

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):

- | | |
|---|---|
| <input type="radio"/> Land Use | <input type="radio"/> Discharge |
| <input type="radio"/> Fast Track Land Use* | <input type="radio"/> Change of Consent Notice (s.221(3)) |
| <input type="radio"/> Subdivision | <input type="radio"/> Extension of time (s.125) |
| <input type="radio"/> Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil) | |
| <input type="radio"/> Other (please specify) _____ | |

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

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

☐ Yes ☐ No

4. Consultation

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

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant Details

Name/s:

Te Ao Mauri Ora Ltd

Email:

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

Email:

Phone number:

Postal address:

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

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

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:

Te Ao Mauri Ora Ltd

**Property Address/
Location:**

158 Omapere Road, Kaikohe 0475

Postcode

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

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Postcode

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☐ Yes ☐ No

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

(more than one circle can be ticked):

- ☐ Building Consent
- ☐ Regional Council Consent (ref # if known)
- ☐ National Environmental Standard consent
- ☐ Other (please specify)

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

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

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

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

- | | |
|---|---|
| <input type="radio"/> Subdividing land | <input type="radio"/> Disturbing, removing or sampling soil |
| <input type="radio"/> Changing the use of a piece of land | <input type="radio"/> 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:

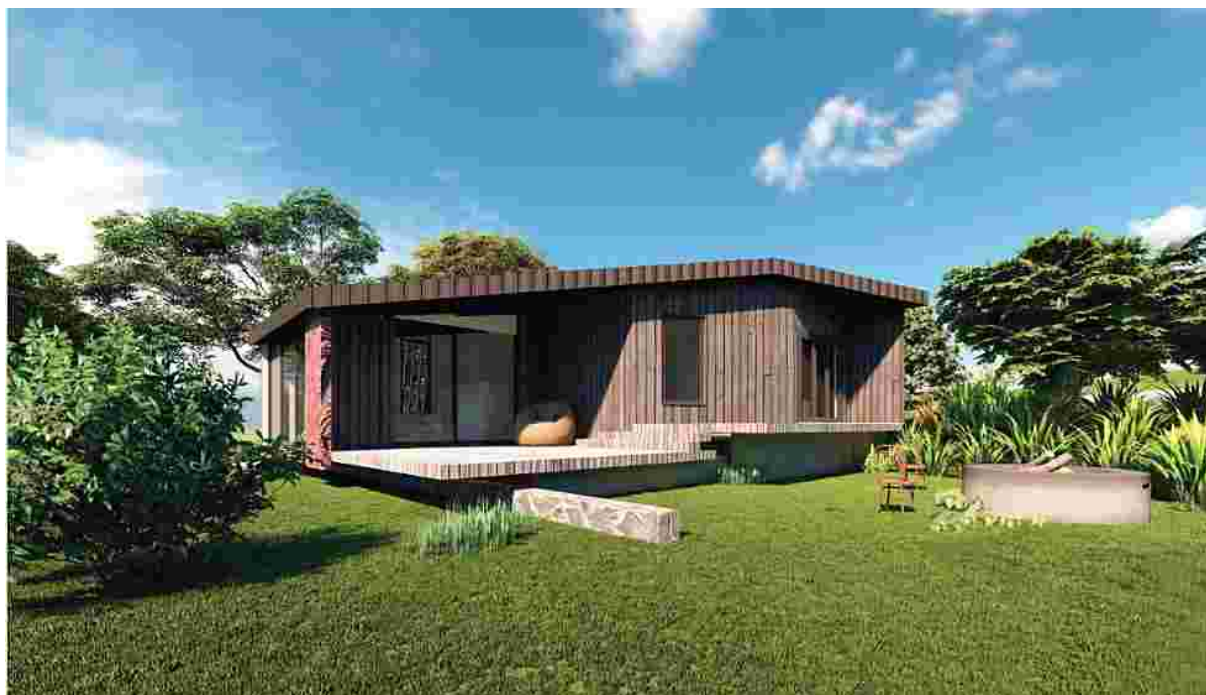
Phone Numbers:

