applicant does not have the rights to propose works within the wetland which is outside the occupation area.
[f][vi] Link to Wider Landholdings	In this instance these items are attempted to be provided within the application site itself. The Introduction Report provides a summary of the connectedness across the three distinct sites and how the relate with one another and the outcomes sought.
[g] Energy Efficiency	This aspect has been considered insofar as passive solar gain via placement and location of dwellings.
[i] The number and location of dwellings	These are shown in **Appendix 2**.
[ii] The location and standard of access	Shown in **Appendix 2** in terms of location. Access and entrance upgrades are proposed.
[iii] Screening and planting	This is proposed to be implemented through a landscape plan as volunteered in **Appendix 5.**

Table 8: Assessment of Residential Intensity Effects

Items	**Assessment**
[a] Character and Appearance	The proposed Papakainga dwellings and their renders are provided in **Appendix 2**. They are not of typical design, but they are architecturally designed and

	certainly fit within the parameters of residential use.
[b] Siting of Buildings	As is shown in **Appendix 2**, there are numerous design considerations that were assessed and considered. Visual domination and loss of privacy / sunlight does not result from or to the proposed units.
[c] Open Space	The site is largely in open space. The new features make up ~2% coverage. Despite this a landscape plan condition is volunteered to ensure that the new buildings are sympathetic and engrained within the localised amenity.
[d] Traffic	The increased traffic is still within the permitted baseline and considered as appropriate from the site. Internal pedestrian links have been considered and form part of the proposal.
[e] Transportation	The location of parking, manovuring and access is all shown within **Appendix 2**.
[f] Road Hierarchy	Not relevant.
[g] Hours of Operation	Hours of operation are residential in nature.
[h] Noise Generation	Noise will be of a residential character.
[I] Servicing	**Appendix 2** contains initial engineering consideration and proposed conditions of consent will provide further detail to Council in this respect.
[j] Stormwater	As above in [i]
[k] Landscaping	Landscaping is proposed to be provided as a condition of consent.

[l] Open Space / Vegetation	As above for [k].
[m] Soils	Soils remain largely unchanged due to the small scale of built development and changes proposed.
[n] Visual / Aural Privacy	The internal aural / visual privacy sought is not a concern for a Papakainga where connection to whanau / people are encouraged not discouraged.
[o] Natural Character	The site is not in the coastal environment.
[p] Indigenous Flora & Fauna	There are no positive elements associated with the proposal as the occupation area is devoid of any features. The applicant will work with the other shareholders to ensure the mauri of the wetland is enhanced over time.
[q] Natural Hazards	The proposal includes mitigation for potential blockage of the wetland and promotes a raised finished floor level.
[r] Proximity to Rural Production	The site is surrounded by low intensity rural production use and the proposal is not incompatible with this.
[s] Minor Residential Unit	Not relevant
[t] Stage Highway / Limited Access Road	Not relevant

<u>Setback from Boundary Effects / Wetland Effects</u>

Although Whare 4 is within the 10m setback of the site to the east [94 Te Ahu Ahu Road], this is marginal and relates to a small component of the dwelling. The effects are isolated to one adjoining site. Plans show that this area will be landscaped, effectively removing any concerns of domination or privacy [noting that this area is already screened].

In terms of the setback to the wetland, House 4 is ~25m setback. There is no known effects resulting from being 5m too close. Provided the recommendations within the wetland report are adhered to, effects are considered less than minor.

Precedent Effects

The proposal is considered to be sufficiently unique to discount the need to consider precedent as an effect worthy of notification or concern in terms of consistent administration.

The approach in which the application has been designed and will be operationalised is difficult to mimic and this mixed with consent conditions ensure that the activity will be run to the desired intent.

5.2 Effects Conclusion

Having considered the effects above, the adverse effects on the environment are considered to less than minor.

6.0 EFFECTS TO PERSONS

Adjacent persons to the proposal site are outlined below in red and listed in the Figures below.

Figure 1: Adjacent Persons Map

Download CSV

Address	Suburb	Town	Capital Value	Owners	Last Sale Date	Last Sale Price	Land Area	Floor Area
94 Te Ahu Ahu Road	Ohaeawai	Far North	1380000	John Lindsay McKinnon,Leanne Gay McKinnon	22 Dec 2007	652500	2.8071 ha	210 m²
84 Te Ahu Ahu Road	Ohaeawai	Far North	700000	Peter Clifton Seymour	26 May 2010	115000	5,034 m²	130 m²
83 Te Ahu Ahu Road	Ohaeawai	Far North	933000	Zoe Girl Hauraki,Arnold Maunsell,Maryann Kerehi Stuart,Hiki Swiggs,John Lenard Peter Tiatoa			1.8810 ha	224 m²
112 Te Ahu Ahu Road	Ohaeawai	Far North	631000	Zoe Girl Hauraki,Arnold Maunsell,Maryann Kerehi Stuart,Hiki Swiggs,John Lenard Peter Tiatoa,Zoe Girl Hauraki,Arnold Maunsell,Maryann Kerehi Stuart,Hiki Swiggs,John Lenard Peter Tiatoa,Zoe Girl Hauraki,Arnold Maunsell,Maryann Kerehi Stuart,Hiki Swiggs,John Lenard Peter Tiatoa,Zoe Girl Hauraki,Arnold Maunsell,Maryann Kerehi Stuart,Hiki Swiggs,John Lenard Peter Tiatoa,Zoe Girl Hauraki,Arnold Maunsell,Maryann Kerehi Stuart,Hiki Swiggs,John Lenard Peter Tiatoa,Zoe Girl Hauraki,Arnold Maunsell,Maryann Kerehi Stuart,Hiki Swiggs,John Lenard Peter Tiatoa,Zoe Girl Hauraki,Arnold Maunsell,Maryann Kerehi Stuart,Hiki Swiggs,John Lenard Peter Tiatoa,Zoe Girl Hauraki,Arnold Maunsell,Maryann Kerehi Stuart,Hiki Swiggs,John Lenard Peter Tiatoa,Zoe Girl Hauraki,Arnold Maunsell,Maryann Kerehi Stuart,Hiki Swiggs,John Lenard Peter Tiatoa,Zoe Girl Hauraki,Arnold Maunsell,Maryann Kerehi Stuart,Hiki Swiggs,John Lenard Peter Tiatoa,Zoe Girl Hauraki,Arnold Maunsell,Maryann Kerehi Stuart,Hiki Swiggs,John Lenard Peter Tiatoa,Zoe Girl Hauraki,Arnold Maunsell,Maryann Kerehi Stuart,Hiki Swiggs,John Lenard Peter Tiatoa,Zoe Girl Hauraki,Arnold Maunsell,Maryann Kerehi Stuart,Hiki Swiggs,John Lenard Peter Tiatoa,Zoe Girl Hauraki,Arnold Maunsell,Maryann Kerehi Stuart,Hiki Swiggs,John Lenard Peter Tiatoa,Zoe Girl Hauraki,Arnold Maunsell,Maryann Kerehi Stuart,Hiki Swiggs,John Lenard Peter Tiatoa,Zoe Girl Hauraki,Arnold Maunsell,Maryann Kerehi Stuart,Hiki Swiggs,John Lenard Peter Tiatoa,Zoe Girl Hauraki,Arnold Maunsell,Maryann Kerehi Stuart,Hiki Swiggs,John Lenard Peter Tiatoa,Zoe Girl Hauraki,Arnold Maunsell,Maryann Kerehi Stuart,Hiki Swiggs,John Lenard Peter Tiatoa	01 Jan 1900	435000	141.0532 ha	

Figure 2: Adjacent Persons List

Table 9: Effects to Persons

Person	Assessment
94 Te Ahu Ahu Road - McKinnon	The property is immediately located to the east of the site and of the development area.

	It contains a dwelling and small scale rural uses. Their dwelling is located in / near the centre of the site. It is ~50m offset from the boundary of the two sites. It is heavily screened / vegetated from the development although this is located their property. The proposal includes appropriate volunteered consent conditions around landscaping and is sufficiently setback to ensure effects to these persons are less than minor.
84 Te Ahu Ahu Road - Seymour	The property is located to the east of the site and provides access to a dwelling on a separate title. The proposed development adjoins this title. Part of the site is screened, but as above, this appears to be located on the adjoining title and not the application site. To appease concerns of density / intensity of development key specimen plants have been shown on the architectural plans. These will ensure that effects are minimized to these persons.
112 Te Ahu Ahu Road – Various	These adjoining sites are shared titles with the application site.
Third Parties	Iwi / Hapu have not been specifically consulted with. An occupation order area has been approved by the MLC and this is sufficient feedback in terms of allowing the activity from a cultural / landowner perspective. HNZPT have been consulted.

	There are no other third parties of concern to the proposal.

6.1 Effects Conclusion

Having considered the effects above, the adverse effects on persons are considered to less than minor. There are no adversely affected persons.

7.0 STATUTORY CONTEXT

Appendix 4 contains an assessment of the ODP, PDP, relevant regional objectives and policies and NPS and NES. In summary, the proposal is considered to be consistent with their aims and intents.

8.0 PART 2 ASSESSMENT

7.1 Section 5 - Purpose of the Act

It is considered that proposal represents a sustainable use of existing resources that allow people and the community to provide for its social, economic, cultural and environment wellbeing in a manner that mitigates adverse effects on the environment.

7.2 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 Maori and their culture and traditions with their ancestral lands, water, sites, waahi 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.

The matters are recognised and provided for where relevant, particularly section 6[e].

7.3 Section 7 - Other Matters

In achieving the purpose of the Act, 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.

7.4 Section 8 - Treaty of Waitangi

The Far North District Council is required to take into account the principles of the Treaty of Waitangi when processing this consent. The are more directive policies in Chapter 2 of the ODP which have also been assessed. The proposal is aligned with these aims and intents. Given the above, it is considered that the proposal meets the purpose of the Act.

9.0 CONCLUSION

The proposal is considered to have less than minor effects on the wider environment and through assessment there are considered to be no adversely affected persons.

The proposal is consistent with the objectives and policies of the Far North District Plan, the Regional Policy Statement for Northland, relevant policy statements and plans and achieves the purpose of the Act.

To assist the process a list of draft conditions has been provided.

Regards,

Steven Sanson

Consultant Planner

NZPI Member No. 4230

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
QUALIFIED

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

R.W. Muir
Registrar-General
of Land

Identifier	**119523**
Land Registration District	**North Auckland**
Date Registered	23 October 2003 09:00 am

Type	Partition Order	**Instrument**	PO 5773985.1
Area	5.4237 hectares more or less		
Legal Description	Pakonga 2L3 Block		

Registered Owners

Arnold Maunsell, John Lenard Peter Tiatoa, Zoe Girl Hauraki, Hiki Swiggs and Maryann Kerehi Stuart as responsible trustees, jointly, no survivorship

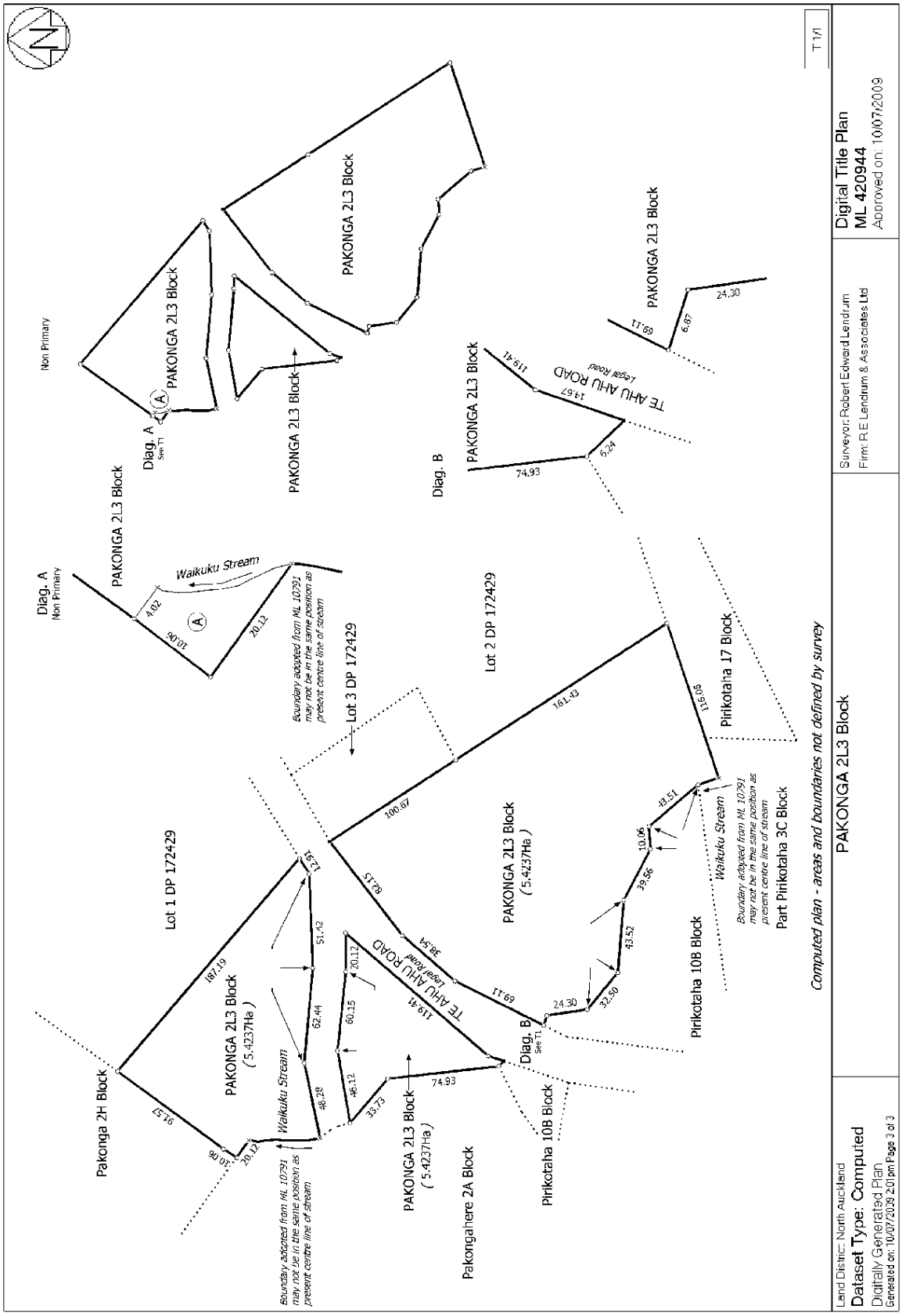
Interests

The within Order has been embodied in the register pursuant to Section 124(1) Te Ture Whenua Maori Act 1993. It will not be finally constituted a folium of the register until a plan has been deposited pursuant to Section 167(5) Land Transfer Act 1952.

7615823.1 Occupation Order vesting exclusive use and occupation of part herein in Margaret Sharp, Mary Ann Smith, Virginia Twaddle, Dorothy Dixon, Anna Benseman, Marion Sharp and Rosalene Virginia Scrivener as responsible trustees- 15.11.2007 at 9:00 am

7615823.2 Maori Land Court Order amending Occupation Order 7615823.1 - 15.11.2007 at 9:00 am

7615823.3 Status Order determining the status of the within land to be Maori Freehold Land - 15.11.2007 at 9:00 am


Non Primary
Diag. A
See T1
PAKONGA 2L3 Block
PAKONGA 2L3 Block
PAKONGA 2L3 Block
Diag. B
PAKONGA 2L3 Block
TE AHU AHU ROAD
Legal Road
PAKONGA 2L3 Block
Diag. A
Non Primary
PAKONGA 2L3 Block
Waikuku Stream
Boundary adopted from ML 10791 may not be in the same position as present centre line of stream
Lot 3 DP 172429
Lot 2 DP 172429
Pirikotaha 17 Block
Lot 1 DP 172429
PAKONGA 2L3 Block
(5.4237Ha)
PAKONGA 2L3 Block
(5.4237Ha)
Waikuku Stream
TE AHU AHU ROAD
Legal Road
Diag. B
See T1
Pirikotaha 10B Block
Waikuku Stream
Boundary adopted from ML 10791 may not be in the same position as present centre line of stream
Part Pirikotaha 3C Block
Pakonga 2H Block
PAKONGA 2L3 Block
(5.4237Ha)
Pakongahere 2A Block
Pirikotaha 10B Block
Boundary adopted from ML 10791 may not be in the same position as present centre line of stream
Computed plan - areas and boundaries not defined by survey
T1/1
PAKONGA 2L3 Block
Land District: North Auckland
Dataset Type: Computed
Digitally Generated Plan
Generated on: 10/07/2009 2:01pm Page 3 of 3
Surveyor: Robert Edward Lendrum
Firm: R E Lendrum & Associates Ltd
Digital Title Plan
ML 420944
Approved on: 10/07/2009

Report on Maori Land details for the following Record(s) of Title

Record(s) of Title

119523	Identified as potentially Maori Freehold Land

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

03.06.24	Revision	00

158 OMĀPERE ROAD
352 OHAEĀWAI ROAD
82 TE AHUAHU

Stage 2:
CONCEPT DESIGN MASTERPLAN REPORT
He Māhere Whenua

01: 158 Omapere Rd.
Whaka-rauora Whenua/ Housing & Infrustructure

02: 352 Ohaeawai Rd.
Kaupapa Kaumātua Housing/ He Taonga Pakeke

03: 82 Te Ahuahu Rd.
Whare Ātea / Papakainga Housing

The masterplan report covers all three site developments for *Te Ao Mauri Ora Ltd.* Kaikohe, Northland

“Tungia te ururua, kia tupu whakaritorito te tupu ō te kōrari.”

“Fire the undergrowth to allow new shoots to take hold!”

Prepared for

TE AO MAURI ORA LTD.

Document Revision 00
June 11, 2024

Stage 2: CONCEPT DESIGN Masterplan Report

Document Control
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Contents / **Rārangi take**

This report outlines the Concept Design and Masterplan proposal for Te Ao Maori Ora Ltd Whenua Development Project; a proposal for Kaupapa Māori design driven papakainga housing on 3 separate sites in the Far North; 158 Omāpere Rd, 352 Ohaeāwai Rd and 82 Te Ahuahu Rd.

Central to our design philosophy is the integration of whenua-based kaupapa which acknowledges and harnesses the unique aspects of each site supported by the aspirations for a Māori Kaupapa driven design solution. In this phase of the design process, the initial proposals from the early Preliminary design stage have been refined to offer site-specific responses within the Masterplan for each location. Concurrently, design concepts for specific house types have been developed, ensuring that each house type addresses the unique challenges and opportunities of its respective site. Rather than proposing a singular, generic solution, our approach offers four distinct house types tailored to leverage economies of scale while ensuring suitability for each site's context.

The report commences with a general overview of design aspects consistent across all three sites, including a high-level project cost summary, Project Manager's Report, and the Three Waters Design Report. Additionally, it is bolstered by a letter confirming Geotechnical Investigations and a summary of planning updates from a meeting with the Far North District Council project planner.

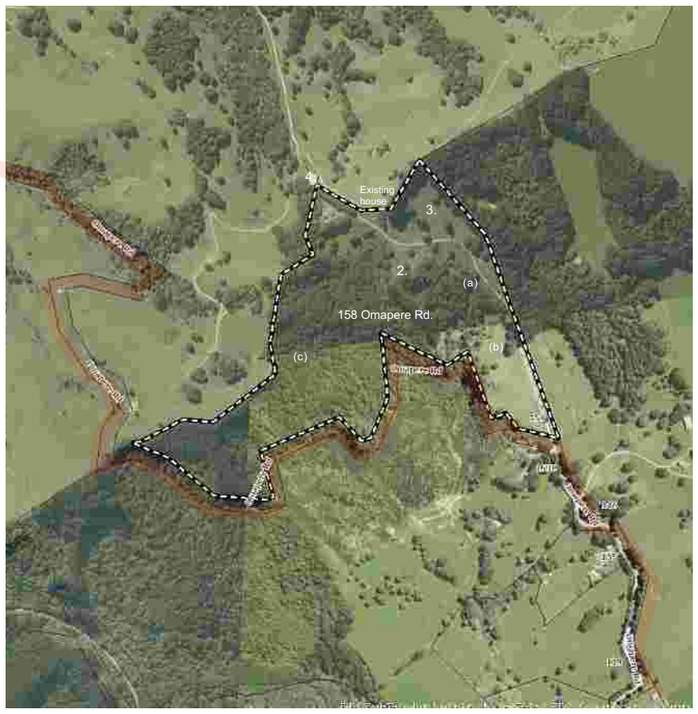
Subsequent sections of the report focuses on the site specific design responses for each site outlining the initial design overview, development of the key ideas defined in the kaupapa which provides the basis for the design decisions and key aspects of the design proposal. The development in the house types for each site has resulted in a clearly defined design solution to ensure maximum floor area parameters and required number of bedrooms per dwelling are achieved. The design proposal for the specific house type is illustrated in rendered concept images with both external and internal views. Site analysis and masterplan concept development sketches indicate the site wider considerations to the surrounding landscape. The Proposed Site Plans outline a co-ordinated masterplan design proposal incorporating the requirements of the relevant consultants information.

This report presents a comprehensive overview of the master planning and specific house designs for the three sites at Omāpere, Ohaeāwai, and Te Ahuahu. By integrating Kaupapa Māori principles, whenua-based kaupapa and client aspirations for providing housing for whanau members and kaumatua, we aim to deliver a project that meets the aspirations of the client while maintaining high standards of quality and affordability.

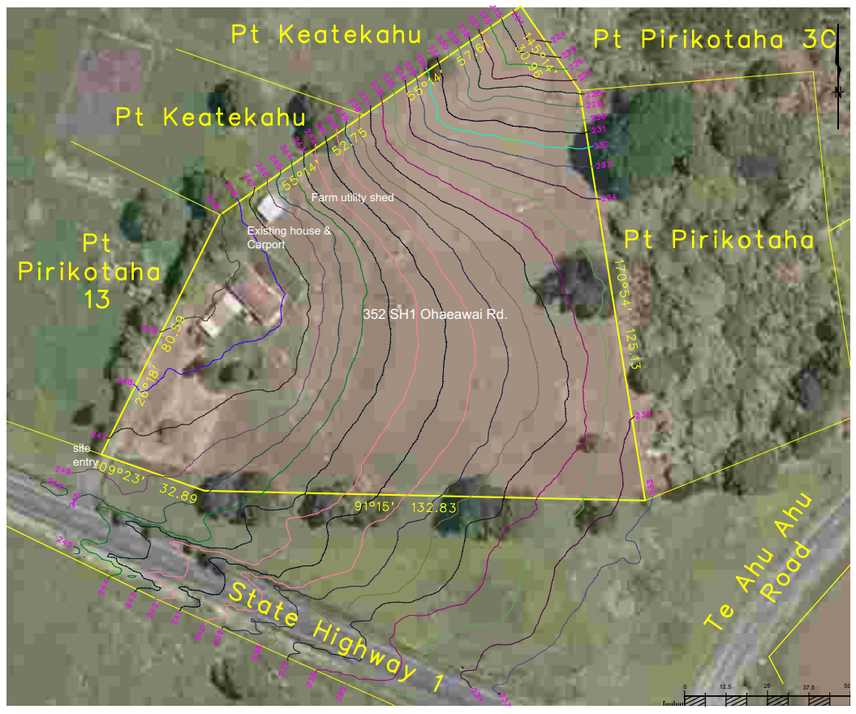
Introduction
The 3 master plans presented here for 158 Omāpere rd, 352 Ohaeāwai Rd and 82 Te Ahuahu Rd - along with their respective house design concepts, aim to house residents with whanau connections and shared whakapapa. For our client, Marise Kerehi Stuart of Te Ao Mauri Ora Ltd, it is essential that all three projects become a catalyst for positive change, with each papakāinga fostering a strong sense of whanaunga-tanga (connecting as families and whanau) and Kotahi-tanga (living together with a unified aim) through their common goal of connecting to their respective places through their homes. Although two of the sites, 158 Omāpere Rd and 352 Ohaeāwai Rd, are under general title status, our client intends for all three sites to conform to a broader master plan strategy based on both kaupapa Māori-driven design and the spatial organisational and planning principles derived from papakāinga modes of customary living.

Design Considerations
In any collective living setting, such as a village, street, or neighborhood, the physical site conditions, topography and ease of access/ ability to walk through a neighbourhood for example, can sometimes determine how communities are able to interact on a regular basis. 158 Omāpere Rd is challenging in this way due to the availability of flat building platforms, the distance between them and the difficulty of walking access without the use of a vehicle.

Ohaeāwai and Te Ahuahu on the other hand, due to location, are conducive to more intimately spaced dwellings with a more collective or clustered feel due to their flatter terrain and



158 Omapere Rd.
Tikanga Taiao Housing & Infrustructure



352 Ohaeawai Rd.
Kaupapa Kaumatua Housing

82 Te Ahuahu Rd.
Whanau Papakainga Tuturu

wider availability of building platforms and ease of access both vehicle and pedestrian.

To address these physical site constraints, our house designs for Omāpere aim to create a sense of nestling into the land through the way that they appear terraced or stacked along the line of the hills and ridges. Their alignment with the natural contours of the site, gives the appearance of embedded-ness and belonging with the site in a dynamic way as if the dwellings are part of the flora and fauna of the site. All three sites have in themselves given rise to three kaupapa particular to each site and their different characters.

Omāpere - Whakarauora Whenua
Omāpere due to its location within a largely regenerating block of mixed native and exotic forest allows the opportunity for the proposed masterplan design to integrate both into the land as discussed and become a catalyst for taiao regeneration and revitalisation or Whaka-rauora-tanga. Housing might become a catalyst for the reconnection of residents to the role/act of tiaki on the land through active participation in the site's revitalisation. All three sites have therefore been given names to best describe their underlying design foundation. For Omāpere the name Whaka-rauora Whenua is given.

Ohaeāwai - He Taonga Pakeke
The proximity of 352 Ohaeāwai rd to Parawhenua Marae and the surrounding region makes it suitable to serve our kaumatua and kuia through the provision of 3 kaumatua houses. The site is gently sloping and can be retained easily to allow terraced gardens and shared amenities across the site. The 3 houses will look out across the Taiamai plains and will take a prominent position to the foot of Te Ahuahu Maunga.

Te Ahuahu - Te Whare Ātea
The site at 82 Te Ahuahu rd, under Māori Land Title (Pakonga 2L3) has an approved licence to occupy within a limited footprint boundary. This particular block is validated through close whakapapa to original trustees and was therefore seen as an opportunity to create a papakainga that is an expression of this closeness through a design proposal that consists of a cluster of houses (3) under a more explicitly unified organisational plan. The Houses are anchored to the site through the creation of a new conceptual Ātea, a raised platform or taumata that brings all houses together as a kainga.

Carved Pou or similar to covered deck area - House Type 01

As outlined previously, the specific character of each site has in turn given rise to a specific house type over the 3 sites. 4 house types have been designed and developed to a preliminary level. All 4 house types take into account site topography and physical contours, roof form and orientation, solar access, view and outlook, privacy, the efficiencies of construction, build quality in relation to affordability.

The client - Te Ao Mauri Ora Ltd. through our discussions have further influenced the design at both the house type design level, and their potential future function and operation to to fulfill the following general kaupapa:

- Tīkanga Maori
- Mana Tangata
- Kaumatua-tanga
- Whakanikoniko Māori
- Ōranga Whenua/ Tupu Taiao

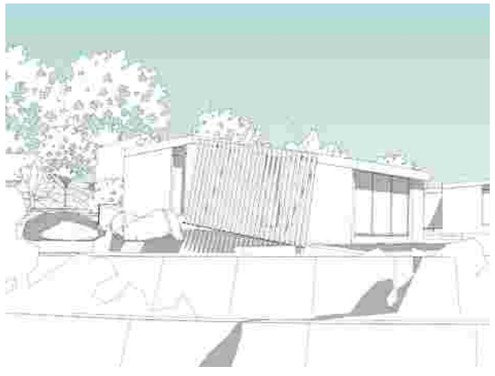
In general all house types 1 – 4 encourage interaction shared outdoor living spaces and amenities, encouraging increased interaction
It is important that all House Types are able to make cultural values legible through their designs and master planning over the site in the following ways:

- Alignment to tohu whakahirahira (significant landmarks).
- Use of site-specific colours and textures.
- Implementation of korero tuku iho/ history and visual narrative.
- Planning to support kaupapa/ operations.
- Promote hononga-taiao/ connection natural environment through design.
- Hononga mahi whenua/ connection to whenua through design.

All 4 use mahi toi hoahoa, to draw out cultural expression in order to enhance the relationship between whanau residents and korero tuku iho relating to the specific site. This is strategically identified on every house type and in differing ways. House Types 01 and 02 in particular have carved or similar elements integrated into key parts of the buildings. House Types 03 and 04 have more functional tikanga that draw in the wider context (ātea) as well as having interchangeable materials on specific parts of the façade that are flexible and customizable and might consist of filigree screening or artistic intervention.

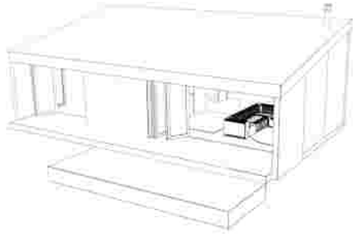
The 4 House Types also attempt to transgress the limited gross internal areas of 70sqm for a 2 bed and 95sqm for a 3 bed respectively. Planning although at a preliminary stage is resourceful and uses larger glazing units, external spaces/ decks and high spec materials to allow for both quality and the illusion of space within very tight planning constraints. Where possible the houses open out to integrate exterior spaces, thus extending upon the limited spatial envelope while allowing wider spatial connections and views across each respective site.

House Type 01/ 158 Omāpere Rd



House Type 02/ 352 Ohaeāwai Rd

House Type 03/ 352 Ohaeāwai Rd & 82 Te Ahuahu Rd



House Type 04/ 82 Te Ahuahu Rd

Whakapapa/Identity

Cultural History
Cultural Expression
Representing Kaupapa
Whakapapa
House as extension of Marae
Whanaunga-tanga
Reference to Tohu Whakahirahira
Fore-fronting Cultural Landscape

Kotahi-tanga

Sharing and connection
Responsibility
Openness
Obligation to Taiao
Cultural Space
Careful Planning
Community Spaces

Kai-tiakitanga

Obligation to Taiao
Taiao Whakarauora/Revitalisation
Site Restoration
Health & Wellbeing of Whenua
Water Management
Community Buy-in

Current examples of collective livng models including co-housing models in Europe look to activate site through the use of fluid boundaries reienforced through the use of winding pathways and shared gardens and landscape amenity.

Most examples operate on high levels of intergenerational interaction and collective collaboration. Key factors to take into account include:

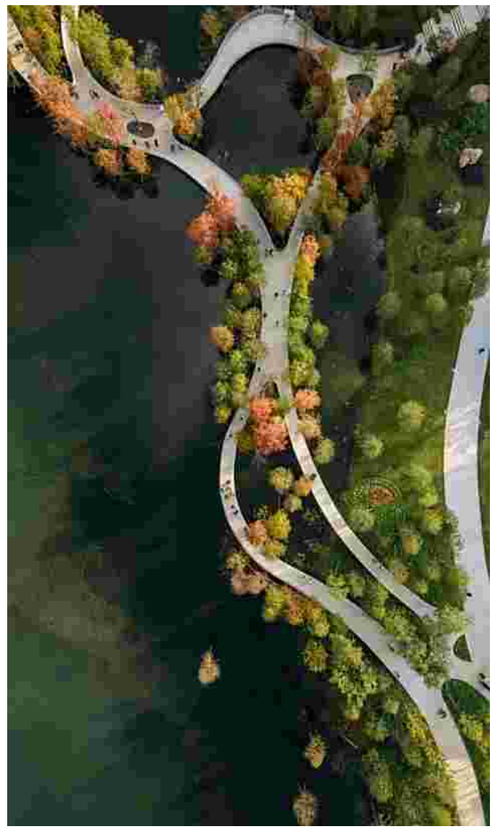
- Papakainga arrangement of space.
- Collective amenity
- Cultural articulation design elements
- Central focus
- Utilisation of land
- Interaction encouraged through design
- Natural features revitalisation
- Community spaces
- Secure and safe
- Whanau orientated
- Mahi Toi implementation

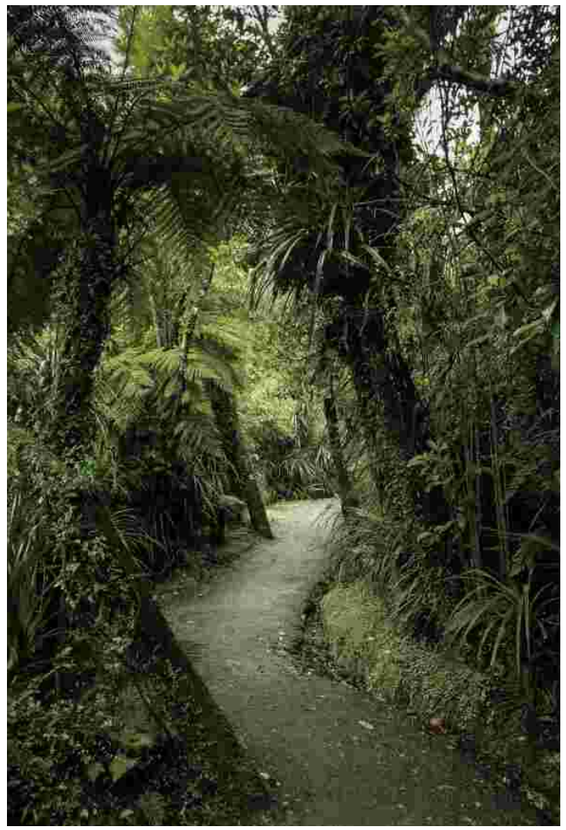
Considerate & Respectful Planning

Housing that is arranged in a way that enables to ease of interaction, placed in ways on site that doesnot encroach and overshadow other properties. Planning on site that allows room for whanau to maintain privacy when required while having space and room to breathe.

Pathways Access.

Careful and considered planning of pathways walkways and access accross site that is dynamic and beautiful making the most of the elevation, views and contours of the site.





Revitalisation of native tracts of land.
158 Omapere Road largest tract of native bush and water feature, including a wetland/dam.

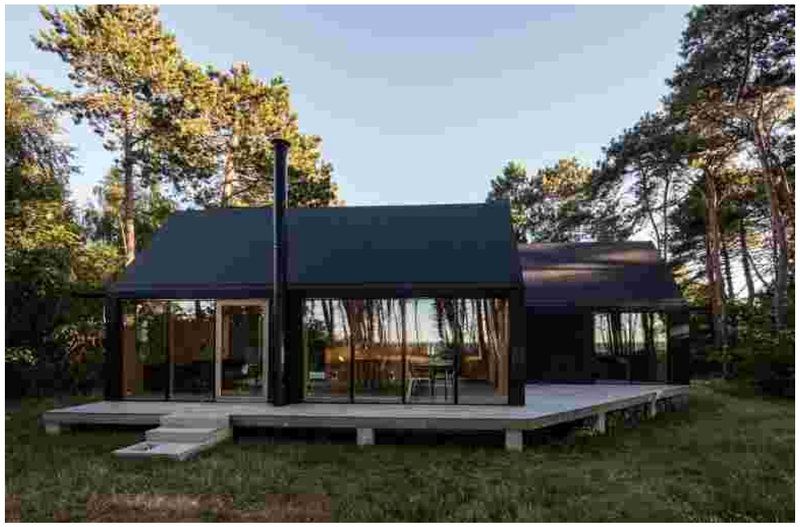
Potential might include:
Native planting to all appropriate areas.
Broad leaf & Flaxes
Native plant nurseries,
Bird sancturary, pest control, tracks and walks.

352 Ohaeawai Rd with its strong northern orientation has scope to provide a good native plant nursery.

82 Te Ahuahu Road has an existing wetland and water catchment. Area for gardens.

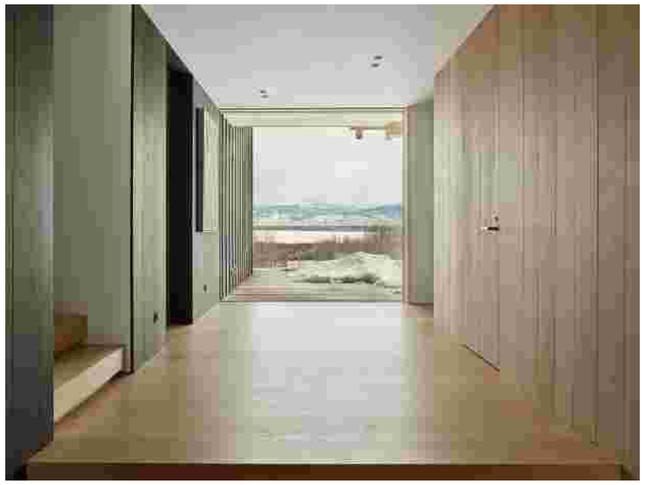
Maara Kai and shared gardens will be a crucial part of all 3 site masterplans. Across all three sites there will be areas that are conducive to larger shared maara kai.

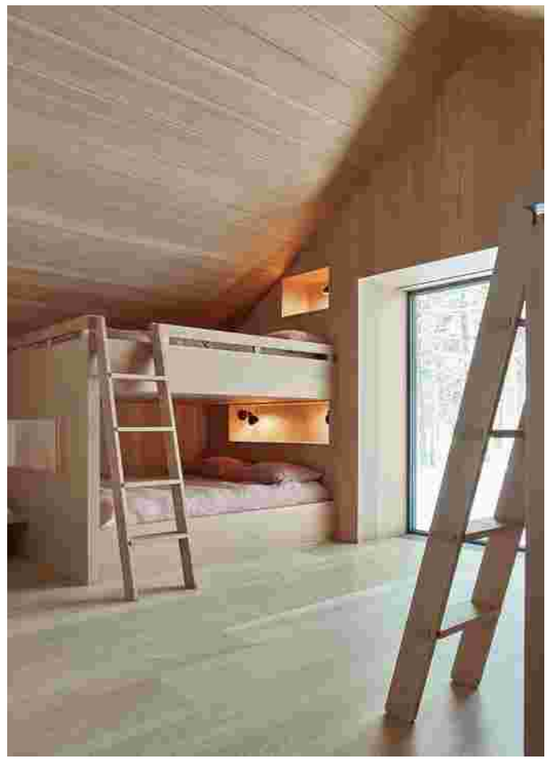
There are also areas in close proximity that will be suitable for maara kai that will serve at a house hold level.

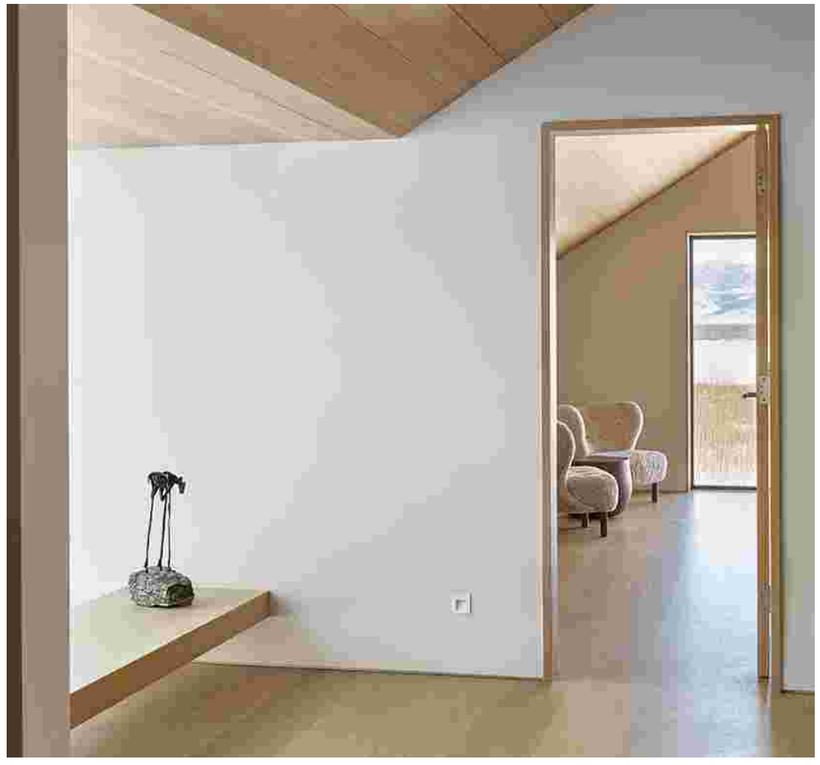


Simple Forms.
Simple forms that allow for spacious feeling interiors. Strong connections between the interior and exterior surrounding site important to the feeling of space. Large glazing/ joinery where possible to allow generous light and heat to penetrate.

- Simple forms
- Rich earthy colours
- Cultural articulation design elements
- Designed into the site
- Unique identity
- Quality house design
- Solid durable quality
- Safe and warm





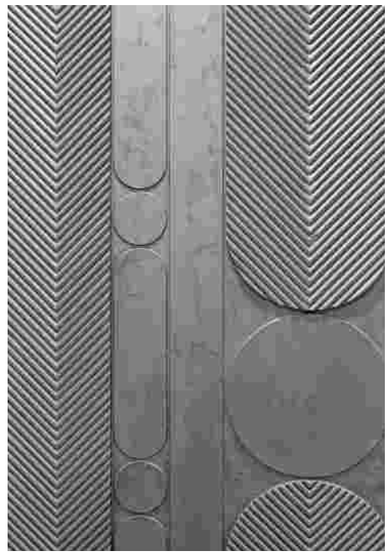


Warm & Safe

Interior finishes and materials that a beautiful, of a high quality and are warm to the touch. Potential to have interior mahi toi elements for interior cultural articulation. Natural non toxi wood linings that are rich in coulr and texture. Flooring that is beautiful and durable and natural.

- Materially rich interiors
- Cultural articulation design elements
- Natural materials
- Quality build
- Safe and warm

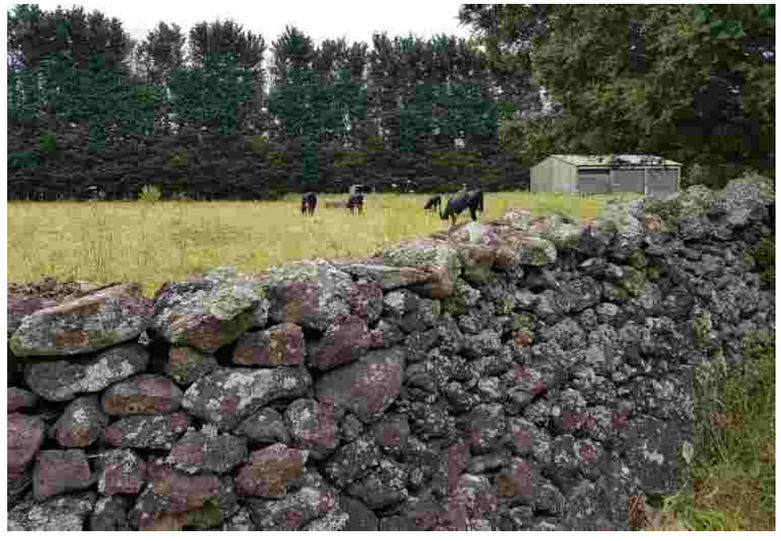








Cultural expression through
materials and patterns.
Rich surface textures.
Mahi Toi encouraged through local
expression of colour form and texture.



Site local materials specific to each site.
Expression of local venacular
Locally sourced colours and textures.

Possibility of local materials use over all 3 sites for landscape elements such as fences, retaining wall linings, and paving and walkways. Use of local materials also for mahi toi, paint colours, dyes and locally sourced clays.

Kaupapa Māori Driven Design
APPENDIX 1

Northland Geotechnical Specialists
Recommendation Letter

Project Ref: 0325
26 March 2024

Te Ao Mauri Ora Ltd

C/- Cilo Architecture Ltd
Attn: Michelle Stott

Recommendation for further geotechnical assessment at 352 State Highway 1, 158 Omapere Road & 82 Te Ahuahu Road, Ohaeawai

Northland Geotechnical Specialists Ltd (NGS) has previously completed a site walkover and preparation of preliminary geotechnical reports (NGS Ref 0325.A, B & C, dated 15 August 2023) to assist with master planning of future development at 352 State Highway 1 (0325.A), 158 Omapere Road (0325.B) and 82 Te Ahuahu Road (0325.C), Ohaeawai, for our client Te Ao Mauri Ora Ltd. Subsurface investigation was not completed for the assessments. Our recommendations presented in the NGS report were based on a desk study comprising review of the published geology, historical aerial imagery and shaded terrain model from LiDAR, as well as a site walkover by a geotechnical engineer.

This letter summarises the recommendations for further work at each site required to take the concept design to building consent and detailed design stage.. If the likely locations of the proposed structures are known to a reasonable degree, we would target our investigations such that the work completed would be suitable for both resource consent, if required and building consent, rather than staging these and having multiple rounds of investigation and reporting.

352 State Highway 1, Ohaeawai NGS Ref 0325.A

We have sighted a concept plan for feasibility assessment[1] of three proposed structures located centrally on the east facing slope. The proposed dwellings are not expected to interact with the existing structures or low rock wall. Based on the location of the proposed structures the conclusions presented in the NGS report still stand.

For each proposed structure these recommendations comprise:

1. A site walkover by a suitably qualified geotechnical engineer.
2. 2-3 hand augered boreholes with in-situ strength testing and Scala penetrometer tests.
3. Collection of soil samples for laboratory testing.
4. Laboratory testing comprising Atterberg limits, Linear shrinkage (alternatively design for highly expansive soil without testing).

The proposed dwelling locations have a maximum fall across the dwelling footprint of 2.3m. If the dwellings are founded on short piles, it is expected that only minor earthworks and low retention will be required. If shallow footings or ribraft style construction is preferred, then some earthworks and retention will be required.

Additional to the structures, in areas designated for effluent disposal we recommend undertaking an additional hand augered borehole to confirm depth to groundwater and appropriate soil category for design. There is likely to be sufficient space for the associated effluent disposal fields.

[1] Ciloarc, Feasibility Assessment, Site Plan 02- State Highway 1, 335_00_02_001, 10-10-2023

The results of the geotechnical investigation would be used to prepare a geotechnical assessment report suitable to support detailed design and Building Consent.

158 Omapere Road, Ohaeawai NGS Ref 0325.B

We have sighted concept plans for feasibility assessment[2] of six proposed structures (Whare 01-Whare 06). The drawings include five potential locations earmarked for Future Development and are not included in this scope of work. Based on the location of the proposed structures the conclusions presented in the NGS report still stand with some additional recommendations made below.

For each proposed structure these recommendations comprise:

1. A site walkover by a suitably qualified geotechnical engineer.
2. 2-3 hand augered boreholes with in-situ strength testing and Scala penetrometer tests.
3. Collection of soil samples for laboratory testing.
4. Laboratory testing comprising Atterberg limits, Linear shrinkage (alternatively design for highly expansive soil without testing).

Additional to the structures, in areas designated for effluent disposal we recommend undertaking an additional hand augered borehole to confirm depth to groundwater and appropriate soil category for design. Of particular note, Whare 03 and Whare 04 do not have significant associated land in their vicinity likely to be suitable for effluent disposal using traditional septic tank to trenches. Alternative options such as AES should be investigated as part of the future investigation and concept design.

An existing landslide on the accessway was observed during our site visit and the LiDAR terrain review indicates that away from the ridgelines the entire site comprises marginally stable land (Ref NGS report Section 4.3). In addition to the location specific investigations for the proposed structures, we recommend subsurface investigation likely comprising two days (7-10 locations) of CPT testing to allow a more comprehensive geological model of key areas of the site to be assessed and numerical analysis undertaken to assess site stability and refinement of the BRLs if required.

The results of the geotechnical investigation and numerical analysis of stability would be used to prepare a geotechnical assessment report suitable to support detailed design and Building Consent.

82 Te AhuAhu Road, Ohaeawai NGS Ref 0325.C

We understand the proposed dwellings are to be located near the northern end of the eastern side of the site. Based on the location of the proposed structures the conclusions presented in the NGS report still stand.

For each proposed structure these recommendations comprise:

1. A site walkover by a suitably qualified geotechnical engineer.
2. 2-3 hand augered boreholes with in-situ strength testing and Scala penetrometer tests.
3. Collection of soil samples for laboratory testing.
4. Laboratory testing comprising Atterberg limits, Linear shrinkage (alternatively design for highly expansive soil without testing).

[2] Ciloarc, Concept Design, Site Plan 01- Omapere Road, 335_00_01_002, 20-10-2023, and Ciloarc, Stage 2 Concept Design, Site Plan 01- Omapere Road, 335_00_03_002, 20-01-2024

The proposed dwellings will likely have a maximum fall across the dwelling footprint of less than 0.5m. It is expected that only minor earthworks and low retention will be required however earthworks shall ensure surface water flows are not impeded given the flat to gently sloping nature of the site.

Additional to the structures, in areas designated for effluent disposal we recommend undertaking an additional hand augered borehole to confirm depth to groundwater and appropriate soil category for design. There is likely to be sufficient space for the associated effluent disposal fields however a traditional septic tank disposing to trenches may be difficult and will possibly require a pump chamber as well as mounding of the trenches. Alternative options such as PCDI or AES should be investigated as part of the future investigation and concept design.

The results of the geotechnical investigation would be used to prepare a geotechnical assessment report suitable to support detailed design and Building Consent.

Applicability

This memo has been prepared for the sole use of our client, Te Ao Mauri Ora Ltd, on the terms and conditions agreed with our client. It may not be used or relied on (in whole or in part) by anyone else, or for any other purpose or in any other contexts, without out prior written agreement.

Authorised for Northland Geotechnical Specialists Limited by:

_____

David Buxton

Geotechnical Engineer, BE Civil (Hons), CPEng, CMEngNZ

Attached: Nil

File: ngsltr_recommendation for further assessment.240325

Kaupapa Māori Driven Design
APPENDIX 2

Te Ao Mauri Ora Ltd.
Project Management Report
Indicative Project Costing. May 2024

PROJECT MANAGEMENT REPORT: Stage 2 Concept Design

Te Ao Maori Ora Ltd Whenua Development Project

1. Conceptual Design Development:

The Stage 2 Concept Design for the Te Ao Māori Ora Ltd Whenua Development Project has been successfully completed, with significant progress made in the development of house types, articulation of the Kaupapa, and coordination of consultant information across all three sites. Four house types are now proposed in total, comprising three 2-bedroom and one 3-bedroom house type. The rationale behind proposing these house types is to achieve cost and construction time efficiencies. The designs for these house types have been simplified to feature mono-pitched roofs and open living spaces. Further development has also been made to scale down the footprint to 70sqm GIA for a 2-bedroom house and 95sqm GIA for a 3-bedroom house. Design analysis was undertaken to explore the possibility of having only one 2-bedroom house type across all three sites; however, this option was eliminated due to the varying site typologies, orientations, broader cultural references, and site-specific design Kaupapa requirements. The proposed number of dwellings remains consistent with the Stage 1 Preliminary Report, with the addition of a new 3-bedroom whare on the Ohaeawai site to replace the existing house that is to be relocated off-site.

Cultural articulation is an important aspect of the design, and areas have been identified on the façade for potential placement of cultural elements. These areas shall be designated for carved panels and/or pou carvings. Further development work is required to refine these ideas with more detail and input from iwi/hapu. Discussions are planned with local carvers and/or alternative methods of creating carved panels through digital 3D modelling and robotic production, developed in collaboration with Victoria University of Wellington. The Kaupapa has also been reinforced with three distinct ideas forming the basis for each site:

1. Whaka-rauora Whenua
2. Kaupapa Kaumatua Housing
3. Tatai Whenua

Whaka-rauora Whenua - Omapere Road:

The proposed building locations on the Omapere Road site have been amended from the initial Stage 1 proposal, where four of the six houses were located on the upper northeast corner of the site. The Stage 2 proposal now shows the buildings arranged in clusters of two, which is an adjustment preferred by the Council. The buildings are to be situated within designated suitable areas highlighted in the Geotechnical report: two in the upper section of the site, two in the middle eastern section, and two in the lower part of the site on the west side of the driveway access. House Type 1 has been specifically designed for this site, a 2-bedroom dwelling 70sqm GIA. This site presents the most challenges among all three sites due to the steepness of the slope, limited buildable area, and orientation. Extensive consideration has been given to the placement and orientation of buildings to capture and maximize sunlight while minimising the need for extensive retaining walls. The proposed placement aligns with the contours of the site at each specific area to minimize excavation and retaining requirements, with a timber pile foundation system proposed.

Kaupapa Kaumatua Housing - Ohaeawai SH1:

The Ohaeawai SH1 site remains largely unchanged in terms of the positioning of the proposed buildings and new access roadway. However, the proposed layout and overall form of the buildings have evolved from a 1-bedroom dwelling with a mezzanine level to a split-level 2-bedroom whare that follows the contours of the site both internally and in its mono-pitched form. House Type 2 has been specifically designed for this site as kaumatua housing. The existing 3-bedroom whare on the upper part of the site is to be removed, and a new whare (house type 3) will provide housing for a caregiver to the three kaumatua living on the site. There is also an opportunity to include a health clinic to provide a service to the local and resident kaumatua, supporting the site kaupapa as part of the holistic view catering to the health and well-being of the local community. Significant cultural viewpoints and orientation to reconnect to the whenua remain as another strong kaupapa for the development.

Tatai Whenua - Te Ahu Ahu:

The Te Ahu Ahu site features wetlands and cultural references to surrounding maunga, but the main conceptual idea/kaupapa underlying this design is the communal grassed area (Atea) which links all three whare. This site will accommodate two units of House Type 4 (2-bedroom 70sqm GIA) and one unit of House Type 3 (3-bedroom 95sqm GIA). House Type 4 is to be cloaked with a large singular mono-pitch roof, creating a covered deck area between the two 2-bedroom whare. The living spaces have been arranged to open up onto a deck bordering the large communal area of the Atea, intending to reinforce whakapapa and interconnectedness between whanau. The form of the roof over the two 2-bedroom dwellings is reflected in the roofline of 3-bedroom house. Stage 1 identified the location of the existing power pole and overhead power lines that cut through the site however the Stage 2 proposal, relocates the buildings back the minimum requirement from the overhead lines to avoid the cost of underground power lines.

2. Site Considerations and Landscaping:

Landscaping is an important aspect of the project, encompassing the regeneration of native bush, planting of Rongoa native plants, mara for kai, softening and bordering of roadways, screening from SH1, and the beautification and restoration of wetlands.

At Omapere Road, collaboration with the Department of Conservation has resulted in a proposed planting plan that integrates regenerative planting across the major part of the site. The Council was extremely supportive, viewing this as a possible mitigation measure for the proposed development of the six houses.

The conceptual idea at Ohaeawai SH1 is based on cultural references to the terracing of the site with stone walling, evident through the immediate area. This allows the site to be shaped to flat landscaped areas with the potential to grow gardens providing kai for the residents and wider community during times of abundance of fruit and vegetables. Screening to the State Highway provides an opportunity for native planting and harvesting of harakeke. It is intended that the communal green will be grassed and maintained, bordered with low native shrubs around the edge of the lawn area. The remaining part of the site is to be more natural in nature, with restorative planting to the wetland and a pa haraheke in the designated area for wastewater effluent. Planting is also intended to screen the site along the length of the driveway to provide privacy.

3. Council Feedback and Planning Requirements

Sanson & Associates Ltd provides a letter to outline the requirement for planning assessments for next stage of design and application submission for Resource Consent. The letter also provides an overview of the feedback from Council in response to the Stage 1 proposals for each site.

In summary, Council was favourable of the Omapere Road proposal suggesting possible mitigation strategies for the development. Ohaeawai was seen as the most challenging by the Council planner in terms of compliance with the District Plan given the site is on general title. It would be worth noting that the Kapiti Coast District Council has adopted a strategy which enables development under the Papakainga clause of the

KCDC district Plan on general title land owned by Māori who whakapapa to that whenua. We believe there is a strong argument for this development on the basis of this precedent particularly given that the intention is to provide Kaumatua housing for local kaumatua that whakapapa to the Parawhenua Marae located directly adjacent to the site. Te Ahuahu development was seen as unproblematic as development can be considered under the Papakainga clause of the District Plan.

4. Recommendations for Further Surveying:

It is recommended that further topographical survey information is sites undergo detailed surveying, as the current information relies on GIS data. More accurate levels in areas immediately adjacent to buildings maybe required for the developed design stage. However, the existing information suffices for the early design stages.

5. Three Waters Design:

The 3 Waters design proposal, prepared by Gumboots Engineers, outlines plans for wastewater, stormwater, and fresh water supply across all project sites. Initial analysis suggests that the proposed systems meet minimum Council requirements based on occupancy, building area, and soil conditions of each site. Further detailed design of these systems, as well as a fresh water management plan (FWMP) for the wetland on Te Ahu Ahu Road, will be undertaken in subsequent stages to ensure alignment with Te Mana o te Wai principles and compliance with the National Policy Statement for Freshwater Management 2020.

6. Civil Engineering and Geotechnical:

Engagement with Far North Roading regarding civil works revealed the need for further design resolution. This includes determining finished floor levels relative to ground level, outlining structural design proposals to identify requirements for cut and fill areas, retaining walls, landscaping areas, and roadways. Typically, civil engineers are engaged at the developed design stage once design requirements are confirmed and sufficient detail is provided.

7. Programme and Costings:

The programme has been extended somewhat to ensure thorough analysis of the high-level costings outlined in the report. These costing have been based on a square metre rate provided by a locally-based Māori Construction company which are comparable to Kainga Ora sqm rates and supported with costing provided by Gemelli Consulting. Forming a project team that includes the builder at the early stages of the design can add value to the design in terms of efficiencies in the construction methodologies. It also allows for a better understanding of the design intentions, project specific kaupapa and inherent challenges of the site before construction commences. On approval of this report by MHud, it is intended that the project team will commence documentation for submission for Resource Consent. This next stage will require the engagement of the design team consultants including:

CILOARC - Stage 3 Preliminary Design

Sanson & Associates Ltd - Full planning report and Assessment of Environment Effects Report,

Gumboots Engineering Ltd - 3 Water Systems Detailed Design Report,

Landscape Designer (TBC) - Landscape Design Report

Structural Engineer – Initial Foundation design strategy

Far North Roading - Civil Engineer design proposal

Traffic Engineer - Possible requirement for an assessment of traffic impacts relating to Omapere Road and Ohaeawai site State Highway 1 yet to be determined.

C I L O A R C
Cilo Arcitecture Ltd

Te Ao Mauri Ora Ltd Project
Project: 335

Indicative Costs - May 2024
Revision: R02

INDICATIVE COSTS

No. bedrooms	No. houses	Gross Floor Area (sqm)	Gross Floor Area Total # houses(sqm)	$4700/m2 (informed)	$4700/m2 x #houses	Informed by:
Omapere Road						
2 Bedroom	x6	70	420	329,000	1,974,000	
4 Bedroom	x1	104	104	Refurbished		
Ohaeawai Road						
Kaumatua Unit	x3	70	210	329,000	987,000	
3 Bedroom	x1	100	100	470,000	470,000	
Te Ahuahu Road						
2 Bedroom	x2	70	140	329,000	658,000	
3 Bedroom	x1	95	95	446,500	446,500	
	x13		**965**		**4,535,500.00**	
Refurbishment Costs (Builder's quote)			104		122,200.00	
Sub Total			**1069**		**4,657,700.00**	
Professional fees 15%					698,655.00	
Contingency 20%					1,071,271.00	
Finance					348,619.00	
TOTAL CONSTRUCTION COST					**6,776,245.00**	
Total Infrastructure Cost					1,254,326.00	Gemelli
TOTAL PROJECT COST Excl. GST					**8,030,571.00**	
GST					1,204,585.65	
TOTAL PROJECT COST Incl. GST					**9,235,156.65**	
TOTAL WKWO Funding					**7,203,422.19**	78%

Kaupapa Māori Driven Design
APPENDIX 3

Sanson & Associates
Project Planning Review

SANSON & ASSOCIATES LTD
Planners & Resource Consent Specialists

From: Steven Sanson – Consultant Planner
To: Michelle Stott – Project Manager
Date: 6 March 2024
Subject: Te Ao Mauri Ora Papakainga Developments

Dear Michelle,

Thank you for your instructions to prepare a finalised planning review for the Te Ao Mauri Ora Papakainga Developments that are proposed in Te Taitokerau.

I note that we have provided an initial planning assessment on the three sites.

In terms of the relevant zoning and Resource Management Act 1991 matters, these are unchanged from our initial advice. Please refer to this assessment as this information is not repeated here[1]. Resource consents are required from the Far North District Council.

Dependent on further engineering input, resource consent may also be required from the Northland Regional Council, however we are not concerned with these matters as they are typically limited to the management of earthworks and wastewater for Papakainga developments.

Since issuing our initial planning assessment, we have been involved in a Concept Development Meeting with the Far North District Council. This was undertaken on the 28 February 2024.

We have also received updated concept drawings for each site[2].

Based on the drawings and the meeting undertaken with FNDC, we provide the following information on each site:

Omapere

- FNDC expect a full planning report to consider the proposal. Key issues revolved around the number of houses proposed and potential traffic / access effects.
- The key mitigation measures associated with this is the unique proposition Te Ao Mauri Ora is offering[3], potential limits to future development / subdivision on the site, and other features such as ecological enhancement and protection. These tradeoffs were considered positively by FNDC.
- Further technical reports and mitigation measures proposed by such specialists will also assist in a positive outcome.
- The design of the development has been altered to spread the development across the site vs the two distinct development areas initially proposed. Again, this was considered positive from FNDC.
- Whilst FNDC did have concerns associated with the number of dwellings and were [naturally] conservative given their role in the process, I came away from the meeting confident in reaching a positive outcome. I have no concerns with the feasibility of this project.

[1] Please refer accordingly.
[2] Please refer Annexure 1.
[3] As outlined in all three Stage 1 Reports. Please refer accordingly.

Ohaeawai

- This site has some challenges associated with its size and the number of dwellings proposed. This was confirmed and agreed with by the FNDC planner at the meeting.
- Notwithstanding these challenges, I still consider that the proposal has merit, given that tradeoffs can still be proposed [limit future development / subdivision of the site], that expert landscaping and design can be promoted, and that there is scope and precedent for such development. My expert view is that the proposal proceeds as designed.

Te Ahuahu

- The proposal was considered the 'easiest' by the FNDC planner at the meeting. I concur with this assessment given its land tenure as Maori Freehold Land, and the enabling Papakainga provisions of the Far North District Plan.
- Provided a full planning assessment is undertaken and further technical reports and assessments are provided, I have no concerns with the feasibility of this project.

All three developments present a unique opportunity to provide housing across different land tenures. Whilst the different land tenures promote challenges from a town planning perspective, they also provide benefits in terms of financing.

The unique elements of the proposals, such as its kaupapa maori elements as outlined in Stage 1 reports have significant merit and, in my view, directly contribute to a unique housing proposition that can be supported by way of approved resource consents.

I am confident in the proposals proceeding based on the updated drawings and the recent meeting with FNDC which has clarified the consent strategy and information required for all three sites.

Please do not hesitate to get in contact with me should you have any further questions or queries in relation to this matter.

Kind regards,

Steven Sanson BPlan (Hons)

Consultant Planner

08.11.23	Revision	01

82 TE AHUAHU ROAD
Ohaeawai, Northland

Stage 1: Pre-design & Outline Conceptual Masterplan Report
/He Korero Arotau

Report compiled in conjunction
with *Te Ao Mauri Ora Ltd.*
Kaikohe, Northland

He Mihi

Anō nei he mihi ki ā koutou e ngā kaihautū
kaupapa ō *Te Tūāpapa Kura Kāinga*
e mihi kau ana ki ō koutou whāinga,
hei whaka-haumaru i te wairua ā ō
tātou hāpori horekau kāinga, tēnei ā te kamupene
hoahoa ō CILOARC - e mihi atu ana.

Prepared for

TE AO MAURI ORA LTD.

Document Revision 00
November 8, 2023

Stage 1: Pre-design & Outline Conceptual Masterplan

Document Control
Prepared by CILOARC Architecture Ltd
Project team: Derek Kawiti, Michelle Stott

Primary Contact: Michelle Stott
CILOARC

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This Document has been formatted to be printed and read as A3 single sided

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021 160 6035

Geotechnical Engineer:
NORTHLAND GEOTECHNICAL SPECIALISTS (NGS)
Kamo, Whangarei
info@northlandgeotech.co.nz

Environmental Consultant:
TRINA UPPERTON

Contents / **Rārangi take**

CILOARC Architects Ltd. has been engaged by the client - Te Ao Mauri Ora Ltd, to prepare a Concept Design Report for no.
82 Te Ahu Ahu Road, Ohaeawai, Northland.

This design report is part of Phase 1 deliverables for Te Tūāpapa Kura Kainga, the Ministry of Housing and Urban Development . The Ministry of Housing and Urban Development has funded this project under the Te Taupae Housing fund, an initiative which looks to develop under-utilised land to contribute to housing availability and affordability.

Image 1: view toward Te Waimate district (John Williams 1905).

Tupuna whenua tapu!
Ancestral land is sacred!

The qualitative assessment of whanau needs, and learnings to date have highlighted the inherent disconnection between whanau, whenua, kāinga, kaitiakitanga and wairua, which coalesce with some complexity to underpin the Māori homelessness issue in Aotearoa.

This project will aim to provide options for whanau housing/papakāinga on **82 Te Ahu Ahu Road, part of Pakonga 2L3** - a Māori-owned land block. The project will support location specific connections to Taiao to promote whanau wellbeing and cultural connection, to aid the revitalisation of kaitiakitanga.

This project is a well considered place-based designed housing solution for our whanau in the Kaikohe/Ohaeawai area. Having grown up in a rural setting I was personally privileged to learn first-hand what is required to tiaki (care for) the whenua and the inherent holistic benefits this can create in ourselves, and in order to do this we must be able to live on the land and play a part in its care.

It is critical that our kaumatua and whanau have access to affordable, safe and comfortable housing that is low impact and mindful of its environment while playing a part in the long term life of the community. Whare will primarily be provided as affordable rentals to whanau whom we are currently working with to support their aspirational housing journeys. These whanau share the overarching tikanga/philosophy of kaitiakitanga, sharing of resources and cooperation of activities.

All whanau will be supported with wrap-around services, provided by Te Pūtahi-Nui-o-Rēhua Charitable Trust. Whanau who wish to use these rentals as a transition to their own whenua Māori, as is often the case, will be supported to live on their own whenua in the long term.

Long term it is anticipated that these whenua developments will create spaces for kaitiakitanga, rongoa (wellbeing), wananga (learning) and whai rawa (economic independence). This project will support whanau to be well and fully engaged in the communities that they live in. Whanau will become economically independent, and confidently interacting through Te Ao Māori ways of knowing and being. Whanau will become resilient, re-learning what it means to live on and with the whenua.

Mauri and wairua are central to the design, and participation in this project. As such, the guidance of our tohunga and kaumatua, as well as design leadership of CILOARC will ensure that the mauri of all physical and spiritual elements are considered throughout the process of, and beyond the project.

These are the key impacts targeted by this work:

Strategic Impact no.	Strategic Impact Description
1.	To provide a culturally appropriate, low environmentally impact housing model for Māori in the Kaikohe area.
2.	Promote and support for good/healthy living practices at community level.
3.	Provide opportunities for whanau to 'reconnect' to their whenua.
4.	Foster the strengthening of communities and taiao through kaupapa kaitiaki.
5.	Enable community successful transition to home ownership.

Outcome no.	Outcome Description
1.	Leading example of taiao in-tune housing of high quality design on whenua Maori.
2.	Good living practices are supported through quality design.
3.	The community benefits from social, cultural and commercial relationships formed via the development.
4.	Environment is enhanced.
5.	The kāinga is used as a strong model exemplar for ownership and wellbeing through design.

The development of the **Concept Design Report for the Ministry of Housing and Urban Design /HUD.** supports both the Strategic Impacts and Outcomes above.

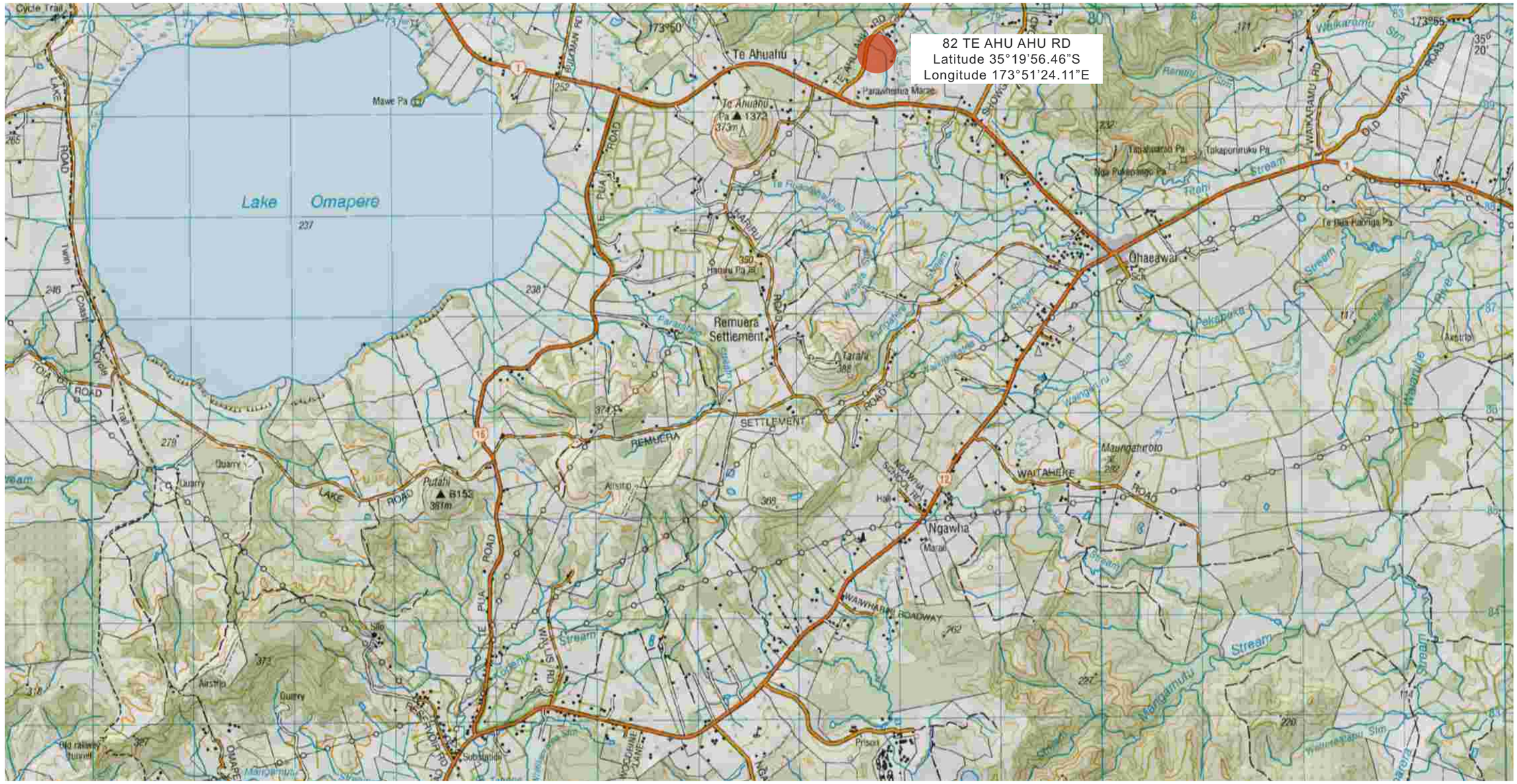

Image 2: Area of interest topographical plan. Survey district VIII & XII Omāpere SD

Image 3: 82 Te Ahu Ahu Rd. Survey district VIII & XII Omāpere SD

Site Details:

Address: 82 Te Ahu Ahu Rd,
Survey district VIII & XII Omāpere SD

Region: Taitokerau
Plan Reference: ML 420944
Legal Description: Māori Land Title – Pakonga 2L3
Area: 13.1 acres/ 5.4237 hectares/ 54237 Square metres
Client: Te Ao Mauri Ora Ltd.
Licence to Occupy has been approved
Licenced area: 3863m2

The site for the proposed building project is located less than 1km from Parawhenua Marae and the junction of State Highway 1 Ohaeawai Rd and Te Ahuahu Rd. The site has Whenua Maori/ Maori land status and is part of Pakonga 2L3 block. The Pakonga block 2L3 in its entirety is 5.4237 hectares and consists of lots 82, 83 & 85 with Lots 83 & 85 located on the over side of Te Ahuahu Rd as shown dashed.

Maori Land Court records show that there are 11 allocated owners with a total shareholding of 112.8

Entry to the proposed kāinga development is via a shared access gravel roadway from Te Ahuahu Road at the north-eastern corner of the site. The entrance to the proposed development area is approximately 25m in from the Te Ahuahu Road entry, the occupation license area is shown with solid red line.

The client for this project is Te Ao Mauri Ora Ltd in conjunction with a Whanau Trust shareholder group who holds an occupation license for the Pakonga 2L3 land block on Lot 82. The designated occupation licence area is 3863sqm of the total block 5.4237Ha area combined with Lot 82, 83 and 85. The Occupation licence area is 84m at its widest point on the north-eastern boundary and is defined by the required 10m setback from the wetland on the southern boundary. There are currently no dwellings/ houses or built structures on this area of the site however, there is an existing high voltage powerline that cuts across the middle of the site with a power pole currently positioned within the occupation license area that will need to be considered for removal before the development starts. The Pakonga 2L3 land block area has 2x existing houses, 1x on each of Lots 83 & 85 with a new house currently undergoing construction in the lower southern corner of Lot 82 by another whanau member who also holds a licence to occupy.

Image 4: Pakonga 2L3 Land Block outline.

Mature pine trees line the north eastern boundary of the site which start 80m from the Te Ahuahu Road entry. The trees provide a vegetative screen to the adjacent privately owned property. Access to Lot 82 is via an entry point off Te Ahuahu Road which leads into an existing shared driveway and right of way extending the length of the north eastern boundary. While this driveway currently provides access to the new dwelling at the lower end of the site as well as an existing house on the adjacent block to the rear, it also provides direct access to our clients proposed development and any future occupation licence areas where whanau who may wish to build on the site in the future.

On the lower south west area of the site is an established repo or wetland area. The wetland has a diverse grove of native flora, fauna, water catchment area for aquatic species as well as food sources for a range of wetland and forest birds (refer to Appendices for Assessment of Wetland Values). The estimated perimeter of the wetland within the area surveyed, is 498m with an area of 1.25ha which offers natural feature backdrop to views out to the South-west. To the south-east and to the west are visual connections to Parawhenua Marae and to local prominent Maunga including Te Ahuahu, Maungaturoto and Pouerua all of each are in the close vicinity.

Image 6: View from site entry road

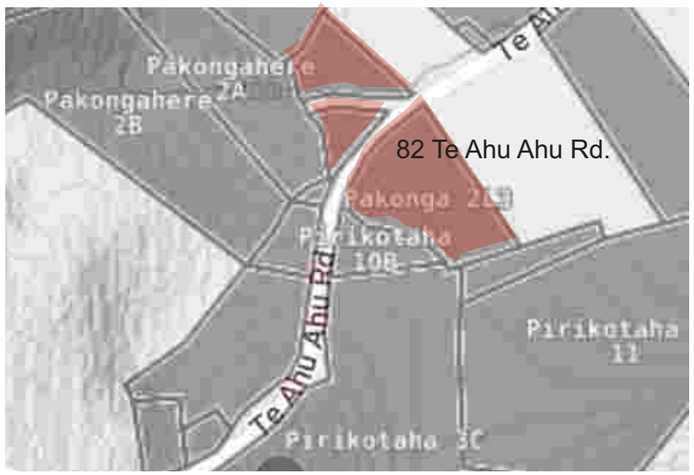

Image 5: 82 Te Ahu Ahu Rd. Pakonga 2L3 source: Maoriland Online

Image 7: View from road over wetland.

Project Scope:

This development provides the opportunity for the whanau to return to the whenua after being gifted shares in the land by an Aunty whose wish was that her niece builds a home on her tupuna whenua enabling her to be close to the whanau. This site holds important whanau history and connections with the whenua and these connections remain strong to this day.

The current proposal as identified in the funding application for 82 Te Ahuahu Road is to provide 1x 95sqm dwelling and 2x 70sqm dwellings. The main dwelling is to provide a permanent residence for our client's mother, Mary-Anne Stuart while the other 2x dwellings are to provide affordable rentals intended to be let to wider whanau members, available to kaumatua and/or small whanau on a rental basis.

The design approach in the proposal is intended to be visually discrete and sensitive to its immediate context. The wider landscape which includes the previously mentioned wetland and site lines to historically prominent Maunga and nearby marae are important cultural references and design considerations for the site. The 3 proposed dwellings are orientated towards the significant views and orientated to create a community feel through shared facilities and outdoor areas.

Living spaces open out onto deck areas positioned on the edge of a communal grassed oval. This more formal grassed area is to be considered as an extension of the living spaces where whanau can come together and kids can play while being watched by their parents and/or kaumatua.

Views from this space will have the backdrop of both the wetland in the foreground and Maunga Te Ahuahu beyond, firmly grounding the whanau in the wider context of the site. As a resident, there is an inherent responsibility role as kaitiaki of the whenua and wetland, ensuring that the project will have low/zero impact on the natural habitat of the wetland, its native flora, fauna and wildlife. A minimum of 10m setback from the edge of the wetland to the occupation area boundary has been established for compliances with the District Plan requirement but also to ensure its preservation.

Image 8: Concept building mass diagram

Key Client Considerations:

- Who are you designing for? Families, aged occupants, whanau?
- Who are the (3x) houses being designed for? What are the relationships between these parties?
- Will there be options for occupants rent or own? Long term aims?
- How many people will be living in each new home?
- What are the requirements of the users of the buildings? Work/live?
- Preference for certain materials required for durability and maintenance?

Design Considerations

Notes from briefing process

Original site history - landscape features- streams, maunga site lines, awa location relevant to the immediate site - to guide master planning (bulk and location).

Understanding and acknowledging Te Tiriti principles: rangatiratanga, equity, active protection, options, partnership
Engage and represent - kaitiakitanga- sustainability- this is who we are- People, place, energy, and the relationships between.
All spaces share relationships with one another. Researching the Pōwhiri process and understanding how the layout of spaces from moving from the outside to within, to moving within a space and exiting all relate to one another. – This can help discussion about master planning and interior designing crucial spaces.

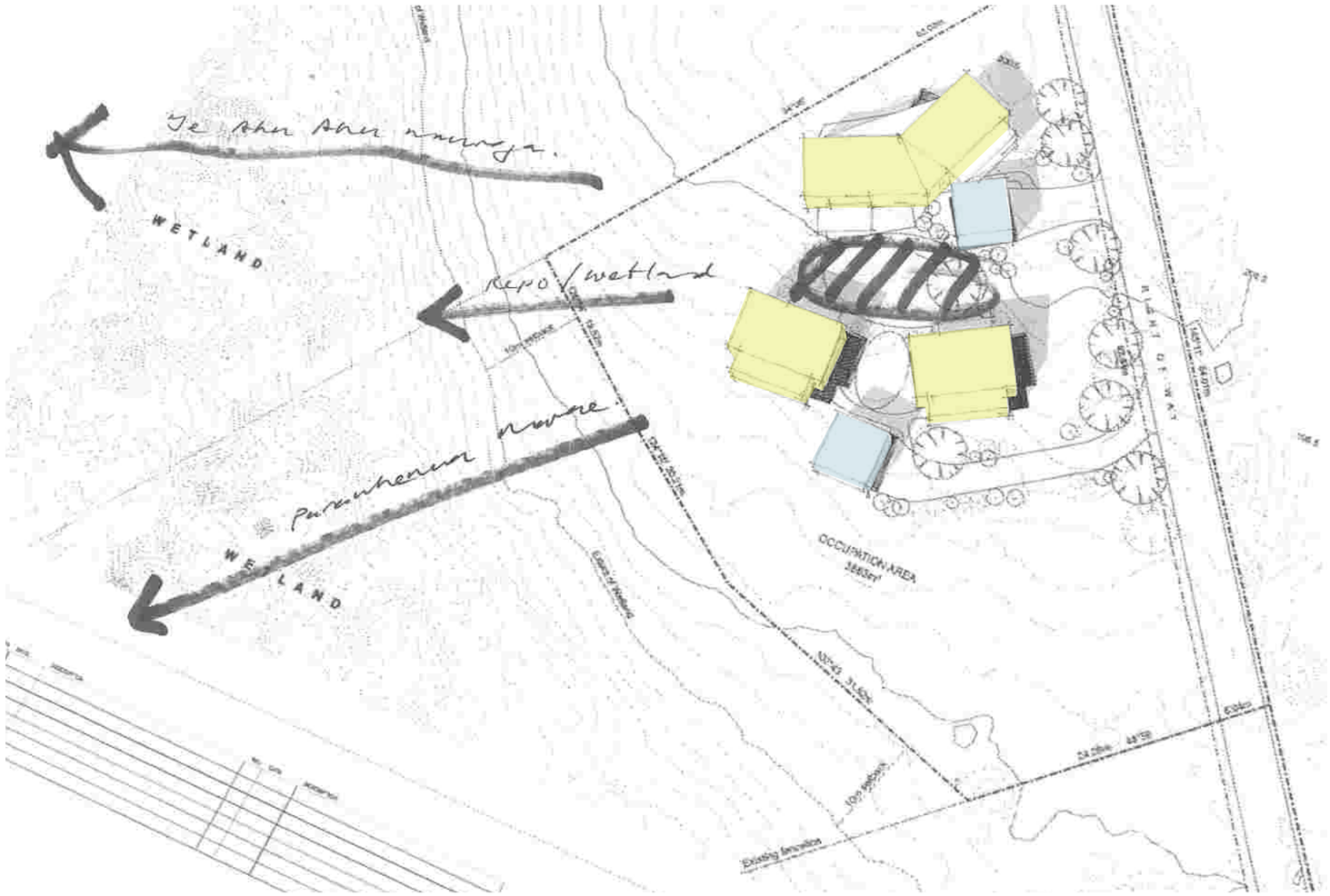

Image 9: Orientation to cultural landscape

Notes from briefing process

- ease of access for vehicles
- Interlocking semi permeable driveway pavers
- carport with storage
- Double garage and carports for other houses

Image 10: Vehicle access to development

Notes from briefing process

- Orientation to the north to capture the warmth of the sun is an important aspect.
- Low cost and low maintenance buildings.
- Solar energy capture.
- Woodburner is the preferred heat source for heating in winter months.

Sustainability & Energy Efficiency:

It is recommended that a roof mounted solar panel energy system for each dwelling be installed as part of the building scope in order to provide a low cost power supply source for the development. Waste water will need to be dealt with as per the recommendations from the appointed Civil consultant who will be engaged at the next design stage. Woodburner has been idenitifed is the preferred heat source for the properties with no issue of supply of firewood.

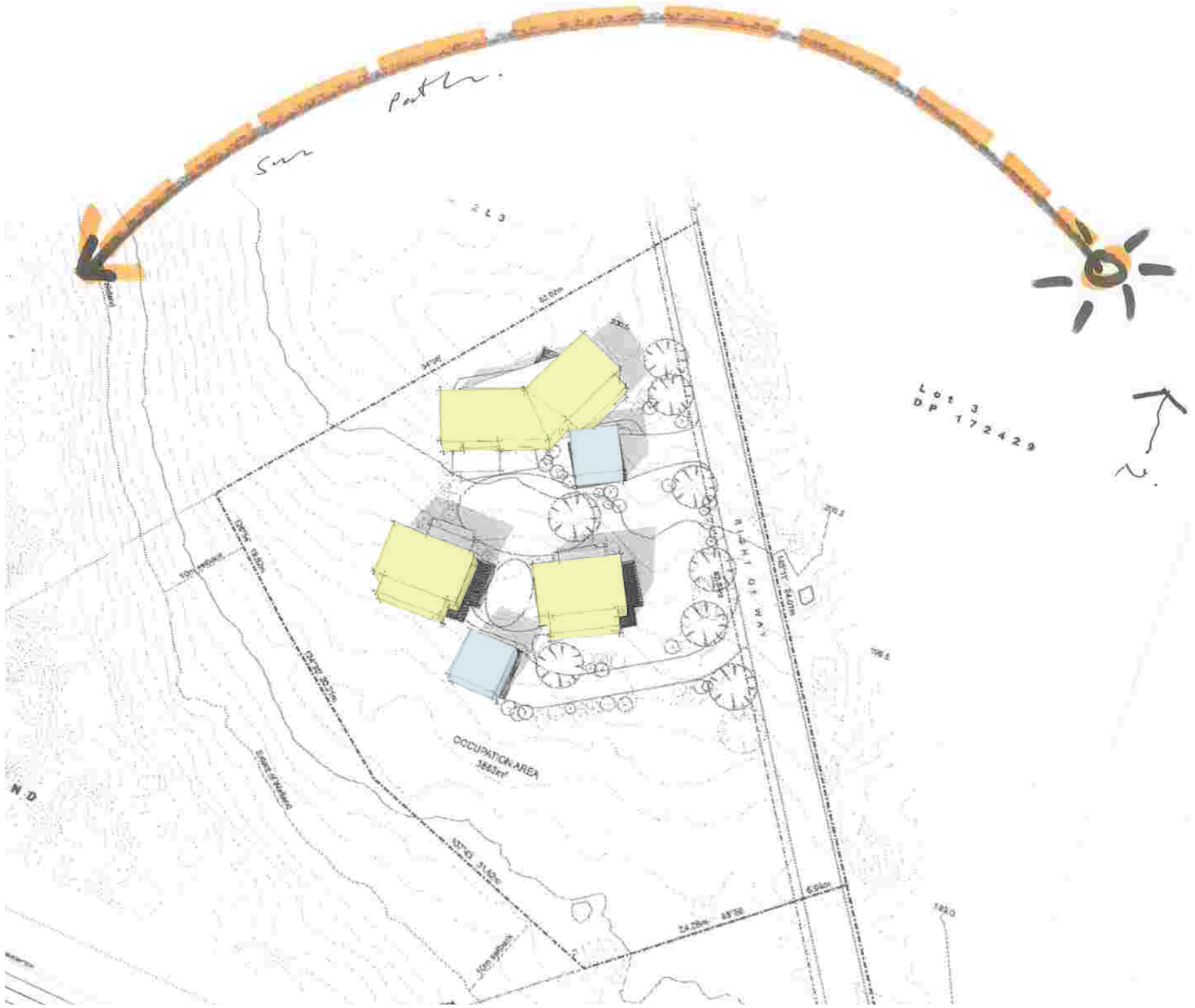

*Image 11:*Sun path sketch

Notes from briefing process

- Single level with the possibility of a mezzanine level
- Plenty of storage
- A larger kitchen in the main house to allow for shared facilities for all 3 dwellings when required.
- Shared laundry in the main house

Dwelling 01 - Main House

- Lounge
- Kitchen - large
- Dining Area
- Study/work desk
- 2x bedrooms with wardrobes
- Bathroom
- bath and walk-in shower
- No ensuite
- Laundry
- Storage cupboards
- Double garage with work bench

Dwelling 02 – Rental

- Lounge
- Kitchen - small
- Dining Area
- 2x bedrooms with wardrobes
- Bathroom
- walk-in shower only
- No ensuite
- Carport only

Dwelling 03 – Rental

- Lounge
- Kitchen - small
- Dining Area
- 2x bedrooms with wardrobes
- Bathroom
- walk-in shower only
- No ensuite
- Carport only

Image 12: Building massing

Notes from briefing process

- A simple design arrangement – with a large communal outdoor deck area
- Linked covered walkways between dwellings.
- Planted fruit trees and a communal maara
- site screening at road edge with planting

Outdoor spaces:

A communal garden with vegetables and fruit trees is an important design consideration.

Provide views over the wetland and garden area from the living spaces, a large shared deck area that all the houses open on to.

Safe and ease of use vehicle access.

Shared outdoor areas will help to create a sense of community. No fences between dwellings will also aid this. Consideration is needed for future development on other areas of the site by other members of the whanau with occupation licences particularly near the access roadway which is used to access the site. Some form of privacy screen to passing vehicles should be considered whether by the location and orientation of the buildings or through planting.

Image 9: Orientation to cultural landscape

Site Compliance / **Ngā ture waihanga**

Design Contraints as listed in the Preliminary Planning Report, see appendix

Setbacks: 10m from all boundaries: Complies
20m from natural vegetation: Complies
30m from waterways (>3m in width): Complies with 10m setback from wetland

Sunlight: Buildings must be within a 2m + inward 45 degree recession plane from each boundary: Complies

Impervious Coverage: 15% maximum: Complies - total impervious coverage over entire block is 6%

Building Height: 12m: Complies - single storey dwellings

Building Coverage: 12.5% maximum: Complies - total building coverage over entire block is 2%

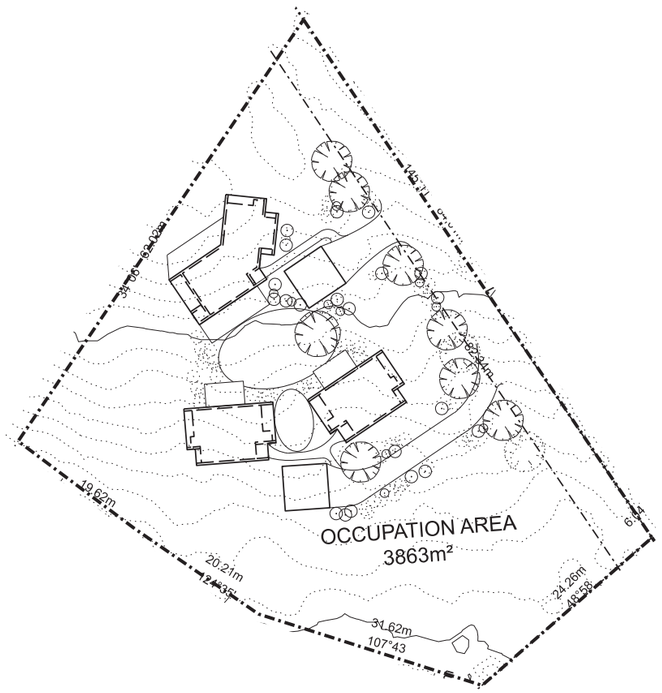

Image 13: Occupation area extents

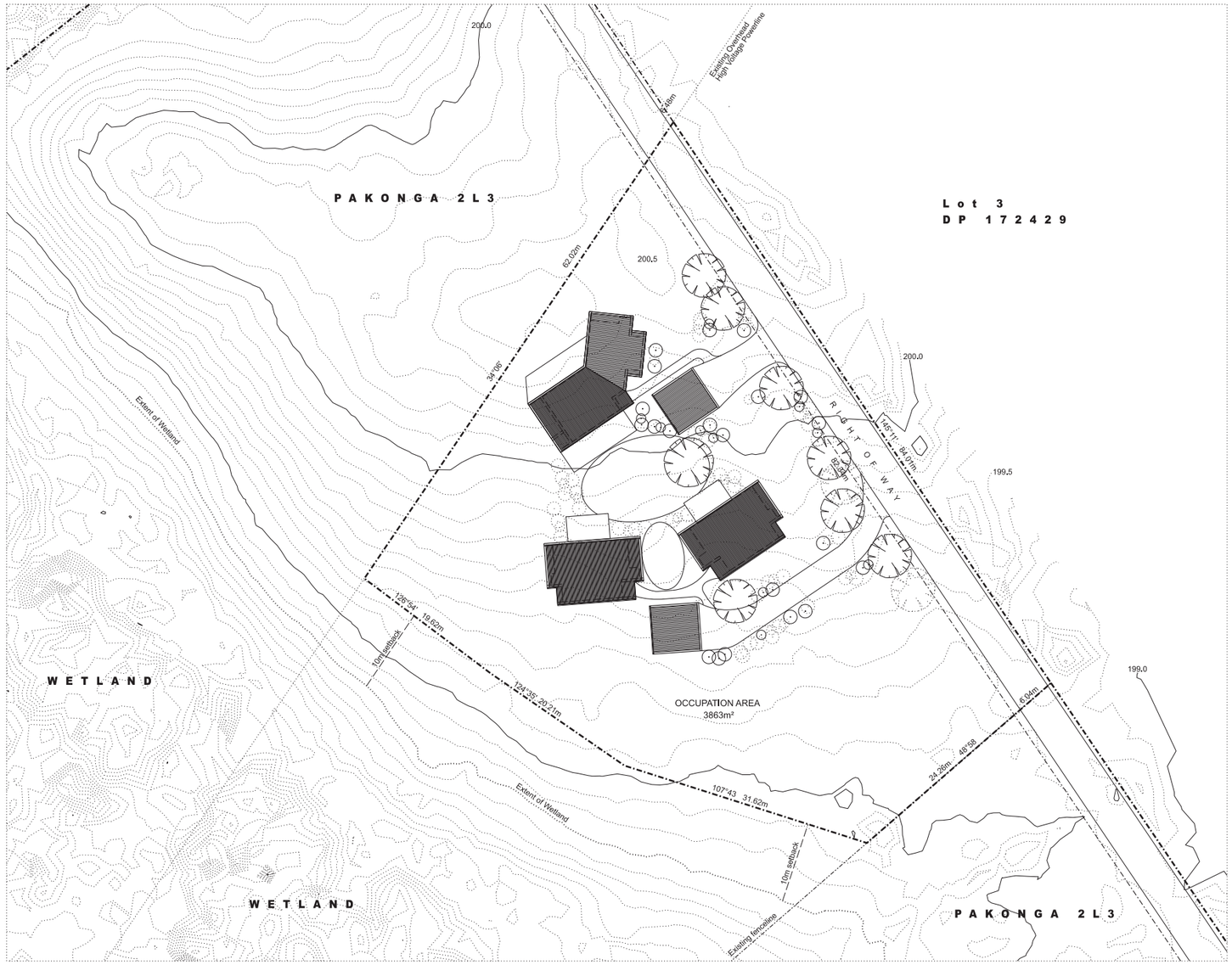

Image 12: Concept massing building footprint

REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION

Do not scale from this drawing. Use figured dimensions only. Figured dimensions are in millimetres. All dimensions shall be verified on site before proceeding with works. All levels are nominal; detailed site survey to be carried out to verify positions and level relationships with site features and ordnance survey. All levels are in metres. The architect must be notified of any discrepancies. This drawing is to be read in conjunction with other documentation from the architect, design team and employer's agent

NORTH

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TE AO MAURI ORA PROJECT

Feasibilty Assessment

Site Plan 03 - Te Ahu Ahu Road

335_00_03_001

Revision

JOB NO: 335 SCALE: 1:200 @ A4 1:100 @ A3 DATE: 20-10-2023

REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION

Do not scale from this drawing. Use figured dimensions only. Figured dimensions are in millimetres. All dimensions shall be verified on site before proceeding with works. All levels are nominal; detailed site survey to be carried out to verify positions and level relationships with site features and ordnance survey. All levels are in metres. The architect must be notified of any discrepancies. This drawing is to be read in conjunction with other documentation from the architect, design team and employer's agent

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JOB NO: 335

NORTH

Feasibilty Assessment
TE AO MAURI ORA PROJECT - Te Ahu Ahu Road
Site Plan 05
335_01_03_001

SCALE: 1:200 @ A4 1:100 @ A3 DATE:

Revision

Project Precedents:

The project will use materials and colours that have a strong cultural articulation of the local area. The building forms will be disitinctly Maori following the expression of the whare puni.

Consultants Reports/Appendices
Ngā tāpiritanga a nga Mātanga hāpai

Project Managers Report
Management Outline Report
Planning Consultant Report
Geotechnical Engineers Report
Environmental Report

PROJECT: Te Ao Mauri Ora Whenua Development
Project Number: 335
Site: 82 Te Ahu Ahu Rd, Survey district VIII & XII Omapere SD

Project Managers Report

Design Stage 1: Predesign and Outline Conceptual Masterplan

CILOARC has been engaged to undertake Stage 1 Predesign and Outline Conceptual Masterplan. The analysis and design proposal developed during this stage of the project has been included in a report which contains an overview of the site and its natural features, an outline masterplan proposal, client's statement and proposed management model for the proposed affordable housing rentals as well as the completed consultant's analysis reports.

Site Walkover:

CILOARC and NGS were able to meet with the client on site in June this year. This was extremely useful to walk on the whenua, to get an understanding of the wider site context and significant cultural landmarks and to have gain a deeper understanding of the client's motivations and intentions for the development of site.

Project Teams Meetings:

Regular monthly project team meetings were held and attended by the client, CILOARC, Bay of Island planning consultant, Sansons & Associates Ltd and Northland Geotechnical Specialists when appropriate.

Meeting dates: 25 July 2023, 22 August 2023, 17 September 2023 and 10 October 2023.

Outline Masterplan:

The Outline Masterplan proposal attempts to define the client's briefing requirement for 1x 95sqm dwelling and 2x 70sqm independent dwellings whilst complying with the design constraints of the Operative Far North District Plan and co-ordinated consultant information. The outline masterplan site layout attempts to considers the wider site context and cultural landscape, site features and orientation towards the northern aspect and to the desired views beyond. The design intention is to create a sense of community and connection to the whenua reinforced by the configuration of the proposed dwellings.

Consultants Information

Geotechnical Assessment

Geotechnical Engineer desk study was undertaken by Northland Geotechnical Specialists (NGS). The findings from this desk study outlines areas potentially suitable for the development of one or two storey light weight timber framed residential structures and it's within these zones that the proposed building have been positioned.

Planning Assessment:

Sanson & Associates Limited completed a Preliminary Planning Report which is contained within the report appendices. This report outlines the preliminary town planning information associated with the proposed site and considers the proposed development to be a Discretionary Activity under the Operative Far North District Plan. The proposed development successfully complies with all design controls identified in the report including:

- site setbacks,
- sunlight angles,
- impervious coverage,
- maximum building height
- building coverage.

Ecological Assessment:

An ecological assessment of the site was undertaken provide an assessment of the existing wetland located along the SE boundary. This report identifies the value and potential of the wetland and defines the extent and boundary of the wetland. The boundary was defined in order to ensure a 10m setback from the edge was provided to comply with the Far North District Plan design constraint requirement. The 10m setback forms the SE boundary of the occupation license within the site.

Deliverables:	Completed:	Refer to Section:
Provide the initial planning report confirming zoning for the three sites and provisional indication on the likelihood of council approval.	Sanson & Associates Limited	Report Appendices
Provide details of the proposed entity managing the affordable rental homes, and if different the ownership or leasing model for the site. Include all legal details and iwi affiliations.	Client: Te Ao Mauri Ora Ltd	Client Statement
Provide a high-level overview, outlining the management of the homes.	Client: Te Ao Mauri Ora Ltd	Client Statement
Carry out the site survey and geotechnical investigation works for the sites.	Northland Geotechnical Specialists	Report Appendices
Prepare a draft masterplan for review and options discussion.	CILOARC Cilo Architecture Ltd	
Provide a PM report for the works.	CILOARC Cilo Architecture Ltd	Report Appendices

Next Stage: Design Stage 2 Conceptual Design

The following design stage will investigate the massing elements proposed in the outline masterplan and provide a conceptual design analysis and proposal including site sections, building sections, elevations and plan proposals for the internal layout of each dwelling.

As part of the next stage of design work, the report makes the recommendation that prior to preliminary design and consent application that further site specific investigation and assessment is to be undertaken.

Civil Engineering:

Gumboots Engineering is a local engineering service practice, covering all aspects of engineering and construction management services. It is our recommendation that Gumboots Engineering be engaged as the Civil Engineering consultants for the Design Stage 2 of the project to undertake the 3-waters analysis and infrastructure design to manage wastewater(sewerage), stormwater drainage and drinking water for the site.

Landscaping Design:

Regeneration of native planting is a focus for the development proposal and therefore a landscape design will be developed in the next design stage and submitted with consent submission.

Potential Risk Analysis:

Item:
Existing overhead high voltage powerline and power pole

Description:
The existing power pole is located near the centre of the site and within the occupation area. The existing overhead high voltage powerline runs along the NE boundary of the Occupation Area.

Risk Mitigation Risk:
- Ensure compliance with EZECP34 and Worksafe requirements prior to consent approval
- Relocate the power pole or bury underground. Identify associated cost.
- Position the buildings to achieve minimum distance from the power lines to comply with NZECP34.

Item:
Wetland within the site boundary

Risk Mitigation:
Ecological Assessment defined the edge of the wetland to determine the boundary setback of 10m for compliance.

Management Outline Report / **Korero Kaiwhakahaere**

Te Ao Mauri Ora Ltd.:
KAIKOHE, NORTHLAND

Management Outline of Rental Homes

Te Titī o Te Rau Aroha rental homes will be managed through a tuakana-teina relationship between Te Pūtahi-Nui-o-Rehua Charitable Trust, a Māori health and social service provider, in partnership with Emerge Aotearoa, a registered community housing provider.

The partnership between Te Pūtahi-Nui-o-Rehua and Emerge Aotearoa reflects a tuakana-teina partnership, allowing a Māori provider to develop the necessary skills and knowledge alongside an experienced, national housing provider with the aim to independently manage the houses in the long-term. This partnership also ensures that whanau housing provision is not delayed or interupted by service provision issues or training.

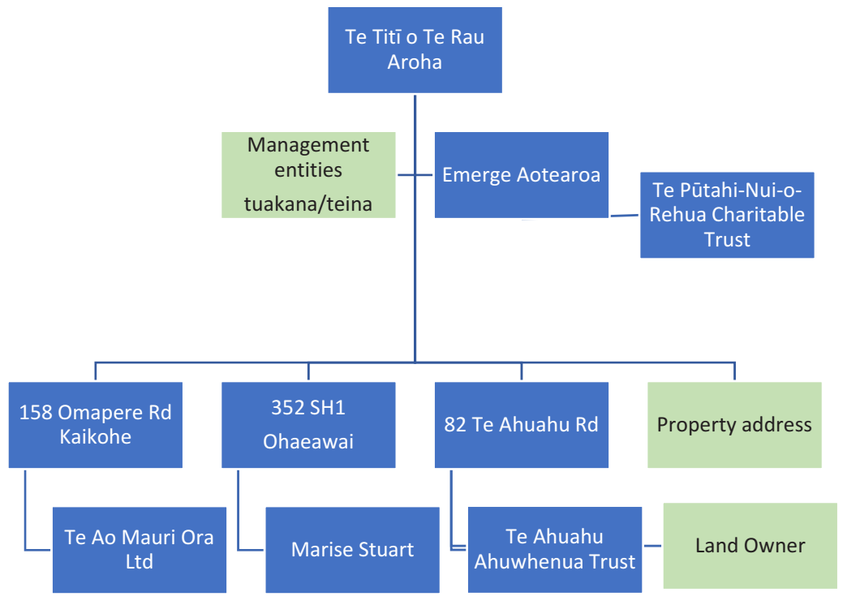
Housing support services will include both property management, and, whanau support services, ensuring that whanau have the necessary wrap around support services available to them.

Emerge Aotearoa has a Memorandum of Understanding with Te Pūtahi-Nui-o-Rehua, which describes this relationship and shared objectives.

About the entities
Emerge Aotearoa Housing Trust (EAHT, a charitable trust) are specialist providers of housing support services and have been operating across the country since 2008. EAHT is part of the Emerge Aotearoa Trust Group. The Group's mission is strengthening whanau so that communities can thrive. In FY22 the Emerge Aotearoa group had $144.6m of revenue and $132.1m of expenditure.

Te Pūtahi-Nui-o-Rehua is a charitable trust, the trust deed states its purpose as "to lead, innovate, create and support Māori approaches to whānau, hapū, and iwi development, and, to perpetuate this for the health, wealth and wellbeing of whānau for future generations." Across the board and management structure members hold whakapapa across Te Whare Tapu o Ngāpuhi, as well as multiple other iwi. In spite of this, the current Kaupapa aims to disrupt the extant housing challenges created through colonisation by intentionally unpacking the multitude of issues that have led us to the present day, including disruption of whakapapa and inherent connection/tātai to land, as well as regulatory and financial challenges which fundamentally undermine opportunities for whanau Māori to own their own homes.

The diagram illustrated below highlights the high-level overview of management of these homes.



Consultant: Planning Report / **Mātanga hāpai a whenua**

Geotechnical Engineer:
NORTHLAND GEOTECHNICAL SPECIALISTS (NGS)
Kamo, Whangarei
info@northlandgeotech.co.nz

Sanson & Associates Limited

Te Ao Mauri Ora

C/O Marise Stuart

Re: Preliminary Planning Report

Dear Marise ,

This brief report intends to provide you with preliminary town planning information associated with the three development sites you have selected for housing / papakainga developments.

Site Information

Details of the three sites are found in Table 1 below. The sites are illustrated in Figures 1-3.

Table 1 - Development Site Information

Address	Legal Description & Title	Size	Zone & Features
352 State Highway 1, Ohaeawai	Section 17 Block XII Omapere SD ; NA64A/954	1.5605ha	Rural Production & MS09-10 Pirikotaha – Waahi Tapu (Operative District Plan)
158 Omapere Road, Ohaeawai	Lot 1 DP 141007 and Lot 3 DP 141007 ; 1102618	13.1256ha	Rural Production (Operative District Plan)
82 Te Ahu Ahu Road, Ohaeawai	Pakonga 2L3 Block ; 119523	5.4327ha	Rural Production (Operative District Plan)

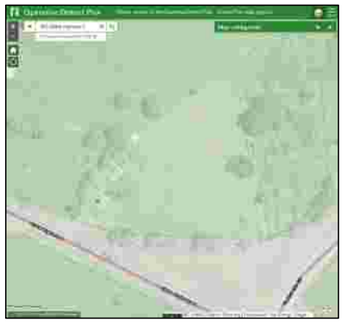


Figure 1 - 352 State Highway 1, Ohaeawai (Green Indicates Rural Production Zone ; Red Circle Indicates Site of Significance to Maori)

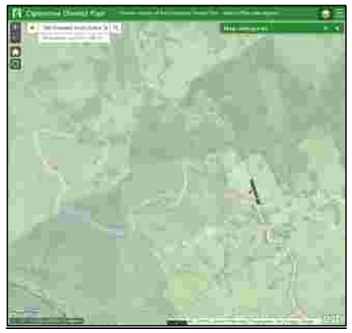


Figure 2 - 158 Omapere Road, Ohaeawai (Green Indicates Rural Production Zone)

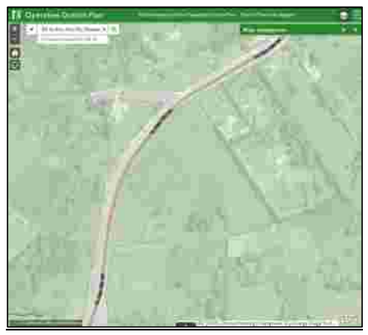


Figure 3 – 82 Te Ahu Ahu Road, Ohaeawai (Green Indicates Rural Production Zone)

Te Ao Mauri Ora Ltd – Preliminary Planning Assessment

Record of Title & Instruments

The Record of Title and Instruments have been reviewed in relation to each site with the following noted:

352 State Highway 1, Ohaeawai

- The site is subject to Section 8 of the Mining Act 1971 and Section 5 of the Coal Mines Act 1979.
- The site is subject to a first charge mortgage to the Bank of New Zealand.
- This site is General Title Freehold Land.

These aspects do not affect development from a town planning perspective as no mining is proposed.

158 Omapere Road, Ohaeawai

- The site is subject to a right of way over part Lot 1 DP 141007 marked A on DP 1417007. This easement is held in C23416.6.
- The easements specified in C23416.6 are subject to s309(1)(a) of the Local Government Act 1974.
- The site is subject to a first charge mortgage to the Bank of New Zealand.
- This site is General Title Freehold Land.

These aspects do not affect development from a town planning perspective as access is not proposed to be altered through the proposal.

82 Te Ahu Ahu Road, Ohaeawai

- The title notes an Occupation Order for a particular whanau as well as an amendment to that particular Order.
- The site is Maori Freehold Land.

These aspects do not affect development from a town planning perspective as we understand that access is not proposed to be altered through the proposal.

All titles are supplied in **Appendix A**.

Services

None of the sites are serviced by FNDC reticulated three water services. Access to each site is either via FNDC local roads or NZTA State Highway. Development at these sites will need to cater for onsite provision for water (including for fire-fighting), stormwater, and wastewater. Access arrangements will need to consider both FNDC and NZTA requirements.

It is assumed that each site would have existing access to telecoms and power or could be connected to service the development.

We note some initial discussions within the Preliminary Geotechnical Reports prepared by NGS Ltd on some of the matters above. Further investigations would be required on all of these items.

Natural Features

For this section we rely on the descriptions made within the Preliminary Geotechnical Reports prepared by NGS Ltd to give an insight in to some of the natural features on the site.

These reports note water bores, varied vegetation, and swampy conditions on the site and surrounds. The Far North District Plan has rules associated with vegetation clearance and the Northland Regional Council has rules linked to earthworks and vegetation clearance associated with wetlands.

At this stage for the development at 82 Te Ahu Ahu Road we would recommend an ecologist confirm whether the part of the land considered as swampy is in fact a 'wetland' as this will provide specific constraints to development on this site. If vegetation clearance is

required at other areas, the brief for the ecologist be expanded to consider whether the effects of the clearance is minor and whether any mitigation measures can be offered.

Soils on each site are Class 6. Recent central government initiatives to protect versatile soils are not relevant in this instance.

Conceptual Development Scenarios

We understand the following development scenarios for each site as outlined in Table 2 below:

Table 2 - Development Scenarios

Address	Development Scenario
352 State Highway 1, Ohaeawai	3 x Residential Dwelling at 70m^2.
158 Omapere Road, Ohaeawai	6 x Residential Dwelling at 70m^2.
82 Te Ahu Ahu Road, Ohaeawai	1 x Residential Dwelling at 95m^2 2 x Residential Dwelling at 70m^2. Occupation Area at 3,703m^2.

Preliminary Town Planning Assessment

The following section provides an indicative assessment of the development scenarios against the relevant rules of the Far North District Plan. For the purposes of this assessment we have not considered the Proposed District Plan or the rules with legal effect as there is not sufficient detail at this stage to consider these matters.

352 State Highway 1, Ohaeawai

The proposal for 3 x residential dwellings at 70m^2, plus the existing dwelling on site, would be considered a **Non-Complying Activity** under the Operative Far North District Plan. This is because the site size is 1.5605ha and the smallest density envisaged under the Plan is 1 house per 2ha with each house containing 2,000m^2 of area for their exclusive use.

As the site is in General Title, the proposal is unable to strictly utilise the Papakainga development provisions of the Far North District Plan.

The rules associated with the Rural Production Zone allow for a site to contain 1 x main residential unit and a minor residential unit as a Controlled Activity. As a Permitted Activity only 1 x residential dwelling would be permitted (1 house per 12ha of land).

158 Omapere Road, Ohaeawai

The proposal for 6 x residential dwellings at 70m^2, would be considered a **Discretionary Activity** under the Operative Far North District Plan. This is because the site size is 13.1256ha and the smallest density envisaged under the Plan is 1 house per 2ha with each house containing 2,000m^2 of area for their exclusive use.

As the site is in General Title, the proposal is unable to strictly utilise the Papakainga development provisions of the Far North District Plan.

The rules associated with the Rural Production Zone allow for a site to contain 1 x main residential unit and a minor residential unit as a Controlled Activity.

As a Restricted Discretionary Activity, the site could support 3 x dwellings (1 house per 4ha).

As a Permitted Activity only 1 x residential dwelling would be permitted (1 house per 12ha of land).

82 Te Ahu Ahu Road, Ohaeawai

The proposal for 1 x residential dwelling at 95m2 and 2 x residential dwellings at 70m^2, would be considered a **Discretionary Activity** under the Operative Far North District Plan. As the site is considered as Maori Freehold Land this proposal can utilise the provisions for Papakainga.

Design Controls

The Rural Production Zone provides clear parameters / design controls to consider during the concept design phase. These are summarised as follows:

- Setbacks: 10m from all boundaries ; 20m from natural vegetation ; 30m from waterways (>3m in width).
- Sunlight: Buildings must be within a 2m + inward 45 degree recession plane from each boundary.
- Impervious Coverage: The gross site area covered by buildings and other impervious surfaces is 15%.
- Building Height: 12m
- Building Coverage: Total building coverage on a site cannot exceed 12.5%.

Conclusion

We trust that this preliminary assessment of the proposal against relevant rules we can assess at this stage assists. As further concepts and proposal are developed we are happy to provide further insight and assessment against relevant resource management controls.

Kind Regards

Steve Sanson

Director

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
QUALIFIED

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

R.W. Muir
Registrar-General of Land

Identifier	**119523**
Land Registration District	**North Auckland**
Date Registered	23 October 2003 09:00 am

Type	Partition Order	**Instrument**	PO 5773985.1
Area	5.4237 hectares more or less		
Legal Description	Pakonga 2L3 Block		

Registered Owners

Arnold Maunsell, John Lenard Peter Tiatoa, Zoe Girl Hauraki, Hiki Swiggs and Maryann Kerehi Stuart as responsible trustees, jointly, no survivorship

Interests

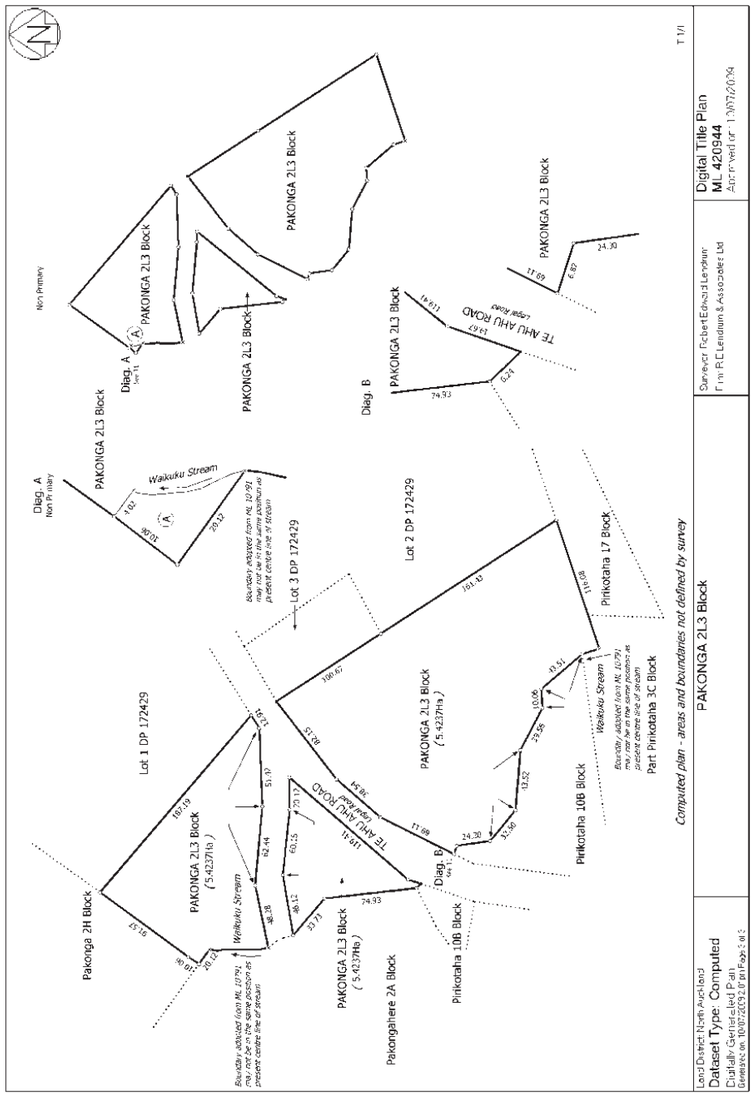
The within Order has been embodied in the register pursuant to Section 124(1) Te Ture Whenua Maori Act 1993. It will not be finally constituted a folium of the register until a plan has been deposited pursuant to Section 167(5) Land Transfer Act 1952.

7615823.1 Occupation Order vesting exclusive use and occupation of part herein in Margaret Sharp, Mary Ann Smith, Virginia Twaddle, Dorothy Dixon, Anna Benseman, Marion Sharp and Rosalene Virginia Scrivener as responsible trustees- 15.11.2007 at 9:00 am

7615823.2 Maori Land Court Order amending Occupation Order 7615823.1 - 15.11.2007 at 9:00 am

7615823.3 Status Order determining the status of the within land to be Maori Freehold Land - 15.11.2007 at 9:00 am

Identifier **119523**



Consultant: Geotechnical Report / **Mātanga hāpai a whenua**

Geotechnical Engineer:
NORTHLAND GEOTECHNICAL SPECIALISTS (NGS)
Kamo, Whangarei
info@northlandgeotech.co.nz

Northland Geotechnical Specialists

RIPOATA MO TO WHARE HOU

PRELIMINARY GEOTECHNICAL REPORT FOR NEW DWELLING

Location	**82 Te Ahu Ahu Road, Ohaeawai**
Client	**Te Ao Mauri Ora Ltd**
NGS Ref	**0325.C**
Date	**15 August 2023**

Report prepared by	**Rebekah Buxton**
Authorised for NGS by	**David Buxton**

Northland Geotechnical Specialists Limited
W: www.northlandgeotech.co.nz **E**: info@northlandgeotech.co.nz **P**: +64 226981129

Nga upoko ihirangi - Table of contents

1. Timatanga Tuhinga - Introduction

Northland Geotechnical Specialists Ltd (NGS) was engaged by Te Ao Mauri Ora Ltd to undertake a desktop study and provide a geotechnical report suitable to assist with master planning of future development at 82 Te Ahu Ahu Road. This report is for use in decision making only and is not suitable to support Building Consent application to Far North District Council (FNDC).

2. Tuku whanaketanga - Proposed Development

No concept plans have been provided for the new development, but we understand[1] it is likely to comprise one residential dwelling of approximately 95m^2 and two residential dwellings, each of approximately 70m^2. We understand[2] the proposed occupation area is limited to a polygon of approximately 3703m^2 near the northern end of the eastern side of the site. The approximate location of the proposed occupation area is shown on Figure 4-2 (Section 4.3).

3. Whakaahuatanga Pae - Site Description

The property is legally described as Partition Order 1/1, Pakonga 2L3 and is approximately 5.4 Ha in size. The property extends across Te Ahu Ahu Road to the north and south. For the purposes of this report only the portion to the south of Te Ahu Ahu Road is considered.

The property is an irregular polygon of between approximately 200m and 265m NW-SE, and between approximately 117m and 181m SW-NE. The property is bounded by Te Ahu Ahu Road to the north, rural properties to the west and south, and rural lifestyle properties, including small orchards to the east. The eastern boundary is lined with hedging.

The property is near level (<2˚) with a maximum elevation difference of approximately 2.5m, falling from the more elevated north eastern and southern portions of the site to a lower lying, almost completely flat area in the western half of the site. A formed drainage channel runs along the western boundary.

The western portion of the site is comprises as wetland and is surfaced with a distinctly different type and colour of grass vegetation and is likely to be swampy.

The site is not mapped as being flood susceptible on the NRC GIS Region Wide Flood maps[3].

There are mapped active water bores on the NRC GIS maps[4] approximately 220m to the northeast of the site and 800m to the southwest. The site is located in the area of the Waiora Northland Priority Catchment and a main Northland Aquifer.

Far North District Council (FNDC) operated three waters (stormwater, wastewater and potable water) is not available at this site.

[1] Email from Michelle Stott (Cilo Architecture Ltd) to Rebekah Buxton (NGS), *New Whenua development projects*, 24/05/2023, 1:35PM.
[2] Attachment to email from Michelle Stott (Cilo Architecture Ltd) to Rebekah Buxton (NGS), *RE: Te Ao Mauri Ora Ltd - SFA*, 19/06/2023, 4:17PM.
[3] https://nrcgis.maps.arcgis.com/apps/webappviewer/index.html?id=81b958563a2c40ec89f2f60efc99b13b, accessed 03/08/2023
[4] https://localmaps.nrc.govt.nz/localmapsviewer/?map=b1bce4c2e2f940288c1f7f679b2ac7b7, accessed 03/08/2023

4. Nga Tikanga Matawhenua - Geological Conditions

4.1. Kaita Matai Aronuku - Published Geology

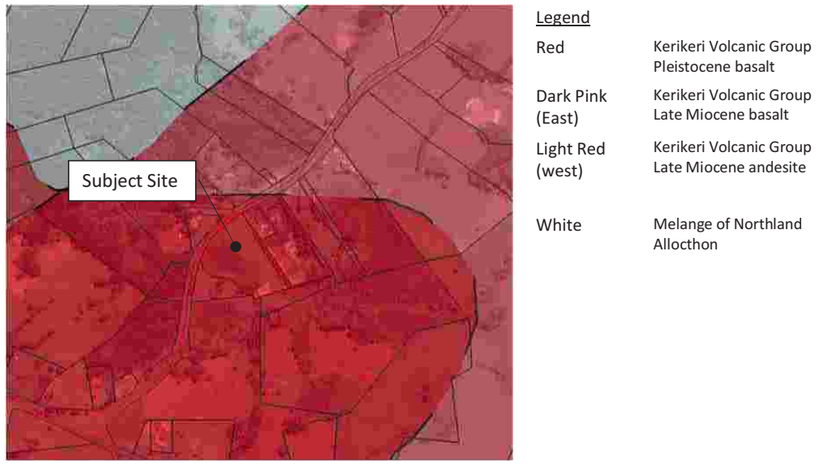


Figure 4-1: 1:250,000 Scale Geological Map with LINZ property boundaries

The published geology[5] indicates that site is underlain by basalt lava and volcanic plugs of the Kerikeri Volcanic Group.

4.2. Te Arotake Whakaahua Arorangi - Aerial Photograph Review

Review of historical aerial photographs[6] dated between 1955 and 1984 and present-day aerial photos[7] indicates the following:

- In 1955 the site is in pasture. A number of trees are present in the southern corner. The wetland on the western half of the site is distinguishable from the colour and texture difference of ground cover. The neighbouring property immediately to the west of the subject property has a formed accessway to a residential dwelling and appurtenant structure. The property to the east of the subject property has a structure in the south west corner and another in the north eastern quadrant of the site. In the greater area there is obvious flatter zones identifiable by a similar difference in ground cover as the subject property. Te Ahu Ahu Road has been formed and a drainage channel has been put through the wetland. The wetland drains under Te Ahu Ahu Road through a culvert in the present-day location.
- The 1969 image is in poor resolution. There appears to be little change to the subject property however a track is seen on the property to the east.

[5] Edbrooke, S.W.; Brook, F.J. (compilers) 2009: Geology of the Whangarei area. Institute of Geological and Nuclear Sciences 1:250,000 geological map 2. 1 sheet + 68 p. Lower Hutt, New Zealand. GNS Science.
[6] Aerial photos from 1955, 1961, 1969, 1971, 1981, 1982 and 1986 sourced from www.retrolens.nz.
[7] Aerial photos from 2004 to 2021 sourced from Google Earth.

- By 1971 there is little change to the subject property. The structures on the properties to both the east and west have been removed.
- There is little change observed between the 1971 and 1981 images.
- By 1986 the eastern boundary has been planted in hedging. The channel drain along the western boundary is visible.
- The first image in colour is from 2004. The property to the east has been developed with several dwellings and planted in small scale orchards. The properties on the northern side of Te Ahu Ahu Road have been cleared and appear to have been planted with now young vegetation however the area is partly obscured by cloud cover.
- There is little change to the subject property between the 2004 and 2007 images. The previously cleared area to the north has notable vegetation growth.
- By 2010 there is residential development on the property to the north of Te Ahu Ahu Road (part of this legal subject property).
- The trees are harvested by 2014. This area is planted again by 2016.
- The 2019 image is obscured by cloud.
- There is little observed change between 2010 and 2022 other than vegetation planting and harvesting on neighbouring properties.
- By 2023 the area at the southern boundary of the subject property has been stripped and an accessway and building platform formed. The 2023 image is presented as Photo 4, below.

The aerial photos indicate no change in development or vegetation on the subject site up until the present day. It does not appear to have significant visually evident earthworks or landscape modifications. A channel drain was constructed along the western boundary prior to 1955. The flat area is clearly delineated by a change in vegetation (gauged by colour and texture differences) and is likely to be wet.

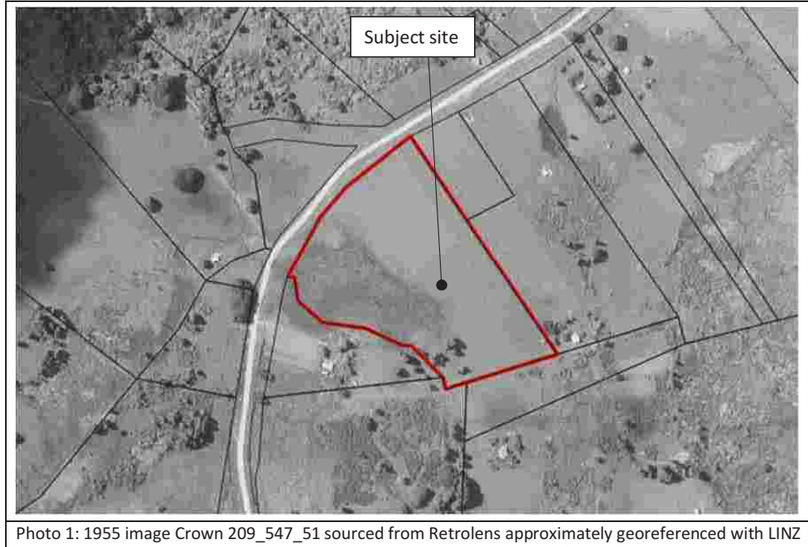


Photo 1: 1955 image Crown 209_547_51 sourced from Retrolens approximately georeferenced with LINZ property boundary overlay. NB legal property also extends to the north of Te Ahu Ahu Rd not here shown.

Photo 2: 1981 image Crown 5932_L_27 sourced from Retrolens approximately georeferenced with LINZ property boundary overlay. NB legal property also extends to the north of Te Ahu Ahu Rd not here shown.

Photo 3: 1986 image Crown 8506_L_4 sourced from Retrolens approximately georeferenced with LINZ property boundary overlay. NB legal property also extends to the north of Te Ahu Ahu Rd not here shown.

Photo 4: 2023 image sourced from Google Earth Pro

4.3. LiDAR Terrain Arotake - LiDAR Terrain Review

We have reviewed a shaded terrain model of the site derived from the 2018/2019 NRC LiDAR data. The terrain model is shown in Figure 4-2 below.

The terrain model shows the entire property is located on a near flat volcanic plateau. The maximum gradient on the site is 5˚ in the north eastern quadrant but over the majority of the site is between 0 and 2˚. The proposed area of occupation is in the northeastern quadrant and extends over near flat and gently sloping areas. The land starts to rise to the south west approximately 200m from the property. The immediate surrounding land to the west, south and east is also near flat. Channel drains are identifiable along the Te Ahu Ahu Road way as well as along the western property boundary

Further to the north, at a closest distance of 60m, are hummocky, less stable land features with incised water courses, indicative of less stable land. These features are closer to the edge of, or beyond the volcanic geology and may be influenced by the underlying Northland Allochthon melange. It is likely that the mapping in this area is not accurate to this level and based on the LiDAR the melange is the underlying geological unit.

The review indicates that the site appears stable. The terrain features do not indicate risk of large-scale instability. The terrain features indicate that care must be taken in designing stormwater removal from the property to avoid ponding or a nuisance to neighbouring properties.

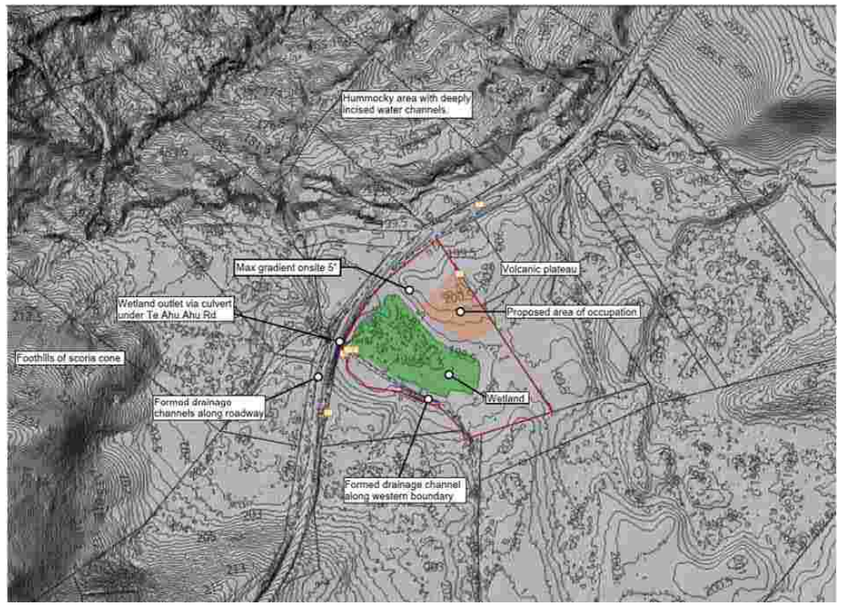


Figure 4-2: 2018/2019 NRC LiDAR as a terrain shaded model with 0.5m contour overlay (NZVD).

4.4. Site Walkover

A site walkover was conducted by a geotechnical engineer from NGS on 20 June 2023. Of note is the wetland in the western portion of the site that outlets through a single culvert. The wetland is shown in Photo 5 below.

At the time of our site walkover there was a significant volume of water in the channel drain along the western boundary. This is shown in Photo 6 below.

There is a concrete power pole located in the north east quadrant of the property within the area zoned for occupation. This is shown in Photo 7 below.

Photo 5: Grass pasture in foreground and wetland in centre

Photo 6: Channel drain along western boundary

Photo 7: Power pole

4.5. Property File

The property file requested from Far North District Council did not have any information to display. There are no structures on the property currently or likely since 1955.

5. Nga Tohutohu Hoahoa - Design Recommendations

5.1. Whānui - General

The following considerations are based on a desk study only. Geotechnical investigation has not been completed as part of this desk study. It is imperative that site specific geotechnical investigations are completed prior to design, consent application and construction.

5.2. Te pumau - Stability

The majority of the proposed development site is near flat (<2°), is underlain by volcanics and is considered to have a low stability hazard.

Land stability is unlikely to be a constraint for the development of this site.

5.3. Whakaraerae Waipuke - Flood Susceptibilty

The site is not mapped as being flood susceptible (i.e. coastal or rivers). The wetland has a single culvert under Te Ahu Ahu Road as an outlet. If this culvert were to block the water level in the wetland could rise following rainfall. It appears unlikely that this would rise to a problematic level as the wetland likely has an adequate storage capacity to provide adequate time to unblock the culvert and may also have some ground infiltration. However we would recommend that, if possible, the

dwelling floor level be at RL 199.5m (NZVD) or higher, as alternative wetland outflow paths are available below this level and it removes the potential for flooding even in the most extreme situation.

5.4. Nga turanga - Foundations

The site is likely to be underlain by volcanic derived soils which typically weathers to stiff to hard silts and clays and may contain basalt rock boulders. Based on historical aerial photographs it is not expected that any fill has been placed on the site. As such, the ground is likely to be consistent with "good ground" in accordance with NZS3604, although it may be expansive however this shall be confirmed by site specific geotechnical investigations. It is likely that shallow foundations or short piles within the assumed natural volcanic soils will be appropriate for a lightly loaded one or two storey structure. Basalt boulders may cause obstruction to excavation for foundations.

The Kerikeri Volcanic Group is known to be slightly to highly expansive. Foundations should be taken to a depth below the depth of influence of expansive soils. We recommend undertaking laboratory testing of soil samples collected during the site investigations to assess the expansivity of the soils.

5.5. Nga mahi whenua - Earthworks

Total elevation difference across the main portion of the site (away from the gully feature) is approximately 2.5m with an average gradient of less than 2˚. It is likely that landscaping earthworks will be required as part of the development to form dwelling platforms and create contouring to allow stormwater flow. It is likely that earthworks to raise the effluent disposal fields will be required (Ref Section 5.8). It is likely only minor retention, if any, will be required as part of the development. Any earthworks shall ensure surface water flows are not impeded. The onsite soils may be difficult to re-use in controlled earthworks so it may be easier to use imported hardfill under dwelling footprints if they need to be raised above existing ground levels.

5.6. Whakaheke oneone– Liquefaction Hazard

The soils onsite are not likely to be susceptible to liquefaction due to their likely cohesive nature. This shall be confirmed by site specific geotechnical investigations.

5.7. Te Whakarerenga Wai awha - Stormwater Disposal

Stormwater pipeline infrastructure is not available at this site.

The site is flat to gently sloping. Site development shall ensure surface stormwater flows are not impeded and avoid surface ponding of water.

The construction of impervious areas (roofs and pavements) increases and concentrates surface stormwater flows. This can cause flooding and erosion in downstream catchments and is often mitigated by using tanks and/or ponds to attenuate (slow and spread) the stormwater flows. The adjacent wetland has a large surface area and a small outlet and is likely to be highly effective at attenuating stormwater flows. Given the presence of the wetland and the rural site setting we do not consider that stormwater attenuation is required as it will already occur in the natural setting. Accordingly we recommend stormwater be discharged to a location where it will flow to the wetland without causing nuisance.

5.8. Te Whakakorenga Wairere ki runga i te waahi - Onsite Effluent Disposal

No geotechnical investigations have been completed for this conceptual assessment of onsite effluent disposal. Subsoil investigations are required to confirm the soils onsite. This concept design is for feasibility and planning purposes only and should be verified and documented fully when applying for consent.

In accordance with Table 5.1 of ASNZS 1547, the likely volcanic derived soils across the site are assumed for this conceptual design as category 4 "clay loams". The site conditions indicate it is possible that category 5 soils "light clays" could also be present on this site.

A traditional septic tank disposing to trenches may be difficult and will possibly require a pump chamber as well as mounding (minor earthworks) of the trenches due to the likely high groundwater table. Alternative options could include secondary treatment to PCDI drippers or use of an AES bed to reduce both the area and vertical offset required. Both options (septic tank disposing to trenches and secondary treatment to PCDI drippers) are considered below for comparison. The design areas shown are for category 4 soils only. Should category 5 soils be encountered onsite the sizing of the disposal fields is increased by a factor of approximately 1.5 for primary treated wastewater and approximately 1.2 for secondary treated wastewater.

The land in the vicinity of the proposed building platform has been assessed for effluent suitability with respect to the Proposed Regional Plan for Northland[8] (PRP, June 2023) and ASNZS 1547:2012.

We have adopted a design occupancy of five people for a three-bedroom dwelling. We understand three separate dwellings are planned for this site and accordingly, the area for effluent should be duplicated three times.

Based on the design occupancy of five people, onsite roof water tank supply and water usage of 145L/day per person the design daily flow is 725L/day. This assumes standard water reduction fixtures will be adopted.

<u>Traditional septic tank disposing to trenches</u>

A Design Loading Rate (DLR) of 12mm/day for a traditional septic tank disposing to trenches is considered appropriate in accordance with Table L1 of ASNZS 1547:2012.

A discharge area of 60m^2 is required and a reserve area of 60m^2 (100%) is required. This can be achieved by either 3no. 20m long by 1.0m wide soakage trenches or 4no. 15m long 1.0m wide trenches.

A 3000L septic tank size is adequate for a three-bedroom house however we recommend a 4500L septic tank to reduce pump out frequency.

With appropriate sizing, mounding, siting and likely requiring a pump chamber it is likely that the effluent disposal with comply with a permitted activity within the PRP.

Appropriate separation distances from buildings, boundaries and surface water shall be maintained as per the requirements set out in Table 9 of the PRP.

[8] NRC Proposed Regional Plan for Northland; Appeals version – 7 June 2023.

Secondary treatment to PCDI drippers

A Design Irrigation Rate (DIR) of 3.5mm/day is considered appropriate in accordance with Table M1 of ASNZS 1547:2012.

A discharge area of 242m^2 and a reserve area of 73m^2 (30%) is required.

Appropriate separation distances from buildings, boundaries and surface water shall be maintained as per the requirements set out in Table 9 of the PRP. The relevant site specific details for the wastewater disposal options are provided in the table below.

Excerpt from Table 9: PRP June 2023

Feature		**Setback distance**	
		Primary treated domestic wastewater (e.g. spectic tank disposing to trenches)	**Secondary and tertiary treated domestic wastewater (e.g. PCDI)**
Identified stormwater flow path (including a formed road with kerb and channel, and water-table drain that is downslope of the disposal area)		5 metres (horizontal distance)[a]	5 metres (horizontal distance)[a]
Existing water supply bore		20 metres (horizontal distance)	20 metres (horizontal distance)
Property boundary		1.5 metres (horizontal distance)	1.5 metres (horizontal distance)
Winter groundwater table		1.2 metres (vertical distance)[b]	0.6 metres (vertical distance)
Notes	a	Landscaping shall ensure stormwater is not directed near effluent fields.	
	b	It is likely this vertical offset is not achieved as is. Earthworks to create mounding of the disposal field can increase the elevation of the fields and resultingly the vertical distance to groundwater. It is likely that to achieve the vertical clearance to groundwater the minimum ground level for trenches would be approximately RL 200m (NZVD). This should be confirmed during site investigations and design.	

5.9. Further Investigation & Recommendations

Based on the findings of the desk study we consider the site is suitable to progress development of one or two storey light weight residential structures subject to site specific investigation and assessment.

Prior to preliminary design and consent application submission site specific geotechnical investigations shall be undertaken. We consider this would typically comprise for each proposed structure:

1. A site walkover by a suitably qualified geotechnical engineer.
2. 2-3 hand augered boreholes with in-situ strength testing and Scala penetrometer tests.
3. Collection of soil samples for laboratory testing.
4. Laboratory testing comprising Atterberg limits, Linear shrinkage (alternatively design for highly expansive soil without testing).

Additional to the structures, in areas designated for effluent disposal we recommend undertaking an additional hand augered borehole to confirm depth to groundwater and appropriate soil category for design.

The results of the geotechnical investigation would be used to prepare a geotechnical assessment report suitable to support detailed design. Based on our desktop study the site currently is considered to have adequate stability for residential development. Allowance should be made for design of stormwater management and raising of the effluent disposal fields.

There is a concrete power pole supporting overhead lines located within the area considered for development. There are offsets[9] both horizontal from this pole and vertical from overhead lines required for any development. We recommend getting in touch with the lines provider prior to conceptual planning to learn exactly what requirement are applicable for your site.

6. Whakamahinga - Applicability

This report has been prepared for the sole use of our client, Te Ao Mauri Ora Ltd for the particular brief and on the terms and conditions agreed with our client. It may not be used or relied on (in whole or in part) by anyone else, for any other purpose or in any other contexts, without prior written agreement.

The nature and continuity of the subsoil conditions onsite have been inferred from published information. It must be appreciated that actual subsoil conditions could differ from those inferred.

Letter prepared for Northland Geotechnical Specialists Limited by:

Rebekah Buxton | Geotechnical Engineer, BE Civil (Hons), MEngNZ

Authorised for Northland Geotechnical Specialists Limited by:

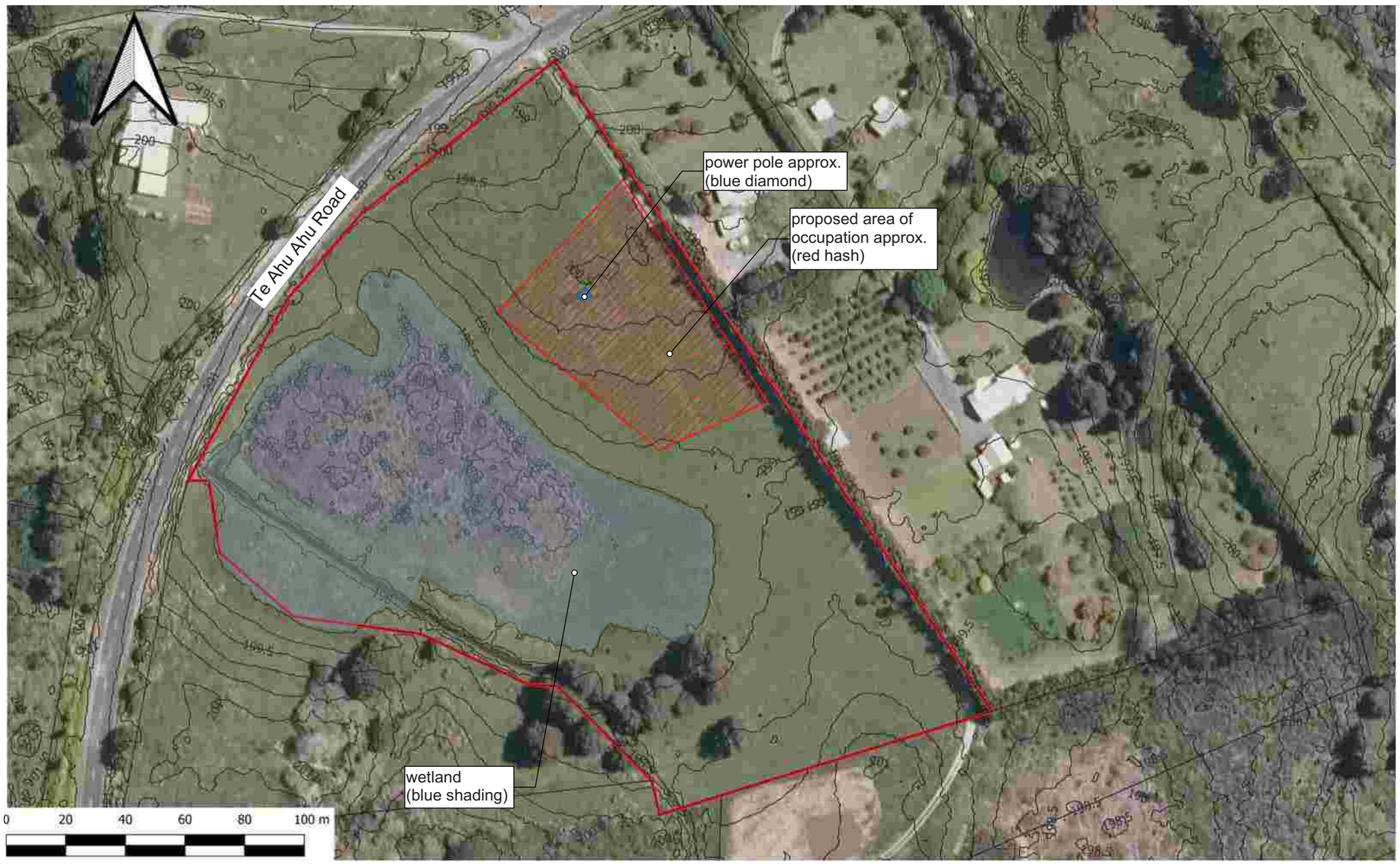
David Buxton

Geotechnical Engineer, BE Civil (Hons), CPEng, CMEngNZ

Attachments: Figure 1 – Site Plan

325-c ngs georpt_82 te ahu ahu rd_aug23

[9] NZECP 34:2001, ISSN 0114-0663, *New Zealand Electrical Code of Practice for Electrical Safe Distances*



Northland Geotechnical Specialists

www.northlandgeotech.co.nz

NOTES:
Background Image Northland 0.4m Rural Aerial Photos (2014-2016)
0.5m contour overlay derived from NRC LiDAR 2018 NZVD.

This figure is not for construction unless signed as approved
Approved: Date:

CLIENT Te Ao Mauri Ora Ltd
PROJECT Desktop study for feasibility assessment
LOCATION 82 Te Ahu Ahu Road
TITLE Site Plan 1:1200

Scale 1:1200 @ A3

Project No. 325.C
Date 07/08/2023
By RB
Figure No. 1
Revision 0

Consultant: Environmental Report / **Mātanga hāpai a whenua**

Environmental Consultant
TRINA UPPERTON

Assessment of Wetland Values

82 Te Ahuahu Rd, Waimate North

Trina Upperton

September 2023

82 Te Ahuahu Rd, Survey District VIII and XII, Omapere SD

Overlay shows extent of wetland to SE fenceline, hydrological flow to the NW

Assessment of ecological values of the wetland located at 82 Te Ahuahu Rd, Waimate North

Introduction

A request was made by Dr Marise Stewart to provide an ecological assessment of a wetland and to define the boundaries of the wetland. By its nature, the borders of a wetland are somewhat ephemeral. Conditions immediately prior to and on the day of site visit on 8th September 2023 were fine and dry, however, 2023 has been a particularly wet year: a wet spring in 2022, followed by a wet summer 2022/23 and a very wet autumn and winter 2023. Ground water levels are very high and are at saturation level. Northland Regional Council rainfall data shows June-July-August 2023 were around 200% compared to long-term median rainfall records.

Historical aerial images before 2004 are not clear. By June 2004, a drainage channel is visible on the SW side of the wetland which shows short finger extensions to the E and W of the main drain and an additional drain in the NW extent of the wetland by December 2009. Prior to the creation of Te Ahuahu Road, the swamp areas were likely to be contiguous. Flow is from the SE to the NW, entering the wetland from a channel to the SE, which drains from a swamp forest remnant, flowing under Te Ahuahu Rd by way of a culvert to contribute to a small swamp forest and eventually releasing into the Waitangi River which flows to the E coast at Waitangi in the Bay of Islands.

The wetland lies in the Kaikohe Ecological District.

Prior to vegetation clearance, it is likely the wetland had the characteristics and features of surrounding swamp forest remnants. Current land use is grazing for cattle and compaction and pugging of the margins is evident, as is grazing on the vegetation. The interior of the wetland is largely intact, probably due to the water depth and preferred pasture vegetation.

The wetland extents were mapped at the site visit based on current water levels and vegetation indicators. The wetland extends beyond the surveyed area to the SE but this was beyond the scope required.

Findings

The estimated perimeter of the wetland within the area surveyed, is 498m with an area of 1.25ha. Cursory vegetation and wildlife surveys were undertaken although no aquatic survey was carried out. Anecdotally, tuna have been reported. Although no trapping was undertaken, this site lies within the geographic range of Northland mudfish. Botanical and avifauna species lists are in Appendix A. The water flow was swift and clear with no noticeable sediment in the water column.

Values and potential

Due to historic drainage for agricultural use, cattle damage through grazing, nutrient loading, soil disturbance and compaction and weed intrusion by blackberry and honeysuckle, the ecological values of this wetland have been compromised. However, many instances demonstrate this damage can quickly be repaired if remedial steps are undertaken. This would primarily consist of fencing to keep grazing animals out, no further drain clearing, and weed removal. Natural processes could see healthy regeneration in a relatively short period of time.

Many seed and fruit bearing plants are present which would provide foraging for a range of wetland and forest birds. Detection of mātātā and pipit was through calls. Their presence underlines the value of remnant wetland habitats in providing food and habitat.

Importance is placed on the wetland's connectivity role between swamp forest remnants which hold a diverse range of trees species including maire tawake/ swamp maire and supports a wider ecology through the habitat range.

Due to the low lying nature of the site and high water table, care should be taken over the placement of any waste discharges to be associated with the proposed house.

Appendix A : Species List

Scientific name	Common name	Prevalence
Botanical		
Ajuga sp	Bugleweed	Common, margins
Carex lessoniana	Rautahi	Common
Carex secta	Pūrei	Common
Cenchrus clandestinus	Kikuyu	Common on margins
Coprosma sp		Single sp
Coprosma tenuicaulis	Hukihuki	Occasional
Cyathea squarrosa	Wheki	Single sp
Dacrycarpus dacrydioides	Kahikatea	Occasional
Daucus carota	Carrot weed	Common
Isolepis nodosa	Knobby clubrush	Common
Jacobaea vulgaris	Ragwort	Occasional
Juncus sp	Rush	Common
Leptospermum scoparium	Manuka	Small stand
Loniceria japonica	Japanese honeysuckle	Occasional patch
Nasturtium officinale	Watercress	Single patch
Oplismenus hirtellus	Basket grass	Common, throughout
Paspalum sp	Paspalum	Common, pasture
Plantago lanceolata	Plantain	Common, in pasture margin
Podocarpus totara	Tōtara	Occasional
Ranunculus repens	Creeping buttercup	Common, in pasture margin
Rubus sp	Blackberry	Throughout
Ulex europaeus	Gorse	Occasional
Avifauna		
Alauda arvensis	Skylark	Common
Anthus novaeseelandiae	Pihoihoi/Pipit	Occasional
Circus approximans	Kahu/Australasian harrier	Occasional
Hirundo neoxena	Welcome swallow	Common
Poodytes punctatus	Mātātā/Fernbird	Occasional
Porphyrio melanotus	Pūkeko	Few
Vanellus miles novaehollandiae	Spur winged plover	Few

Appendix B: Site Photographs

Photo from Te Ahuahu road culvert (NW corner of wetland)

Mānuka dominated stand in centre of wetland

Dragonfly on seedhead

Wetland overview taken from SE fenceline

References:

Conning, L. & Miller, N. Natural areas of Kaikohe Ecological District Reconnaissance Survey Report for the Protected Natural Areas Programme, 2000

Johnson, P.N & Brooke, P.A. Wetland Plants in New Zealand, Botany Division, DSIR, 1989

Poole, A .L. & Adams, N.M. Trees and Shrubs of New Zealand

Uprichard, E.A A guide to the identification of New Zealand Common Weeds in Colour 1985

Wilson, H. & Galloway T. Small-leaved shrubs of New Zealand 1993

Kaupapa Maori Driven Design - *Whare Ātea*

Stage 2:
CONCEPT DESIGN MASTERPLAN REPORT
He Mahere Whenua

Ko te mea nui o te oranga, ko te tuawhiti-tanga me te ātaahua.
Me korero ngā piringa ā Tane, ki ngā uri whaka-heke.

“Beauty and quality is a core aspiration for living - and must not be muted.
Its materials should speak to us and to the generations to come.”

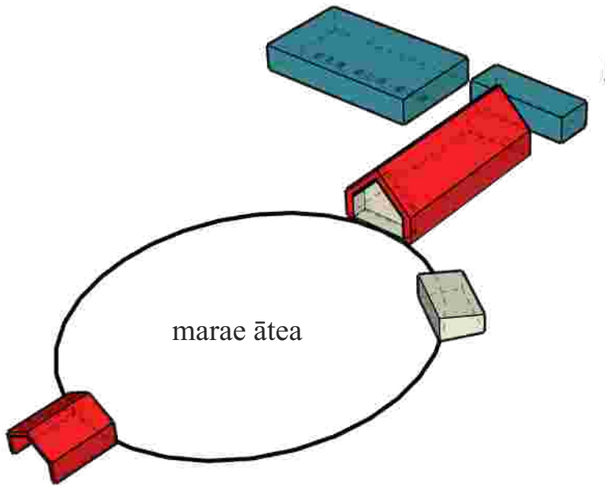


Diagram of typical Marae arrangement showing marae ātea as spatial influence for Te Ahuahu Masterplanning of site.

Whare Ātea

The design kaupapa for 82 Te Ahuahu Rd centers in on whakapapa, emphasising connections between people past and present and deep ties to the whenua. At the heart of the papakāinga design is the raised marae, or Ātea. This is the raised courtyard area between the main two blocks of houses in the development. It links together the surrounding houses and the spaces between them. As you make your way from the garage and entry gate from the road area you step up onto the Ātea.

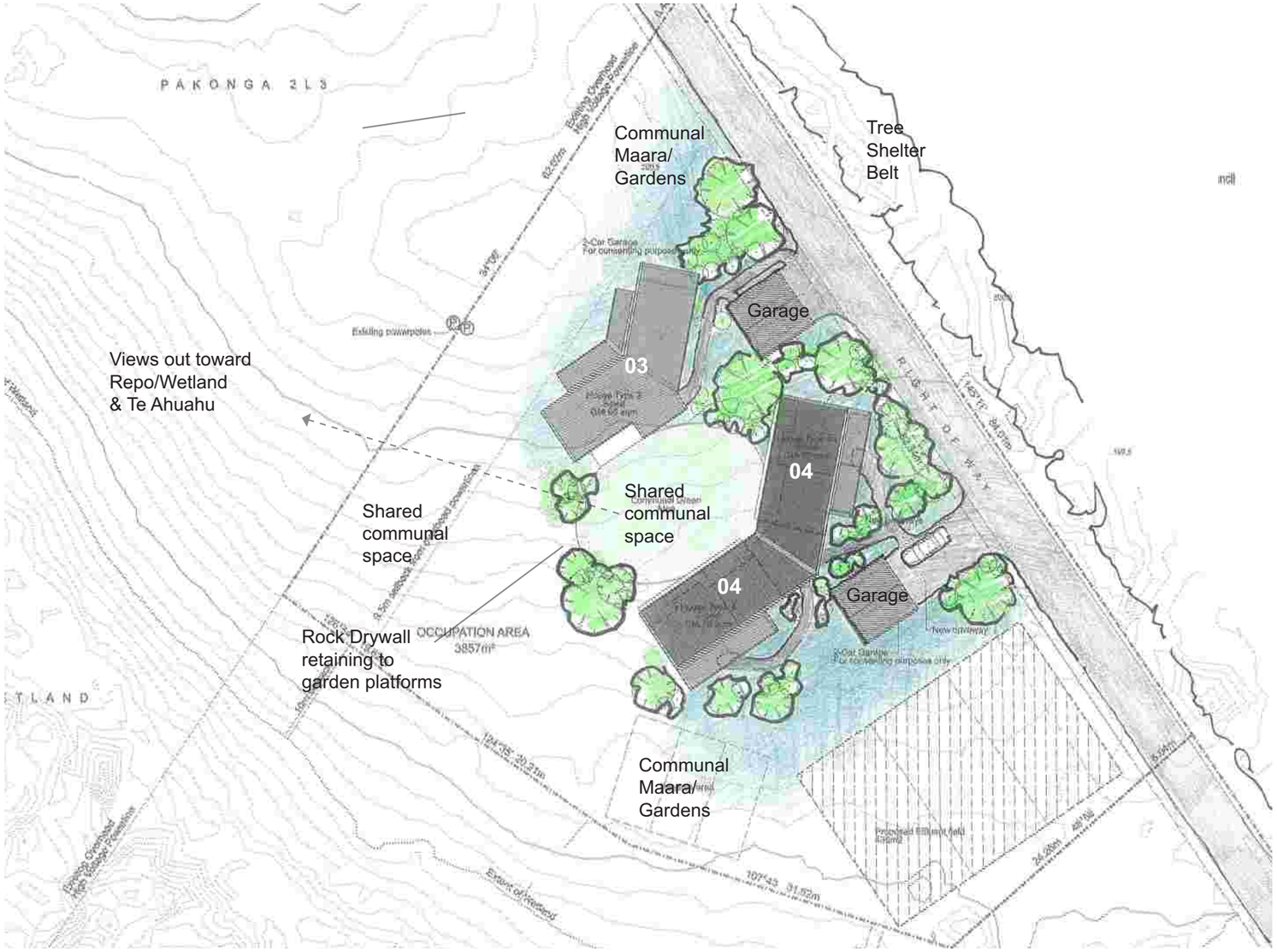
As a central space, the Ātea brings whānau together on an everyday basis, serving as the focal point of the papakāinga, a common area where families can come together. It is a symbolic and physical space, celebrating the closeness of interrelated whanau.

As a main cultural articulation for the project it structures the sequence of use for the papakainga and allows an implicit tikanga to be set and practiced. Importantly the Ātea becomes an extension of ones marae but on an everyday level.

82 Te Ahuahu Rd. The creation of a tighly knit design around a central Ātea space

82 Te Ahuahu Rd. Open areas for shared kai maara, outlook onto repo/ wetlands.

Whare Ātea



82 Te Ahuahu Rd.
He Whare Ātea - papakainga designed around a central Ātea space

The three whare are arranged to either side of the long aspect of the Ātea, leaving the east west axis open for approach/ access from the road allowing the western open end of the Ātea access to be oriented visually towards Te Ahuahu Maunga, bringing together past and present.

The three houses therefore create a internal courtyard space allowing a sense of enclosure and community. The use of native plants around the edges of the Ātea softens the transitions between spaces, enabling the spaces to have their own distinct identity.

The roofs of the houses are designed to slope inward towards the Ātea, creating a sense of interiority and intimacy while acting as an additional functional space to the overall spaces of the houses giving the papakainga the feeling of being more than the sum of the parts.
All living areas from the houses open onto the Ātea, reinforcing the intentional strong sense of whānau and communal living that the design aims to promote. You can easily picture tamariki – moko puna growing up there running and playing on the ātea, freely moving between the surrounding whare.

Render: House Type 03 & 04

House Type 03

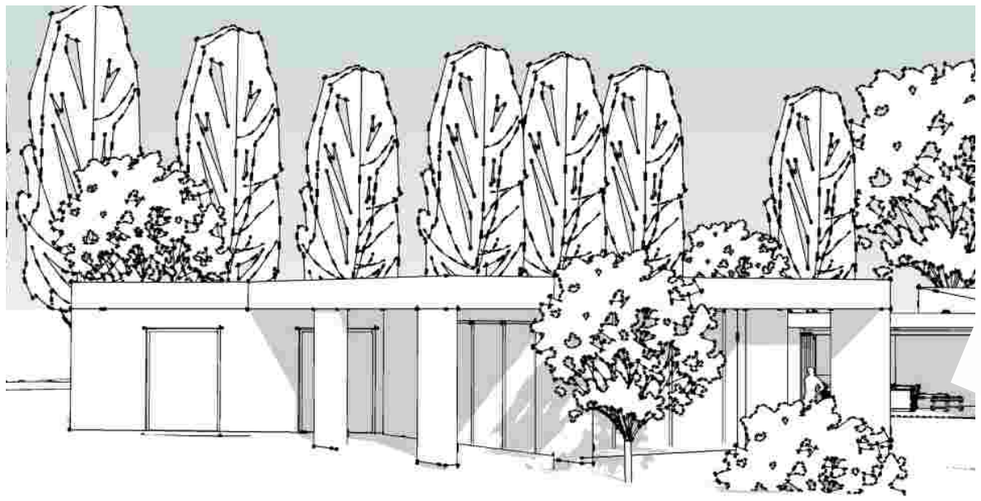
3 Bedroom
Gross Internal Area 95 spm

External part covered deck
Full height glazing
Adjoins Atea space

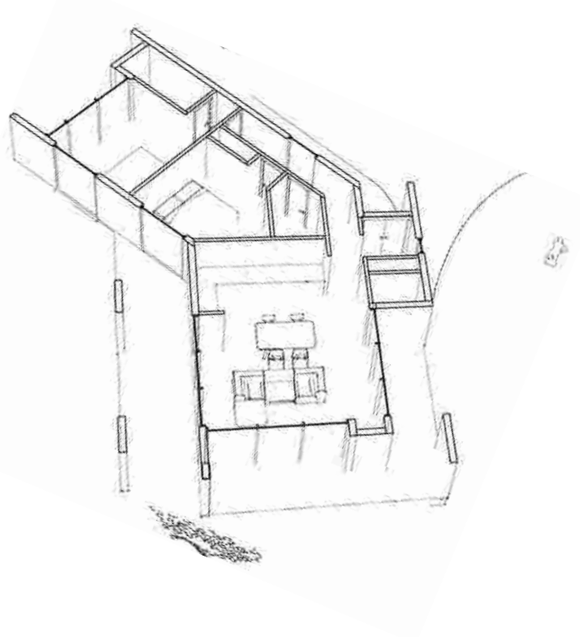
House Type 03 is a house type deployed over both the ohaeawai site and Te Ahuahu.

House Type 03 is a three-bedroom house and in the context of the 82 Te Ahuahu Rd site, is positioned to the northern most part of the site.

The house is oriented to take in expansive views towards Te Ahuahu Maunga, maximising the connection with the wider landscape ,offering a bold face to the access road junction off the main Te Ahuahu road.



Axonometric View: House Type 01
352 Ohaeawai Rd/ 82 Te Ahuahu Rd



Axonometric Cutaway: House Type 01
352 Ohaeawai Rd/ 82 Te Ahuahu Rd

Render: House Type 01
82 Te Ahuahu Rd

House Type 04

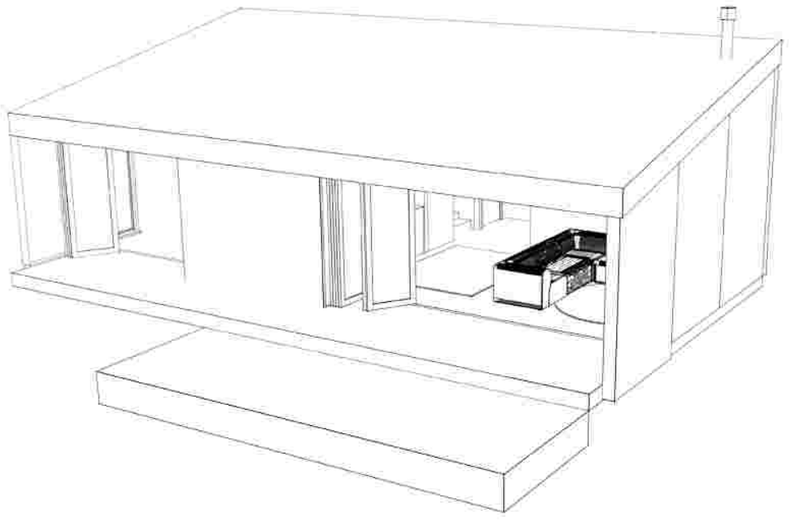
2 Bedroom
Gross Internal Area 70spm

External part covered deck
Full height glazing
Variable panel - cultural articulation
Cultural screen element

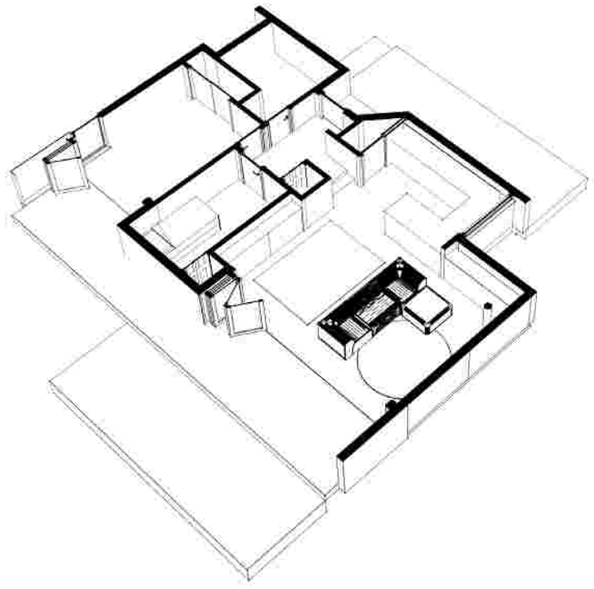
House Type 04 is a compact looking 2 bedroom house type that has been reconfigured for the 82 Te Ahuahu Rd site. Two House Type 04 modules have been mirrored and joind by a common roof (refer to images and CAD Drawings).

The two houses have a roof structure that extends over both the houses, creating a unified look. This extended roof forms a covered deck area between the houses, allowing a space between for access through to the southern part of the site.

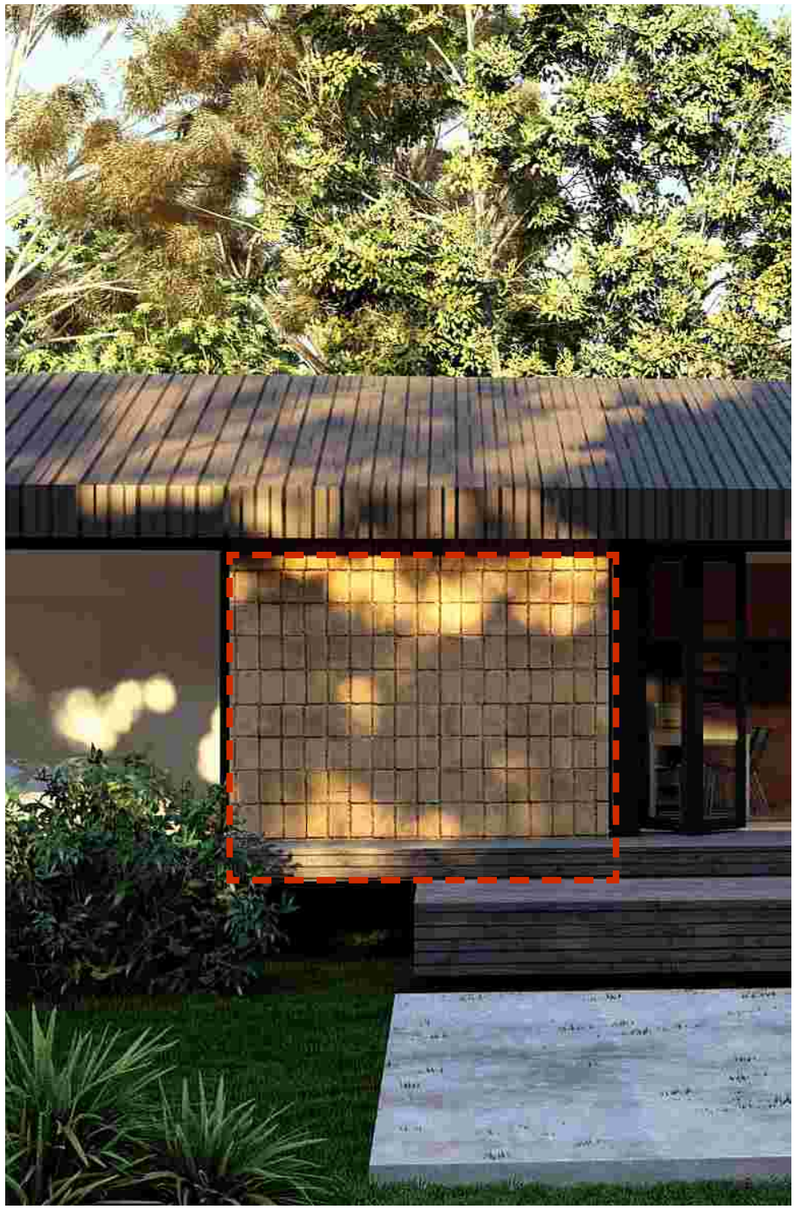
The houses serve to reinforce the courtyard atea enclosure to the common space..



Axonometric View: House Type 01
82 Te Ahuahu Rd



Axonometric Cutaway: House Type 01
82 Te Ahuahu Rd



House Type 04. Changeable Material Screen

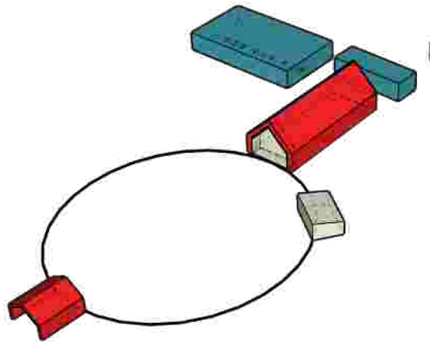
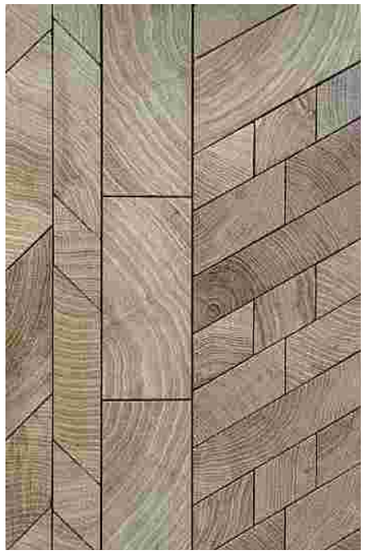
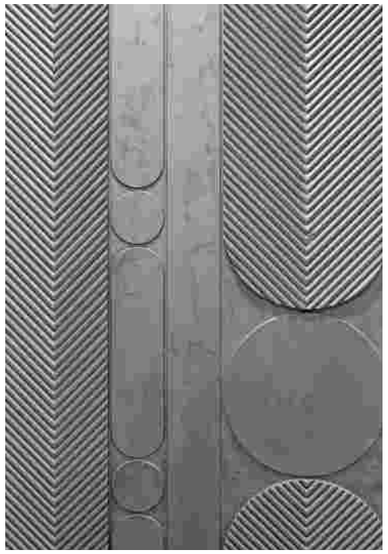
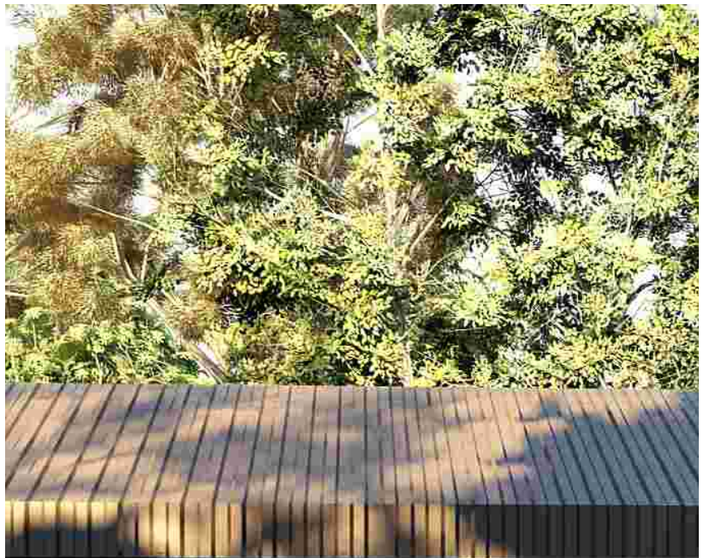


Diagram of typical Marae arrangement showing marae ātea as spatial influence for Te Ahuahu Masterplanning of site.

House Type 03 & 04. Atea space/ Courtyard structures Whanau interaction

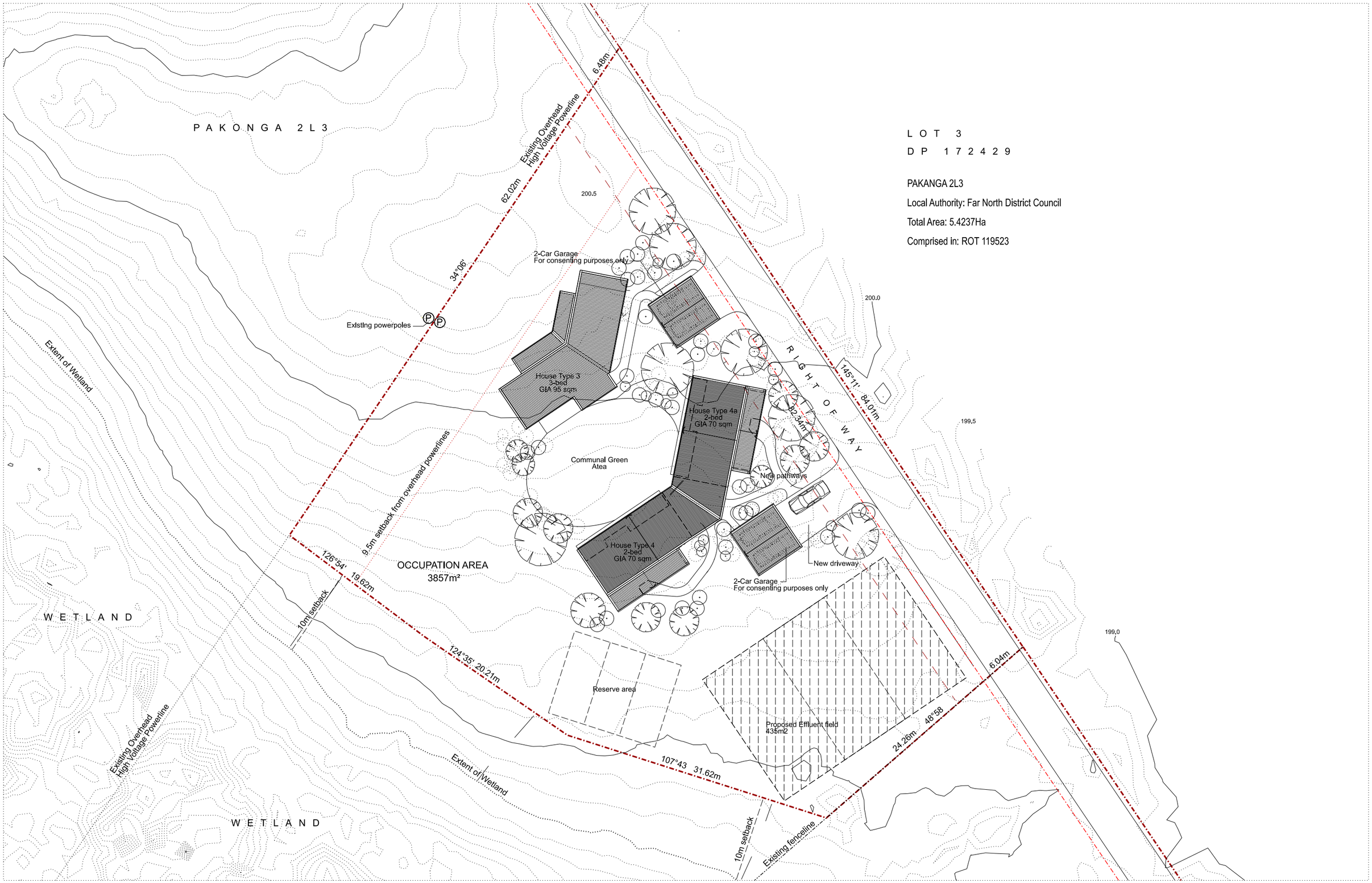



Cultural expression through
materials and patterns.
Rich surface textures.
Mahi Toi encouraged through local
expression of colour form and texture.

CAD Drawings

82 Te Ahuahu Road
Whare Ātea

82 Te Ahuahu Road
Kaupapa Maori Driven Design - *He Tātai Whenua*
Whanau Papakainga
PAKONGA 2L3
LOT 3
DP 172429
LOT 2
DP 172429
OCCUPATION AREA
3863m²
Extent of Wetland
WETLAND
PAKONGA 2L3
PIRIKOTAHI 10B
TE AHU AHU ROAD
Existing Overhead High Voltage Powerline
PAKANGA 2L3
Local Authority: Far North District Council
Total Area: 5.4237Ha
Comprised in: ROT 119523
CILOARC
NORTH
381 KARAKA BAY ROAD
KARAKA BAY
WELLINGTON 6022
TE AO MAURI ORA PROJECT
Stage 2 Concept Design
Existing Site Plan - Te Ahu Ahu Road
335_03_001
01
Revision
JOB NO: 335
SCALE: 1:500 @ A1 1:250 @ A3
DATE: 20-02-2024
STAGE 2 CONCEPT DESIGN REPORT



L O T 3
D P 1 7 2 4 2 9

PAKANGA 2L3

Local Authority: Far North District Council

Total Area: 5.4237Ha

Comprised in: ROT 119523

REV	DATE	DESCRIPTION
01	05.06.24	STAGE 2 CONCEPT DESIGN REPORT

Do not scale from this drawing. Use figured dimensions only. Figured dimensions are in millimetres. All dimensions shall be verified on site before proceeding with works. All levels are nominal; detailed site survey to be carried out to verify positions and level relationships with site features and ordnance survey. All levels are in metres. The architect must be notified of any discrepancies. This drawing is to be read in conjunction with other documentation from the architect, design team and employer's agent

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TE AO MAURI ORA PROJECT

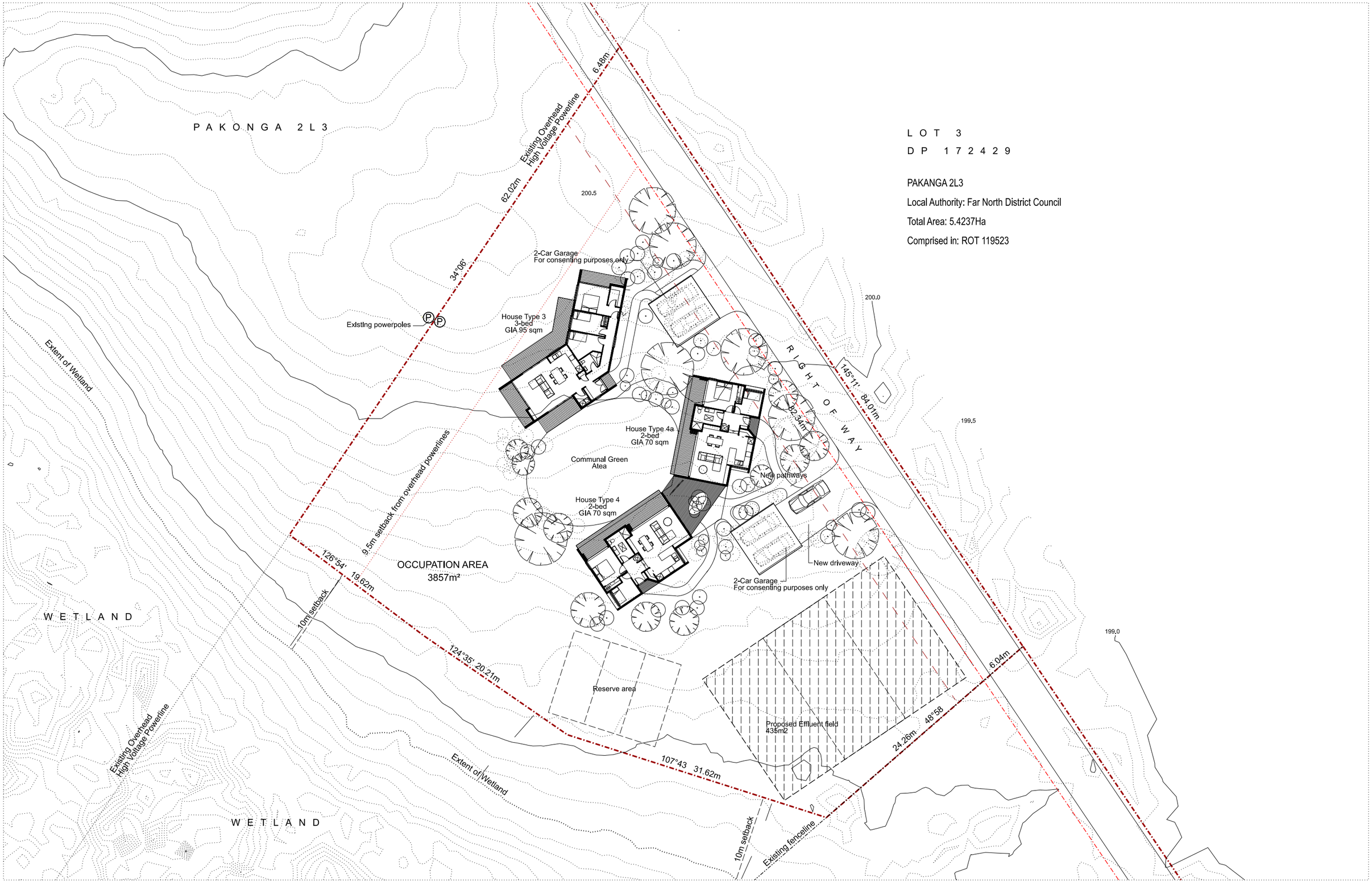
Stage 2 Concept Design

Proposed Site Plan - Te Ahu Ahu Rd

335_03_002

01 Revision

JOB NO: 335 SCALE: 1:200 @ A1 1:400 @ A3 DATE: 10-09-2023



L O T 3
D P 1 7 2 4 2 9

PAKANGA 2L3

Local Authority: Far North District Council

Total Area: 5.4237Ha

Comprised in: ROT 119523

REV	DATE	DESCRIPTION
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TE AO MAURI ORA PROJECT

Stage 2 Concept Design

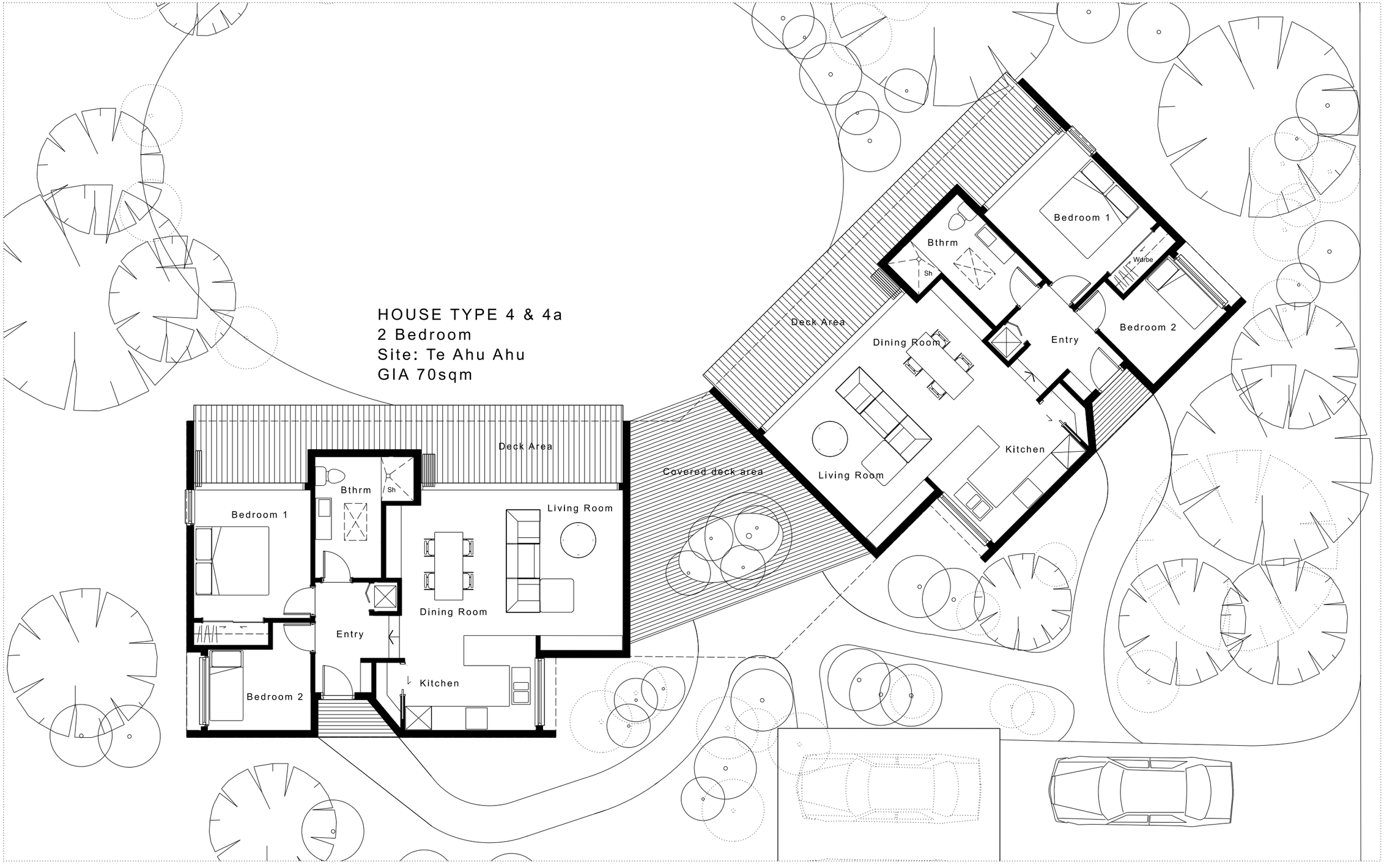
Proposed Site Plan - Te Ahu Ahu Rd

335_03_003

01 Revision

JOB NO: 335 SCALE: 1:200 @ A1 1:400 @ A3 DATE: 10-09-2023

HOUSE TYPE 4 & 4a
2 Bedroom
Site: Te Ahu Ahu
GIA 70sqm



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01	05.06.24	STAGE 2 CONCEPT DESIGN REPORT						

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TE AO MAURI ORA PROJECT

Concept Design Stage

Proposed Floor Plan - TE AHU AHU

335_03_010

01 Revision

JOB NO: 335 SCALE: 1:50 @ A1 1:100 @ A3 DATE: 15-02-2024

HOUSE TYPE 4 & 4a
2 Bedroom
Site: Te Ahu Ahu
GIA 70sqm

8 deg fall
corrugated metal roofing

8 deg fall

8 deg fall

8 deg fall

8 deg fall

Garage
Not part of funding scope

	REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
Do not scale from this drawing. Use figured dimensions only. Figured dimensions are in millimetres. All dimensions shall be verified on site before proceeding with works. All levels are nominal; detailed site survey to be carried out to verify positions and level relationships with site features and ordnance survey. All levels are in metres. The architect must be notified of any discrepancies. This drawing is to be read in conjunction with other documentation from the architect, design team and employer's agent	01	05.06.24	STAGE 2 CONCEPT DESIGN REPORT						

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TE AO MAURI ORA PROJECT

Concept Design Stage

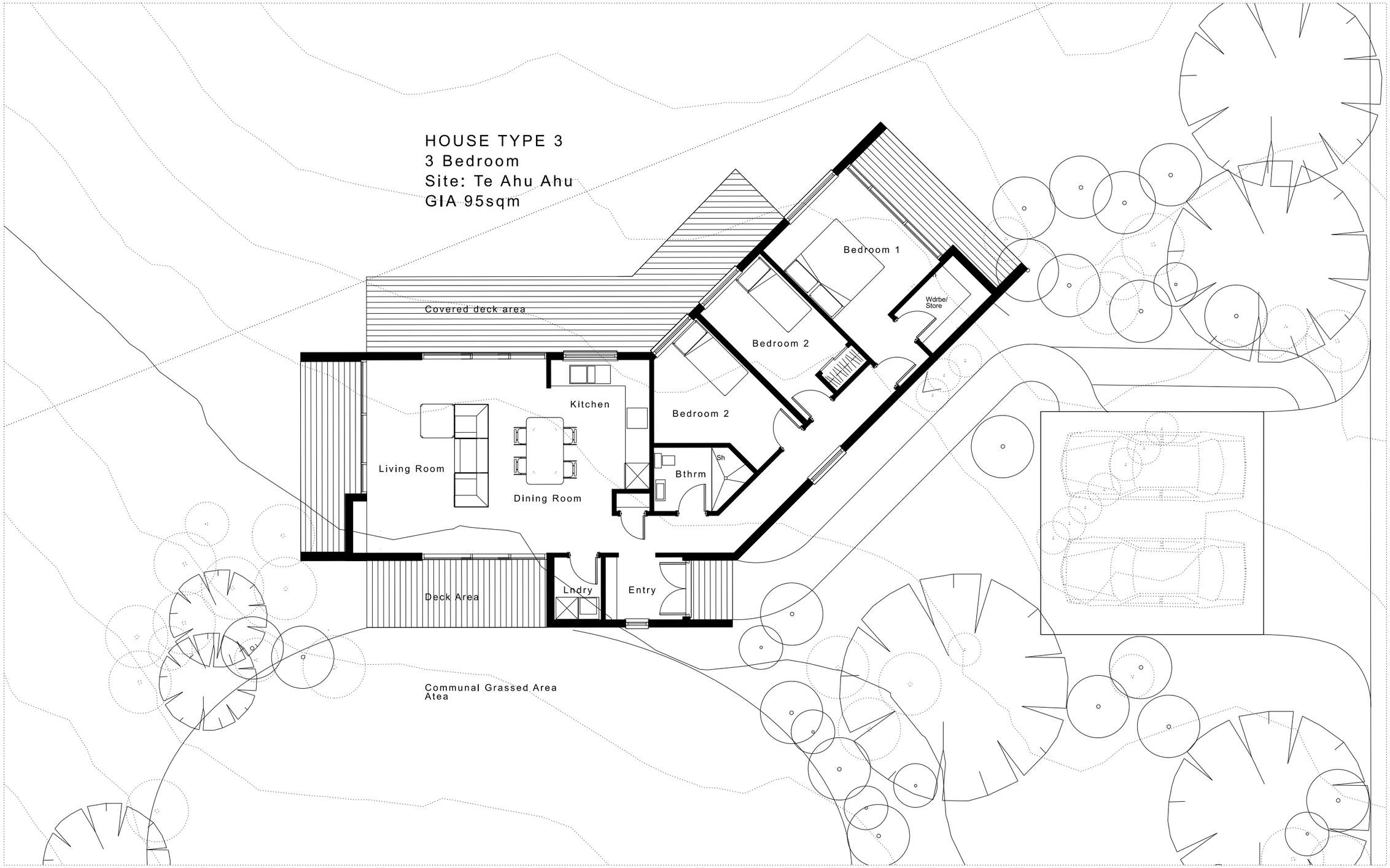
Proposed Floor Plan - TE AHU AHU

335_03_010

01 Revision

JOB NO: 335 SCALE: 1:50 @ A1 1:100 @ A3 DATE: 15-02-2024

HOUSE TYPE 3
3 Bedroom
Site: Te Ahu Ahu
GIA 95sqm



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TE AO MAURI ORA PROJECT

Concept Design Stage

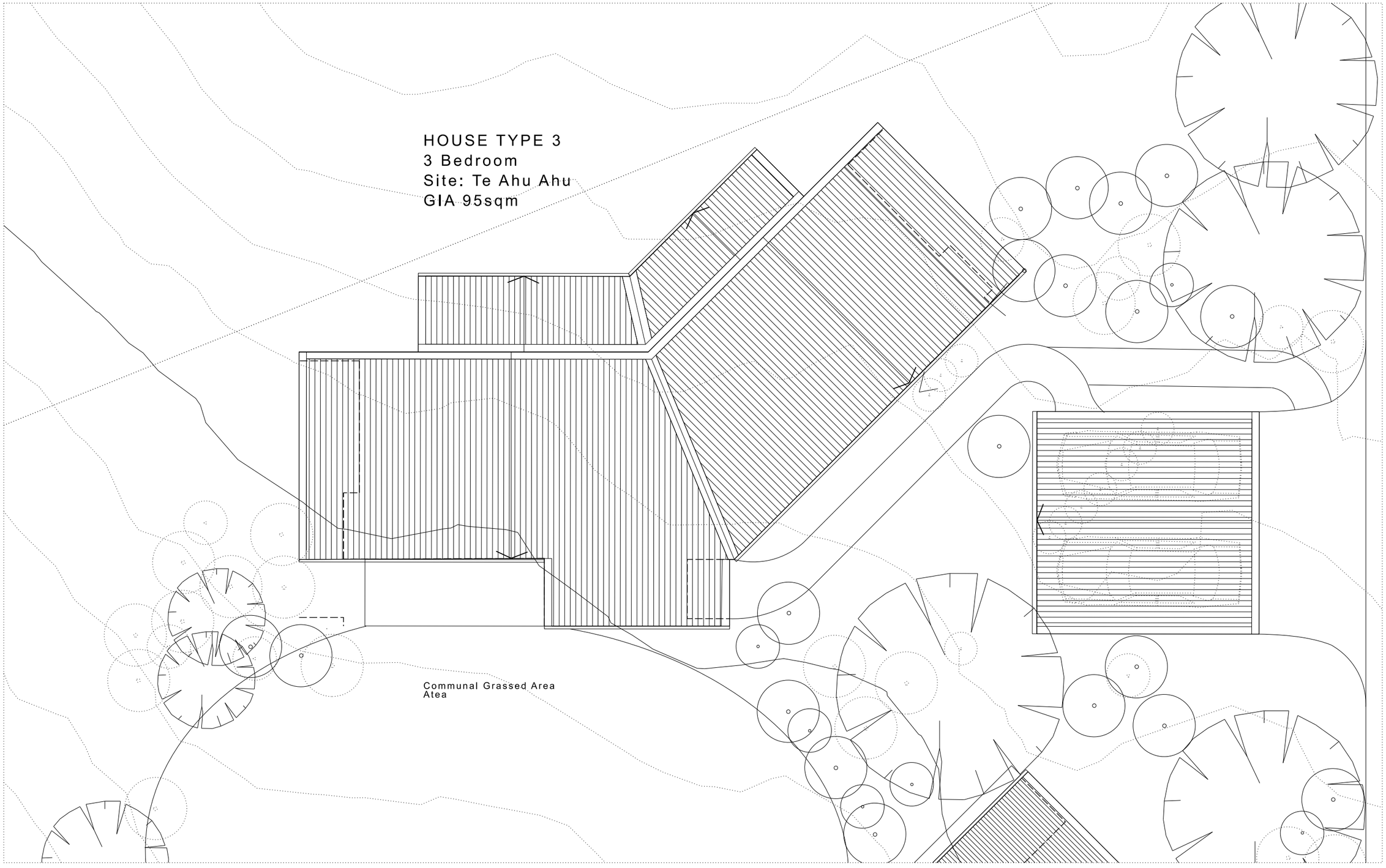
Proposed Floor Plan - TE AHU AHU

335_03_010

01 Revision

JOB NO: 335 SCALE: 1:50 @ A1 1:100 @ A3 DATE: 15-02-2024

HOUSE TYPE 3
3 Bedroom
Site: Te Ahu Ahu
GIA 95sqm



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TE AO MAURI ORA PROJECT

Concept Design Stage
Proposed Roof Plan - TE AHU AHU
335_03_013

01 Revision

JOB NO: 335 SCALE: 1:50 @ A1 1:100 @ A3 DATE: 15-02-2024

82 Te Ahuahu Road
Kaupapa Maori Driven Design - *He Tātai Whenua*
Whanau Papakainga

Gumboots Consulting Engineers Report
Preliminary 3 Waters Feasibility Appraisal

GUMBOOTS
CONSULTING ENGINEERS

Preliminary 3 Waters Feasibility Appraisal

For Proposed Dwellings at

82 Te Ahu Ahu Rd, Ohaeawai

Te Ao Mauri Ora Ltd

Gumboots Consulting Engineers reference 1294a

Report prepared by Kelly Wright 18/03/2024

◆0204486697 ◆office@gumbootsconsulting.co.nz ◆www.gumbootsconsultingengineers.co.nz
191 Onekura Road, Kerikeri, Northland 0295

CONTENTS

TABLES

1. Introduction

Te Ao Mauri Ora Ltd have plans to develop part of the property at 82 Te Ahu Ahu Rd, Ohaeawai with 3 dwellings.

Gumboots Consulting Engineers Ltd was engaged by Te Ao Mauri Ora Ltd to provide a preliminary 3 waters feasibility report. This report is based on desktop study and site walkover only. It is for use in planning of future development only and is not suitable to support a Building Consent application.

Together we value, protect and restore the mauri of the waterways so that it enables mahinga kai, ki uta ki tai.

1.1 Objective

Of our work was;

- To assess the general site suitability and associated risks to land and LIFE for the initial concept development pertaining to the proposed work,
- Preliminary account of the site conditions in lieu of waste and stormwater management and land application,
- Preliminary account on the likely management and type[s] of systems suited to the site,
- Define the likely approach and extent for specific engineering design in delivering an optimum system to complement the proposal,
- Define the likely extent and expectations of living effects with regard to specific land inherent vulnerabilities[ILV] and where possible,
- Outline the catchment-context, challenges and values [CCCV] with respect to the expected outcomes from the project as a whole,

All in all, providing a general account of the existing site, assets and subsequent associated engineering work.

2. Appraisal Summary

Table 1.0 - Project Location and Details

PROJECT LOCATION & DETAILS	
Project Street Address and Legal Description	82 Te Ahu Ahu Rd, Ohaeawai Pakonga 2L3
Project Proposal	Will comprise 3 standalone houses and associated garages/sheds.
Site Walkover Date:	27th February 2024
Job Number	1294a
Total Site Area	The designated occupational area is 3,863sqm of the total block 5.4237Ha area.
FNDC District Plan Zoning	Rural Production
Existing Developments	Two implement sheds to the southwestern corner of the Lot.
Site Features	The site is flat to gently sloping and currently in pasture.
Existing 3 Waters Infrastructures	There is no existing stormwater [or wastewater] infrastructure, with stormwater currently moving as sheetflow southwest from the slightly raised designated occupational area to the lower lying wetland area.
Soil Type	Orthic Allophanic - These soils occur predominantly in the North Island volcanic ash and in the weathering products of other volcanic rocks. They cover 5% of New Zealand.
General grade profiles	Good water shedding surface characteristics, spreads runoff but no acceleration.
Inherent Land Vulnerabilities	The dormant wetland within the lower south west area has a diverse range of native flora and fauna.
Risk Assessment including CCCV factors.	Forthcoming work.
Potable Water	Shall be supplied from water tanks.
Stormwater Runoff Assessment	Neutrality and roof runoff management via water tanks. Purpose planting and landscape for overland flow paths.

Wastewater Assessment	Minimum wastewater treatment level; secondary treatment. Land application via drip lines.

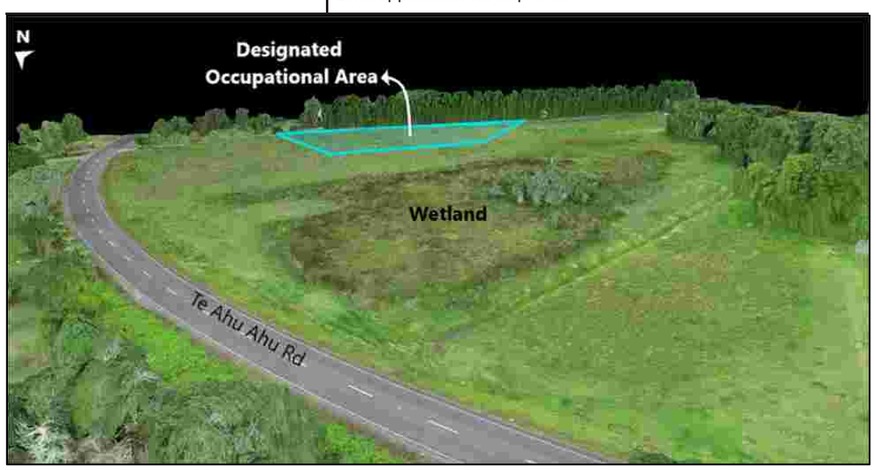

Figure 1 - Site Features Map (adapted from DroneX Aerial Map)**.**

3. Site Features

Our fieldwork for this report commenced on the 27th February 2024 and involved;

- Site consultation with our Client
- Site walkover/mapping
- Aerial mapping

The property is flat with grass cover. Two recently implemented sheds constitute the southeastern corner. A formed drainage channel runs along the western boundary.

No saturated or boggy ground was encountered within the general occupational area during the site visit.

4. Soil

LandCare Research indicates the soils encountered here as Orthic Allophanic (LO); these soils occur predominantly in the North Island volcanic ash and in the weathering products of other volcanic rocks. They also occur in the weathering products of greywacke and schist in the South Island high country. They cover 5% of New Zealand3

4.1 Allophanic [L]

Have a low bulk density resulting in it having little resistance to root growth. Topsoils are stable and resist the impact of machinery or grazing animals in wet weather. Erosion rates are generally low except on steep slopes or exposed sites.

Their ability to retain phosphorus is high. Natural fertility is low. Soils contain large populations of soil organisms, particularly in A horizons.

Reference: Manaaki Whenua LandCare Research: New Zealand Soil Classification (NZSC) - Soil Order.

5. Geology

The geological information on hand indicates that the site is underlain by Kerikeri Volcanic (Pvb); basalt lava, volcanic plugs and minor tuff.

Reference:
Geology of the Whangarei Area. Institute of Geological & Nuclear Sciences; 1: 250,000 geological map 2. Lower Hutt, New Zealand.

NZMS Sheet 290 P 04/05, 1:100,000 scale map, Edition 1, 1982: "*Whangaroa-Kaikohe"* (Rocks).

6. General Grade Profiles

The site is near flat however, it generally downgrades towards the wetland area with the lowest grade it seems to the north western corner. This shall serve the property via neutralising runoff during peak storm events.

On the other hand, the natural feature presents a sensitive element in which it shall be carefully considered and protected from any wastewater applied thereupon going forward.

7. Inherent Land Vulnerabilities

Inherent Vulnerabilities are risks to freshwater and freshwater ecosystems from the biophysical features of the land and an assessment is an important step in defining adaptation strategies, sensitivities and capacity.

Published environmental data relating to the site has been reviewed. A summary of relevant information pertaining to the subject property and local area is presented in the table below.

Table 1.1 – Inherent Land Vulnerabilities (ILV)

ILV	Comments	Potential Risks

Boundaries	The designated occupational area is limited to the eastern boundary and western wetland area. Wetland area shall be well defined and incorporated within the freshwater management plan FWMP as appropriate.	Setbacks will need to be considered where applicable. Cross contamination from daily activities. Underutilised asset in daily sustenance of land and LIFE. Misservice in stormwater treatment and neutrality.
Groundwater	Local tangata whenua have indicated the presence of a puna in the area. Subject to further ground investigations. There are mapped active water bores on the NRC GIS maps within the area. The closest being approximately 200m to the northeast of the site. The site is located in the area of the Waiora Northland Priority Catchment and a main Northland Aquifer.	Cross contamination. Limiting land value in support to human LIFE
Surface Freshwater Bodies - **Source (spring vs run-off)** - **Flow variability (Permanent, intermittent** - **Vegetation cover**	Wetland 10m west of the designated occupational area. The large surface area (1.25ha) shall serve effectively at receiving stormwater flows. Stream running along the western side of the wetland. The property is within the catchment area for the Waitangi River. The reduced outlet via overland stream and complimenting culvert under Te Ahu Ahu Rd, northwest will provide effective attenuation of stormwater flows. *Freshwater shall be managed in a way that gives effect to Te Mana o te Wai.*	Lack of purpose flora habitation which leads onto the lack of stormwater retention and treatment. Lack of fresh water management plan[FWMP]. Depleted soil values due to years of mono farming activities. Increased runoff due to compacted subsoils from stock.
Artificial Freshwater Bodies (drains/storage ponds/farm dams/irrigation races)	A formed drainage channel runs along the western boundary and complementing Te Ahu Ahu road.	Blockages due to oversized material flowing onto.

		Storm proof with respect to provisions in case of the aforementioned event. Lack of maintenance and upkeep.
Flood Risk Status	None recorded	The NRC and FNDC GIS databases indicate that the site is not included within the area that has been modelled for flood hazard events.
Climate	- Mild climate; low risk of flood, drought, sheet erosion and mass movement erosion. - Wind Zone A (Branz) - Exposure Zone B (Branz)	Climate change, El Niño, high variation in historic rainfall. Flow-on effect: Lack of flora and heavy rainfall can cause erosion and sediment in waterways. Long dry summers can cause less productive land requiring intensive water requirements.
Landforms	Good water shedding surface characteristics, spreads runoff but no acceleration. The published geology indicates that the site is underlain by basalt lava and volcanic plugs of the Kerikeri Volcanic Group which generally comprise good draining soils. Active organisms within the subsoil mantle for final treatment of wastewater. Land application on raised garden beds to allow for vertical buffering.	Hydraulic overload/seepage shall carefully be considered. Seasonal variation of water table [subject to confirmation]. Sedimentation via flow paths.
Soil	Orthic Allophanic - Topsoils are stable and resist the impact of machinery or grazing animals in wet weather. Erosion rates contain large populations of soil organisms, particularly in A horizons.	Depleted value in soil organisms due to daily living activities. Use of harmful chemicals via wastewater discharging. Lack of upkeep [soil feeding] and maintenance by residents
Critical Source Areas (CSA) **Area (Size & location)** **Slope** **Vegetation Cover**	Wetland/Overland flow path	Cumulative contamination via lack of stormwater treatment and land resilience to storm events.
Significant Site	- Lake Omapere	Cumulative contamination.

	- Parawhenua Marae (within 1km) - Te Ahuahu, Maungaturoto and Pouerua Maunga - Repo (Wetland) - Mahinga kai	
Significant Types	Watercress and other edible plant species	Presence of significant invasive plant species such as blackberry, carrot weed and ragwort have caused some degradation of the wetland ecosystem.

8. Potable Water

There is no FNDC reticulated system available. Stormwater runoff from future roof areas will be collected in water tanks for domestic water supply.

9. Stormwater Run-off Assessment

Development activities induce impermeable surfaces which increase run-off from the developed site and exacerbate;

1. flooding to properties downstream.
2. contamination to freshwater bodies.
3. land value depletion in support of LIFE.
4. soil value depletion i.e. low bulk density

9.1 Impermeable Surfaces

Impermeable surfaces are defined by FNDC as;

> *(a) decks (including decks less than 1 m in height above the ground) excluding open slatted decks where there are gaps between the boards;*
>
> *(b) pools, but does not include pools designed to operate as a detention pond;*
>
> *(c) any surfaced area used for parking, maneuvering, access or loading of motor vehicles, including areas covered with aggregate;*
>
> *(d) areas that are paved with concrete, asphalt, open jointed slabs, bricks, gobi or materials with similar properties to those listed;*
>
> *(e) roof coverage area on plan;*
>
> *But excludes:*
>
> *i. Water storage tanks occupying up to a maximum cumulative area of 20 m^2; and*

Based on the preliminary plans provided and the site features, it is our expectation that less than minor run-off shall result from the impermeable areas proposed.

Typical impermeable surfaces when developed can be estimated as follows:

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P 0204486697 | E office@gumbootsconsulting.co.nz

Table 1.2 – Typical On Development - lot Impermeable Surfaces

Impermeable Surface	*H1	H2	H3	Total
Driveway/Parking	55	150	120	325
Roof	95	70	70	235
Shed	35	35	-	70
Deck/paths	35	25	25	85
Total Impermeable	220	280	215	715
Site Area	-	-	-	54,237
Percentage Impermeable	-	-	-	1.32%

**house*

Minor stormwater run-off from roof areas [in an overly simplified term] shall be neutralised via water tanks. Overflows in this aspect shall be dispersed above land into the existing wetland.

9.2 Driveway and Paved Area Stormwater Treatment

Driveways and other paved areas proposed are considered minor.

Generally, it can be sloped to stormwater detention devices. These can be stormwater retention in the form of soakage [gardens] rings, stormwater crates, 'aqua comb', ecobloc or other proprietary stormwater detention solutions, or a pond providing the required stormwater storage volumes.

These areas are designed to retain stormwater and soak it away if the soil allows. But also, to slowly release the stormwater into stormwater management to the west of the development.

Post development the discharge from the site shall be no greater than before development, for the design event.

9.3 Wetland

The Resource Management Act defines wetlands as permanently/intermittently wet areas, shallow water and land water margins that support a natural ecosystem of plants and animals that are adapted to wet conditions.

Wetlands filter and clean the water that moves into and through them. In a sense it can be deemed as the Earth's kidneys. It traps sediments and nutrients, maintains water tables, and readily provides protection against flooding and coastal storm surges.

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As observed, it is envisaged that the existing feature is an outcome of naturally occurring dips in the landscape i.e. ephemeral wetland[1]. As with most natural wetlands in New Zealand, the observed features are in effect of waterlogged soils rather than stretches of water.

In effect, they can dry out for half of the year and can also be easily targeted for draining and utilised as pasture land. In this case, the latter is true.

This resource shall be regenerated and therefore shall constitute the focal point of the development within the three waters context as appropriate.

Reference: www.wetlandtrust.org.nz

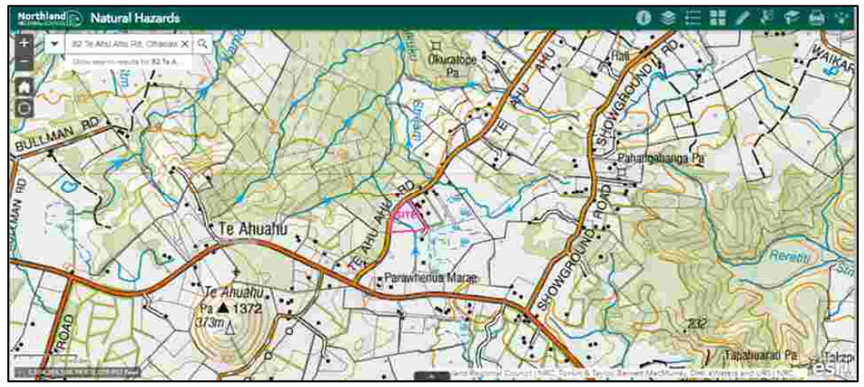

Figure 2 - Supporting Water Bodies Location Plan (map adapted from NRC Natural Hazards Map)**.**

9.4 Primary Flow Paths [PFP]

Primarily, the collective property is well equipped with established primary flow paths i.e. the wetland area and formed drainage channel along the western boundary.

These natural features readily provide an organic low impact and sustainable stormwater management approach in this instance.

[1] *..usually small, isolated ponds with a cyclic nature of drying and refilling. Termed "hydroperiod'.*

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Figure 3 - PFP Map (Adapted from DroneX Aerial Map)**.**

9.5 General Suitability

The future developments intended hereon shall allow provisions for the safeguard and sustainable application of the occupational assets with regard to the conditions and environment characteristics outlined above. Any adverse effects as a result of future residential dwellings to be erected within the nominated area are considered less than minor.

The physical sitescape and natural features mean that retention is feasible within the development. However, the PFPs shall be well incorporated within the stormwater management system in balancing service of the collective site and future occupational activities anticipated.

It is recommended that a site specific analysis of post development against pre development conditions for the proposed impermeable surfaces are accounted for at building consent stage when an intended purpose of a proposed development plan is decided upon.

10. Wastewater Assessment

Considering the ILVs identified it is appropriate that the minimum level of treatment required in this case shall be secondary treatment with dripper lines land application.

It is understood that 3 x 2 bedroom homes are proposed, therefore a design occupancy of 12 people has been adopted for this preliminary study. The associated wastewater flow allowance is 145 litres/person/day by 12 people equates to 1,740 litres per day of generated daily wastewater.

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The daily generated wastewater over an adopted 4mm/day irrigation rate [for Category 4 or 5 soils], gives a total effluent field size of 435m^2. As indicated below, there is sufficient land area to serve this purpose;

Figure 4 - Preliminary Effluent Field Location (Adapted from DroneX Aerial Map)**.**

The effluent disposal systems will need to be sited to avoid surface runoff and natural seepage from adjacent land and protected by using interception drains. The disposal areas will need to be mounded above the surrounding land to ensure that the lowest point in the field complies with the Proposed Regional Plan for Northland and Far North District Plan (FNDP) rules:

- Not less than 0.6 m above the winter groundwater table for secondary treated effluent.

The discharge of sewage effluent onto land is controlled by and should comply with the permitted activity rules C.6.1.3 of the Proposed Regional Plan for Northland (RPN), including;

- The volume of wastewater discharged does not exceed two cubic metres per day.
- The slope of the disposal area is not to exceed 25 degrees.
- Special provisions apply to disposal area slopes greater than 10 degrees.

The disposal field also needs to have minimum separation distances from watercourses and boundaries as follows (RPN Rule C6.1.3):

- Not less than 5 m from an identified stormwater flow path (including a formed road with kerb and channel, and water-table drain) that is down-slope of the disposal area.
- Not less than 20 m from any surface water for primary treated effluent.
- Not less than 15 m from any surface water for secondary treated effluent.

- Not less than 20 m from any existing groundwater bore located on any other property.
- Not less than 1.5 m from a boundary.

10.1 General Suitability

We consider the site suitable to support the onsite wastewater requirements for the proposal.

However it shall be subject to SED with regard to a detailed risk assessment and appraisal of land application of effluent to the site with sustainable and minimum adverse effects to land and LIFE.

11. Te Mana o Te Wai

Protecting the health of freshwater protects the health and well-being of the wider environment. It protects the mauri of the wai. Te Mana o te Wai is about restoring and preserving the balance between the water, the wider environment, and the community.

Te Mana o Te Wai also gives effect to six guiding principles:

- Mana whakahaere: the power, authority, and obligations of tangata whenua to make decisions that maintain, protect, and sustain the health and well-being of, and their relationship with, freshwater Good governance, Kaitiakitanga, care, and respect for water.
- Kaitiakitanga: the obligation of tangata whenua to preserve, restore, enhance, and sustainably use freshwater for the benefit of present and future generations.
- Manaakitanga: the process by which tangata whenua show respect, generosity, and care for freshwater and for others.
- Governance: the responsibility of those with authority for making decisions about freshwater to do so in a way that prioritises the health and well-being of freshwater now and into the future.
- Stewardship: the obligation of all New Zealanders to manage freshwater in a way that ensures it sustains present and future generations.
- Care and respect: the responsibility of all New Zealanders to care for freshwater in providing for the health of the nation.

The National Policy Statement for Freshwater Management requires us to think about the water as a living and breathing Taonga in its own right, that needs looking after for present and future generations.

3 Waters with respect to the proposed project is well defined and a regular activity that can be managed.

All in all, the design for the 3 waters shall include the Fresh Water Management Plan (FWMP) of the wetland, as the core component in our undertaking hereon. Therefore, setting a precedent in line with Te Mana o te Wai concept on the vital importance of water, such that;

" Managing freshwater ensures the health and well-being of the water is protected and human health needs are provided for before enabling other uses of water. It expresses the special connection all New Zealanders have with freshwater. By protecting the health and well-being of our freshwater we protect the health and well-being of our people and environments".

Reference:

National Policy Statement for Freshwater Management (2020) *January 2024. Section 2.2 Policies*

11.1 Limited Liability

This report has been prepared solely for the benefit of Te Ao Mauri Ora Ltd, in accordance with the brief given to us, the agreed scope and in general accordance with current standards, codes and best practice at the time of this writing. Therefore, they shall be deemed the exclusive owner on full and final payment of the invoice.

Information, assumptions, and recommendations contained within this report can only be used for the purposes with which it was intended. Gumboots Consulting Engineers accepts no liability or responsibility whatsoever for;

1. any use or reliance on the report by any party other than the owner or parties working for or on behalf of the owner, such as local authorities, and for purposes beyond those for which it was intended.
2. any omissions or errors that may befall from inaccurate information provided by the Client or from external sources.

This report should be read and reproduced in its entirety including the limitations to understand the context of the opinions and recommendations given.

Reviewed/Approved on behalf of Gumboots Consulting Engineers Ltd by:

Akira Kepu

Senior Chartered Geotechnical - Civil Engineer

CMEngNZ [1160185], Board Member of EngNZ Northland Branch.

Member of NZGS, ISSMGE, SIG EGP & The Sustainability Society.

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Subject: Pre-Application - Consideration of Proposal
Date: Tuesday, 20 May 2025 at 1:35:59 PM New Zealand Standard Time
From: Steve Sanson
To: infonorthland@heritage.org.nz
Attachments: image001.jpg, image002.png, image003.png, image004.png, image005.png, 8.0 Appendix 7 Archaeological Report.pdf, Site Plan - Te Ahu Ahu.pdf, Site Plan - Ohaeawai.pdf, Site Plan - Omapere.pdf

Hi,

We have a client who is looking at carrying out Papakainga development at 3 separate locations –

- 352 State Highway 1, Ohaeawai [refer archaeological report attached].
- 158 Omapere Road, Kaikohe
- 82 Te Ahu Ahu Road, Ohaeawai

The site plans are attached.

We would be interested in any information or feedback prior to lodging with FNDC.

Regards

Steve Sanson
Director | Consultant Planner
Bay of Islands Planning (2022) Ltd

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APPENDIX 4 – ASSESSMENT OF OBJECTIVES & POLICIES

Table 1: Tangata Whenua Assessment [ODP]

Objective / Policy	Assessment
2.7.1 Through the provisions of the Resource Management Act, to give effect to the rights guaranteed to Maori by Te Tiriti O Waitangi (Treaty of Waitangi).	Noted. The applicant seeks to use their landholding for purpose which are aligned to Te Tiriti.
2.7.2 To enable Maori to develop and manage their land in a manner which is consistent with sustainable management of the natural and physical resources of the District as a whole.	This proposal represents an approach for maori to develop their land in a sustainable manner. This objective allows for maori to develop general land provided it is in accord with sustainable management.
2.7.3 To recognise and provide for the protection of waahi tapu and other ancestral sites and the mauri (life force) of natural and physical resources.	Noted.
2.8.1 That Council will provide opportunities for the involvement of tangata whenua in the sustainable management of the natural and physical resources of the District.	This application is considered to be the opportunity in this instance.
2.8.2 That tangata whenua be consulted over the use, development or protection of natural resources where these affect their taonga.	Not considered relevant to the application.
2.8.3 That the Council will have regard to relevant provisions of any whanau, hapu or iwi resource management plans, taiapure plans or mahinga mataitai plans.	In this respect, the 'Management Plan' is considered the whanau plan put forward for development of the site.
2.8.4 That development on ancestral land will be provided for, consistent with the requirement for sustainable management of resources.	The land is considered to be 'ancestral and can be developed on the basis that development is within the carrying capacity of the site and surrounds.
2.8.5 That waahi tapu and other taonga be identified and protected by provisions in the Plan.	There are no specific waahi tapu in this instance on the development site.

Table 2: Rural Production Zone Assessment [ODP]

Objective / Policy	Assessment

8.6.3.1 To promote the sustainable management of natural and physical resources in the Rural Production Zone.	The proposal has been considered from numerous professionals who, subject to conditions and further typical assessments, consider the development to meet sustainable management.
8.6.3.2 To enable the efficient use and development of the Rural Production Zone in a way that enables people and communities to provide for their social, economic, and cultural well being and for their health and safety.	The proposal promotes a multi-dimensional wellbeing proposal that allows the rural land base that is largely unproductive and sloping to be used to promote housing choice and local tikanga. The proposal is consistent with the objective.
8.6.3.3 To promote the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.	Grazing of stock at a small scale is possible and will remain an opportunity that is not severed through the promotion of housing. The proposal does not seek any vegetation clearance and the dwellings are located in areas which promote maximum up take of the amenity of the site and viewpoints to the surrounds.
8.6.3.4 To promote the protection of significant natural values of the Rural Production Zone.	In this instance the significant natural values are associated rural amenity and the localised wetland on the site which are not sought to be compromised through the proposal.
8.6.3.5 To protect and enhance the special amenity values of the frontage to Kerikeri Road between its intersection with SH10 and the urban edge of Kerikeri.	Not relevant.
8.6.3.6 To avoid, remedy or mitigate the actual and potential conflicts between new land use activities and existing lawfully established activities (reverse sensitivity) within the Rural Production Zone and on land use activities in neighbouring zones.	There are no reverse sensitivity effects arising as the proposal maintains appropriate setbacks from neighbouring properties.
8.6.3.7 To avoid remedy or mitigate the adverse effects of incompatible use or development on natural and physical resources.	There are considered to be no incompatible uses proposed.

8.6.3.8 To enable the efficient establishment and operation of activities and services that have a functional need to be located in rural environments.	The zone enables such an activity as that proposed.
8.6.3.9 To enable rural production activities to be undertaken in the zone.	Small scale rural production activities will be able to continue. As above, grazing can continue, as can the preparation of shared gardens for food and flax gardens.
8.6.4.1 That the Rural Production Zone enables farming and rural production activities, as well as a wide range of activities, subject to the need to ensure that any adverse effects on the environment, including any reverse sensitivity effects, resulting from these activities are avoided, remedied or mitigated and are not to the detriment of rural productivity.	Refer above. The proposed residential use is sympathetic to small scale rural production activities.
8.6.4.2 That standards be imposed to ensure that the off-site effects of activities in the Rural Production Zone are avoided, remedied or mitigated.	There are no apparent off site effects resulting from the proposal.
8.6.4.3 That land management practices that avoid, remedy or mitigate adverse effects on natural and physical resources be encouraged.	During the iteration / design process, many professionals have provided their expertise and experience to avoid, remedy and mitigate effects.
8.6.4.4 That the type, scale and intensity of development allowed shall have regard to the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.	The type, scale and intensity of development proposed is small scale [70m^2] modest homes, promoted in distinctive development areas, of an intensity that could be commensurate with workers accommodation for a typical rural use. The productive intent of this site is limited in this case, however can provide and promote a range of social, environmental and cultural benefits to people.
8.6.4.5 That the efficient use and development of physical and natural resources be taken into account in the implementation of the Plan.	Noted.

8.6.4.6 That the built form of development allowed on sites with frontage to Kerikeri Road between its intersection with SH10 and Cannon Drive be maintained as small in scale, set back from the road, relatively inconspicuous and in harmony with landscape plantings and shelter belts.	Not relevant.
8.6.4.7 That although a wide range of activities that promote rural productivity are appropriate in the Rural Production Zone, an underlying goal is to avoid the actual and potential adverse effects of conflicting land use activities.	There is no conflicting land uses promoted.
8.6.4.8 That activities whose adverse effects, including reverse sensitivity effects, cannot be avoided remedied or mitigated are given separation from other activities.	Appropriate separation is promoted to neighbours.

Table 3: Tangata Whenua Assessment [PDP]

Objective / Policy	**Assessment**
TW-O1 Tangata whenua and Council have a strong, high trust and enduring partnership based on the principles of Te Tiriti o Waitangi / The Treaty of Waitangi.	The process proposed to be used is considered to be high trust and enduring.
TW-O2 Tangata whenua are provided with opportunities to actively participate as kaitiaki in resource management processes.	The residents will become kaitiaki of the land.
TW-O3 Historic heritage, which includes sites and areas of significance to Māori and cultural resources, is managed to ensure its long-term protection for future generations.	Historic heritage is not on the site.
TW-O4 Tangata whenua maintain mana whenua in their rohe through strong and enduring relationships with their culture and traditions, ancestral lands, water, sites, wāhi tapu, and other taonga.	The land will be maintained and enhanced through the proposal which will increase wellbeing to tangata whenua.
TW-O5 The economic, social and cultural well-being of tangata whenua is enhanced through the development of	This land is not strictly administered under Te Ture Whenua but fits the bill of general land owned by maori.

Māori land administered under Te Ture Whenua Māori Act 1993 and land returned in the Treaty settlement process.	
TW-P1 Work proactively with Iwi and Hapū to identify, and where agreed to, implement: a. Mana Whakahono a Rohe / Iwi participation arrangements; b. joint management agreements under section 36B of the RMA; and c. other arrangements as agreed.	Not relevant.
TW-P2 Ensure that tangata whenua are provided with opportunities to actively participate in resource management processes which involve ancestral lands, water, sites, wāhi tapu and other taonga, including through: a. recognition of the holistic nature of the Māori worldview; b. the exercise of kaitiakitanga; c. the acknowledgement of matauranga Māori; d. regard to Iwi/Hapū environmental management plans; and e. any other agreements.	The holistic maori worldview has been considered through the iterative design process to make the concept viable. Kaitiakitanga is engrained through the proposal as residents will have a role to play in this respect in terms of looking after land.
TW-P3 Protect the values of Māori historic heritage, cultural resources, wāhi tapu and other taonga by: a. collaborating with Iwi and Hapū to identify significant sites and cultural resources; b. scheduling significant sites and areas of significance to Māori; and c. recognising that sites and areas of significance to Māori are often associated with a wider cultural landscape which holds significance to tangata whenua.	These are not identified on the site.
TW-P4 Enable economic, social and cultural well-being of tangata whenua through the use and development land administered under Te Ture Whenua Māori Act 1993 and returned under treaty settlement, while managing adverse effects on the environment.	The proposal seeks to enable economic, social, and cultural wellbeing through the management and operational structure which links the development with wrap around services.
TW-P5 Recognise tangata whenua as specialists in the tikanga of their Iwi or Hapū, including when preparing or undertaking a cultural impact assessment.	Noted.

TW-P6 Consider the following when assessing applications for land use and subdivision that may result in adverse effects on the relationship of tangata whenua with their ancestral lands, water, sites, wāhi tapu and other taonga: a. any consultation undertaken with Iwi, Hapū or marae with an association to the site or area; b. any Iwi/Hapū environmental management plans lodged with Council; c. any identified sites and areas of significance to Māori; d. whether a cultural impact assessment has been undertaken by a suitably qualified person who is acknowledged/endorsed by the Iwi, Hapū or relevant marae, and any recommended conditions and/or monitoring to achieve desired outcomes; e. any protection, preservation or enhancement proposed; f. any relevant treaty settlement legislation; g. any relevant statutory acknowledgement area identified in APP2- Statutory acknowledgement areas; h. Te Rautaki o Te Oneroa-a-Tōhe/ Te Oneroa-a-Tōhe (Ninety Mile Beach) Management Plan; and i. any relevant relationship agreements or arrangement between Council and any Iwi Authority or Hapū.	There are no adverse effects for tangata whenua in this instance. The proposal is positive for tangata whenua.

Table 4: Rural Production Zone Assessment [PDP]

Objective / Policy	**Comment**
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.	Contextually, the objective seeks protection of primary production on a site that has limited opportunity for such use. Notwithstanding, the balance of the site can be used for small scale and discrete primary production such as grazing and growing food for the papakainga use.

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.	The Papakainga use as designed is considered to have a functional need to be where it is located. The activities are not incongruous with small scale primary production as outlined above.
RPROZ-O3 Land use and subdivision in the Rural Production zone: a. protects highly productive land from sterilisation and enables it to be used for more productive forms of primary production; b. protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation; c. does not compromise the use of land for farming activities, particularly on highly productive land; d. does not exacerbate any natural hazards; and e. is able to be serviced by on-site infrastructure.	The site does not contain highly productive land. The surrounding primary production uses are not impacted by the small scale houses and density proposed. Their effective and efficient operation is not compromised. Natural hazards are mitigated. The site is able to service the proposed development.
RPROZ-O4 The rural character and amenity associated with a rural working environment is maintained.	The proposal is not inconsistent with rural character and the houses are commensurate in terms of building scale, location and density as typical rural working implement sheds [for example].
RPROZ-P1Enable 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.	These are proposed at a small scale where effects are internalised.
RPROZ-P2 Ensure the Rural Production zone provides for activities that require a rural location by:	Activities are compatible with one another.

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 and home businesses.	
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.	The new sensitive activities do not impact existing primary production activities. The two uses are compatible. The surrounding land uses are low intensity primary production – mostly grazing due to the topography.
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.	Low site coverage is achieved, the majority of the site remains in pasture / wetland and typical odour, noise and dust effects are not a part of the proposal.
RPROZ-P5 Avoid land use that: a. is incompatible with the purpose, character and amenity of the Rural Production zone; b. does not have a functional need to locate in the Rural Production zone and is more appropriately located in another zone;	The land uses do not need to be avoided because the activity is compatible with the character and purpose of the Rural Production Zone, has a functional need to be located there, the land does not include highly productive land and does not exacerbate natural hazards. The site can be serviced.

c. would result in the loss of productive capacity of highly productive land; d. would exacerbate natural hazards; and e. cannot provide appropriate on-site infrastructure.	
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.	Not relevant.
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. 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;	The proposal through increased residential use will make more efficient use of the land in terms of rural production [i.e more people ; more gardens]. This utilises the soil on site. The buildings are compatible in terms of location, bulk, scale and size. There are no breaches in this respect. There are no subdivision or zone interface effects. The site can be serviced on site. The roading infrastructure is considered appropriate in the context of potential traffic generated by the proposal.

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. the capacity of the site to cater for onsite 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.	There are no adverse biophysical, cultural, or spiritual effects resulting. The proposal is positive in this regard.

Table 5: Northland Regional Policy Statement Assessment

Objective / Policy	**Comment**
Integrated Catchment Management	Not relevant
Region Wide Water Quality	Not relevant

Ecological Flows and Water Quality	Not relevant
Indigenous Ecosystems & Biodiversity	There are no SNA's on the site.
Enabling Economic Wellbeing	The proposal allows for various goods/services in the land development sector in the Far North District.
Economic Activities – Reverse Sensitivity And Sterilization	The proposal does not result in any reverse sensitivity or sterilization effects given the design and scale of the proposal.
Regionally Significant Infrastructure	The proposal does not impact any regionally significant infrastructure.
Efficient and Effective Infrastructure	The proposal seeks to use existing FNDC infrastructure to gain access to the site. Otherwise the site is self sufficient.
Security of Energy Supply	Power supply is existing.
Use and Allocation of Common Resources	Not relevant.
Regional Form	The proposal does not result in any reverse sensitivity effects, or a change in character or sense of place. Versatile soils are not adversely affected as they are not present.
Tangata Whenua Role in Decision Making	The applicant is tangata whenua seeking to enhance cultural wellbeing.
Natural Hazard Risk	There are no concerns in this respect except for fire hazard which has been mitigated.
Natural Character, Outstanding Natural Features, Outstanding Natural Landscapes And Historic Heritage	Not relevant.

Table 6: NPS and NES Assessment

Item	**Assessment**
NZCPS	Not relevant.
NES-SC	Not relevant.

NES-FM	There are no mapped natural wetlands as mapped by the NRC 'Biodiversity Wetland' mapping system. However, as a precaution the wet area has been assessed and consultation with NRC has been undertaken on this matter.
NPS-UD	The site is not urban. Not relevant.
NPS-HPL	The site does not contain Class 1-3 soils. Not relevant
NPS-IB	No large scale vegetation clearance required. Not relevant.

APPENDIX 5 – POTENTIAL CONDITIONS OF CONSENT

1. In accordance with Section 128 of the Resource Management Act 1991, the Far North District Council may serve notice on the consent holder of its intention to review those ongoing conditions of this consent annually during the month of July. The review may be initiated for any one or more of the following purposes:

    a. To deal with any adverse effects on the environment that may arise from the exercise of the consent and which it is appropriate to deal with at a later stage, or to deal with any such effects following assessment of the result of the Far North District Council of duly delegated Council Officer monitoring the state of the environment in the area.
    b. To ensure all ongoing conditions are adequately identified and imposed on site.
    c. To deal with any inadequacies or inconsistencies the Far North District Council or duly delegated Council Officer considers there to be, in the conditions of the consent, following the establishment of the activity the subject of this consent.
    d. To deal with any material inaccuracies that may in future be found in the information made available with the application (notice may be served at anytime for this reason).

2. The activity shall be carried out in general accordance with the following approved plans and document outlined below and attached to this consent with the Councils "Approved Stamp" affixed to it.

Reference	Title	Prepared By	Revision	Date
335	Stage 1: Pre-Design & Outline Conceptual Masterplan Report	Ciloarc	00	08/11/2023
335	Stage 2: Concept Design Master Plan Report	Ciloarc	00	05/06/2024
335_03_001	Existing Site Plan	Ciloarc	01	05/06/2024
335_03_002	Proposed Site Plan – Te Ahu Ahu Rd	Ciloarc	01	05/06/2024
335_03_010	Proposed Floor Plan – Type 4 and 4a	Ciloarc	01	05/06/2024

335_03_010	Proposed Floor Plan – Type 3	Ciloarc	01	05/06/2024
1249a	Preliminary 3 Waters Feasibility Appraisal	Gumboots Consulting Engineers	-	18/03/2024
0325.C	Preliminary Geotechnical Report	Northland Geotechnical Specialists	00	15/08/2023

3. Prior to the commencement of any physical works on site and to the approval of Council, the consent holder shall provide:

    a. A landscape plan prepared by a suitably qualified and experienced person. The landscape plan must include:
        i. A plan of landscaping proposed to soften the visual impact of the built development as viewed from adjacent properties and the road reserve.
        ii. An implementation and maintenance plan that provides details of the plants to be used, their heights, and ongoing protection and replacement. Landscaping must consider fire-retardant species in and around dwellings to reduce potential fire risk. All landscaping is to be completed prior to occupation of the dwellings and must remain in perpetuity.
    b. A geotechnical report that considers stability analysis, any required setbacks and whether specific foundation design is required for each dwelling and associated earthworks.
    c. A cut / fill plan detailing the level of earthworks required to carry out the development, associated infrastructure and access, parking and manouvring that shows earthwork volumes, areas and heights. The plan must adhere to any recommendations from the Report in 3[b].
    d. Plans of the proposed upgrades to the existing vehicle crossing to Te Ahu Ahu Road and internal access upgrades from Te Ahu Ahu Road to the development area.
    e. A sediment and erosion control plan to mitigate effects from the necessary cut / fill required as part of Condition 3[c].
    f. A TP58 report for the proposed dwellings.
    g. A drainage report detailing how stormwater neutrality and controlled discharge is to be achieved.
    h. A Construction Management Plan which includes the name and telephone number of the project manager, site address to which the consent relates, activities to which the consent and CMP relates, expected duration of works and relevant mitigation measures to reduce risk to persons and the environment.

4. Provide evidence that landscaping required as part of Condition 3[a] has been completed. All landscaping must be maintained in perpetuity.

5. Provide relevant producer statements to confirm that all works have been carried out in accordance with those relevant requirements within Condition 3.

6. Provide evidence that the finished floor levels of all dwellings is at 199.5 RL [NZVD].

Assessment of Wetland Values

82 Te Ahuahu Rd, Waimate North

Trina Upperton

September 2023

82 Te Ahuahu Rd, Survey District VIII and XII, Omapere SD

Overlay shows extent of wetland to SE fenceline, hydrological flow to the NW

Assessment of ecological values of the wetland located at 82 Te Ahuahu Rd, Waimate North

Introduction

A request was made by Dr Marise Stewart to provide an ecological assessment of a wetland and to define the boundaries of the wetland. By its nature, the borders of a wetland are somewhat ephemeral. Conditions immediately prior to and on the day of site visit on 8th September 2023 were fine and dry, however, 2023 has been a particularly wet year: a wet spring in 2022, followed by a wet summer 2022/23 and a very wet autumn and winter 2023. Ground water levels are very high and are at saturation level. Northland Regional Council rainfall data shows June-July-August 2023 were around 200% compared to long-term median rainfall records.

Historical aerial images before 2004 are not clear. By June 2004, a drainage channel is visible on the SW side of the wetland which shows short finger extensions to the E and W of the main drain and an additional drain in the NW extent of the wetland by December 2009. Prior to the creation of Te Ahuahu Road, the swamp areas were likely to be contiguous. Flow is from the SE to the NW, entering the wetland from a channel to the SE, which drains from a swamp forest remnant, flowing under Te Ahuahu Rd by way of a culvert to contribute to a small swamp forest and eventually releasing into the Waitangi River which flows to the E coast at Waitangi in the Bay of Islands.

The wetland lies in the Kaikohe Ecological District.

Prior to vegetation clearance, it is likely the wetland had the characteristics and features of surrounding swamp forest remnants. Current land use is grazing for cattle and compaction and pugging of the margins is evident, as is grazing on the vegetation. The interior of the wetland is largely intact, probably due to the water depth and preferred pasture vegetation.

The wetland extents were mapped at the site visit based on current water levels and vegetation indicators. The wetland extends beyond the surveyed area to the SE but this was beyond the scope required.

Findings

The estimated perimeter of the wetland within the area surveyed, is 498m with an area of 1.25ha. Cursory vegetation and wildlife surveys were undertaken although no aquatic survey was carried out. Anecdotally, tuna have been reported. Although no trapping was undertaken, this site lies within the geographic range of Northland mudfish. Botanical and avifauna species lists are in Appendix A. The water flow was swift and clear with no noticeable sediment in the water column.

Values and potential

Due to historic drainage for agricultural use, cattle damage through grazing, nutrient loading, soil disturbance and compaction and weed intrusion by blackberry and honeysuckle, the ecological values of this wetland have been compromised. However, many instances demonstrate this damage can quickly be repaired if remedial steps are undertaken. This would primarily consist of fencing to keep grazing animals out, no further drain clearing, and weed removal. Natural processes could see healthy regeneration in a relatively short period of time.

Many seed and fruit bearing plants are present which would provide foraging for a range of wetland and forest birds. Detection of mātātā and pipit was through calls. Their presence underlines the value of remnant wetland habitats in providing food and habitat.

Importance is placed on the wetland's connectivity role between swamp forest remnants which hold a diverse range of trees species including maire tawake/ swamp maire and supports a wider ecology through the habitat range.

Due to the low lying nature of the site and high water table, care should be taken over the placement of any waste discharges to be associated with the proposed house.

Appendix A : Species List

Scientific name	Common name	Prevalence
Botanical		
Ajuga sp	Bugleweed	Common, margins
Carex lessoniana	Rautahi	Common
Carex secta	Pūrei	Common
Cenchrus clandestinus	Kikuyu	Common on margins
Coprosma sp		Single sp
Coprosma tenuicaulis	Hukihuki	Occasional
Cyathea squarrosa	Wheki	Single sp
Dacrycarpus dacrydioides	Kahikatea	Occasional
Daucus carota	Carrot weed	Common
Isolepis nodosa	Knobby clubrush	Common
Jacobaea vulgaris	Ragwort	Occasional
Juncus sp	Rush	Common
Leptospermum scoparium	Manuka	Small stand
Loniceria japonica	Japanese honeysuckle	Occasional patch
Nasturtium officinale	Watercress	Single patch
Oplismenus hirtellus	Basket grass	Common, throughout
Paspalum sp	Paspalum	Common, pasture
Plantago lanceolata	Plantain	Common, in pasture margin
Podocarpus totara	Tōtara	Occasional
Ranunculus repens	Creeping buttercup	Common, in pasture margin
Rubus sp	Blackberry	Throughout
Ulex europaeus	Gorse	Occasional
Avifauna		
Alauda arvensis	Skylark	Common
Anthus novaeseelandiae	Pihoihoi/Pipit	Occasional
Circus approximans	Kahu/Australasian harrier	Occasional
Hirundo neoxena	Welcome swallow	Common
Poodytes punctatus	Mātātā/Fernbird	Occasional
Porphyrio melanotus	Pūkeko	Few
Vanellus miles novaehollandiae	Spur winged plover	Few

Appendix B: Site Photographs

Photo from Te Ahuahu road culvert (NW corner of wetland)

Mānuka dominated stand in centre of wetland

Dragonfly on seedhead

Wetland overview taken from SE fenceline

References:

Conning, L. & Miller, N. Natural areas of Kaikohe Ecological District Reconnaissance Survey Report for the Protected Natural Areas Programme, 2000

Johnson, P.N & Brooke, P.A. Wetland Plants in New Zealand, Botany Division, DSIR, 1989

Poole, A .L. & Adams, N.M. Trees and Shrubs of New Zealand

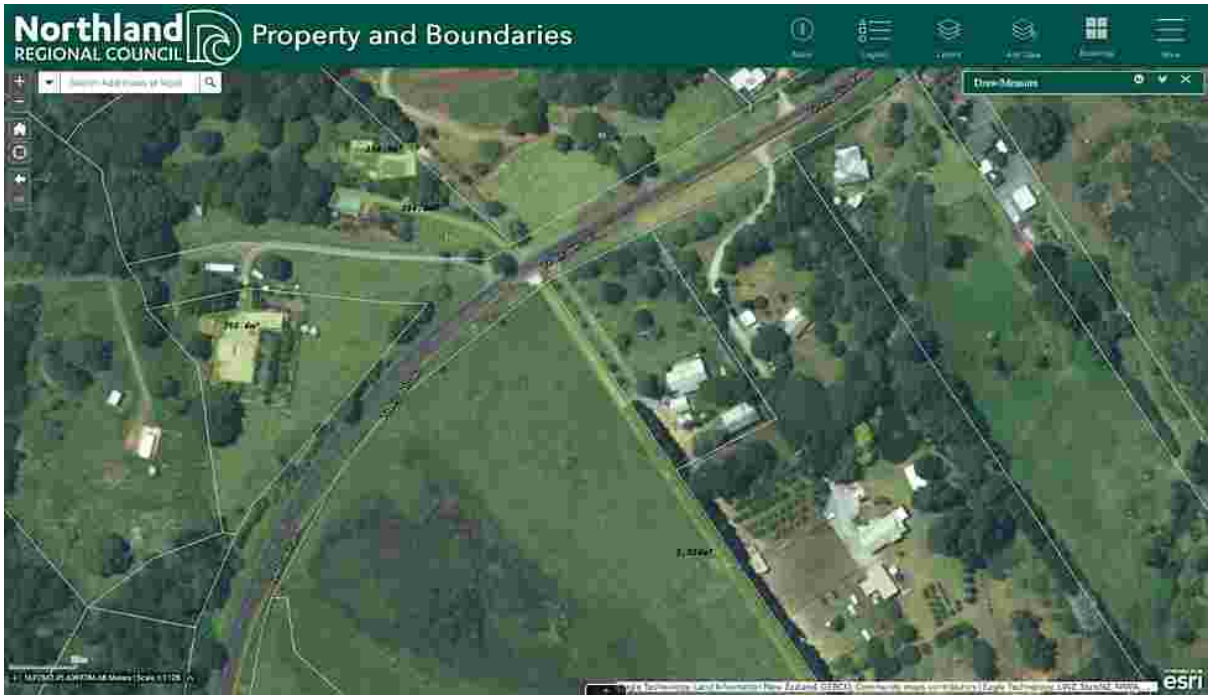
Uprichard, E.A A guide to the identification of New Zealand Common Weeds in Colour 1985

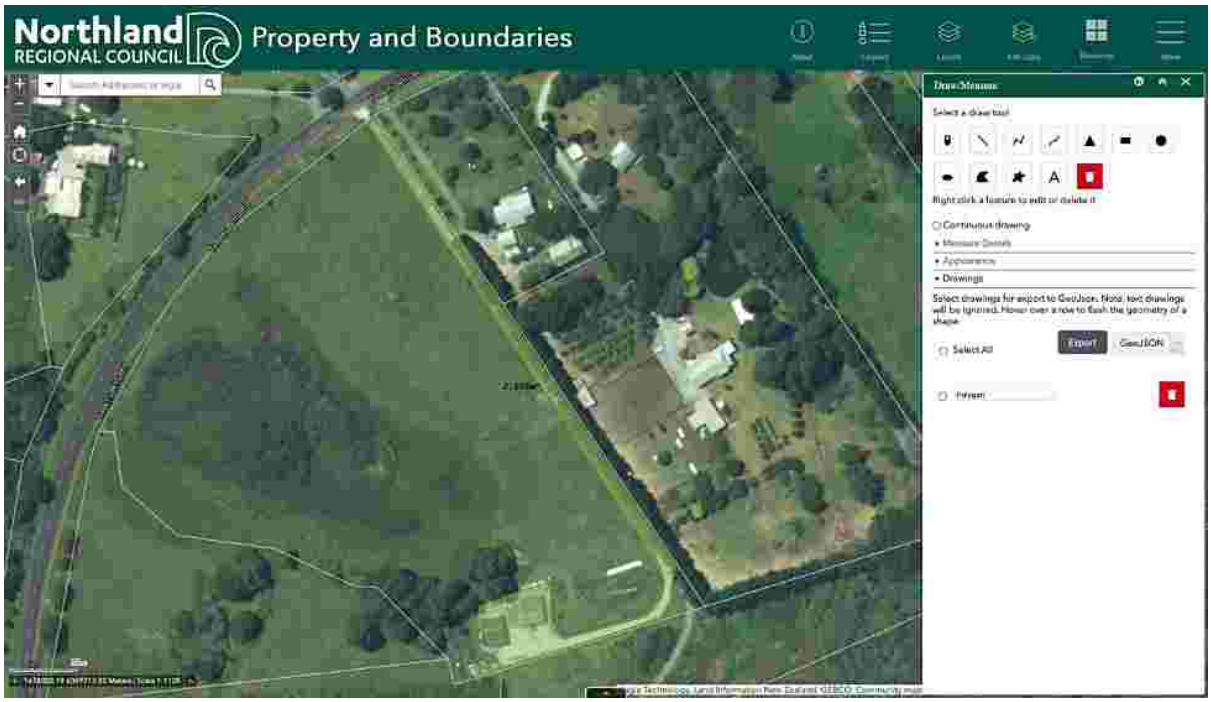
Wilson, H. & Galloway T. Small-leaved shrubs of New Zealand 1993

Council Feedback and Response

1. Stormwater Details

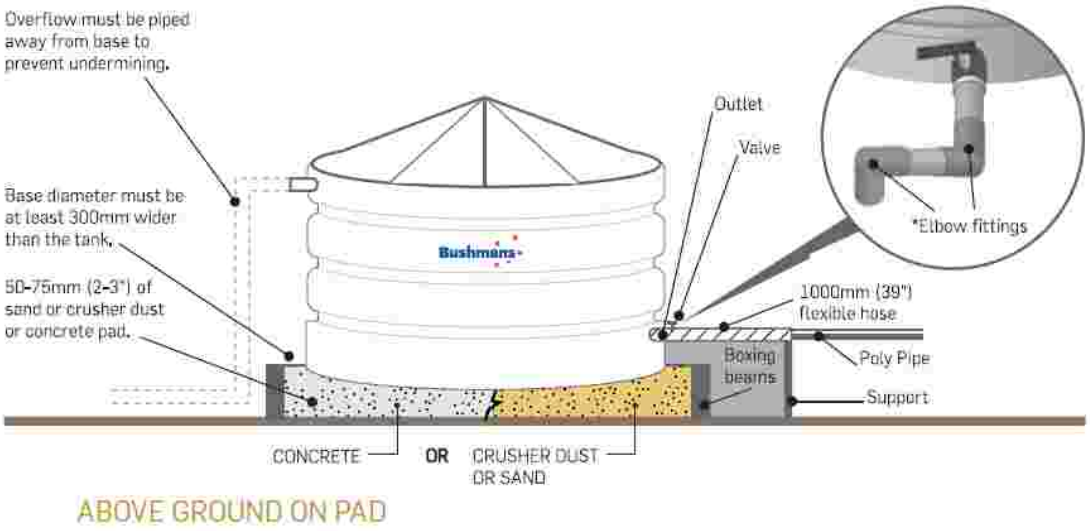
As outlined below, I consider there to be ~4,013m^2 of impervious coverage pre development. Post development, this increases by 715m^2 as outlined in Table 1.2 of the Gumboots Engineering Report. This equates to 4,728.9m^2 which is 8.7% coverage and within the permitted baseline.





2. Water Tank Details

Not too sure why the details are required for potable water when this is required under the building act to provide later as well as fire-fighting supply. Here is a standard detail.



3. Papakainga vs Integrated Development

I agree with the approach you outline. I have not updated the AEE as the same outcome is reached regardless.