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: (signature of bill payer – **mandatory**) Date: 31.05.24



ASSESSMENT OF ENVIRONMENTAL EFFECTS

Application for Resource Consent – Pathway B Adaptive Consenting

Papakainga Development – 352 State Highway 1, Ohaeawai

Prepared for: Te Ao Mauri Ora Ltd
Prepared by: Steven Sanson | Consultant Planner
Date: November 2025

1.0 APPLICANT & PROPERTY DETAILS

Table 1: Applicant & Property Details

Applicant	Te Ao Mauri Ora Ltd
Address for Service	Sanson & Associates Limited PO Box 318 PAIHIA 0247 C/O - Steven Sanson steve@sansons.co.nz 021-160-6035
Legal Description	Section 17 Block XII Omapere SD
Certificate Of Title	NA64A/954
Physical Address	352 State Highway 1, Ohaeawai
Site Area	1.5605ha
Owner of the Site	Marise Kerehi Stuart
Occupier(s) of the Site	As above
Zone	Rural Production [ODP] ; Rural Production [PDP]
Resource Features	MS09-10 Pirikotaha Waahi Tapu ; Te Waimate Heritage Area
Archaeology	Refer Archaeological Report
NRC Overlays	Nil
Soils	Class 6
Kiwi Consideration	High Kiwi Density
Protected Natural Area	Nil
HAIL	Nil
Site & Surrounds Context	Existing dwelling and associated sheds with access from the State Highway. Existing decision for Solar Array to support community and the application. Refer RC 2240483.

2.0 SUMMARY OF PROPOSAL

Table 2: Summary of Application

Proposal	<p>The proposal seeks to carry out a Papakainga development for 3 x 70m², 2bdr where for kuia and kaumatua [pensioner] housing, and a new 95m² dwelling with new double garage, with associated infrastructure such as parking, wastewater, water and stormwater on general land within the Rural Production Zone.</p> <p>The proposed development will be undertaken on general land. The development forms part of three overall landholdings and proposal to increase housing affordability and options.</p>
Rule Departures	<p><u>ODP</u></p> <ul style="list-style-type: none"> • 8.6.5.1.1 Residential Intensity • 8.6.5.1.10 Building Coverage • 8.6.5.4.2 Integrated Development • 15.1.6C.1.1[e] Private Accessways in All Zones <p>Overall, the proposal is a <u>Discretionary Activity</u>.</p>
Appendices	<p>Appendix 1 – Record of Title & Instruments Appendix 2 – Management Plan & Reports Appendix 3 – Third Party Consultation [NZTA and HNZPT] Appendix 4 – Objective & Policy Assessment Appendix 5 – Draft Conditions Proposed Appendix 6 – Existing Decision RC 2240483 Appendix 7 – Archaeological Report Appendix 8 – Feedback From Council and Response</p>
Consultation	NZTA and HNZPT
Pre Application Consultation	CDM-2024-13 [Adaptative Consenting Pathway]

3.0 INTRODUCTION & PROPOSAL

3.1 Report Requirements

This report has been prepared for Te Ao Mauri Ora Ltd in support of a Land Use consent application at 352 State Highway 1, 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 3 x 70m², 2bdr where where for kuia and kaumatua [pensioner] housing and a new 95m² dwelling with new double garage with associated infrastructure such as parking, wastewater, water and stormwater on general land within the Rural Production Zone.

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. There is also an introductory report which binds the three sites together and the overarching goals of the proposals.

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.

A third party approval is required from NZTA. Their feedback and conditions are accepted and can be absorbed into the draft conditions proposed. Feedback of the proposal has been from HNZPT with no feedback received. Details of consultation are 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**.

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	<p>NGS Report – Majority of site is gently sloping [5-10 degrees] and is underlain by volcanics which is considered to have a low stability hazard.</p> <p>Residential structures can be undertaken without impacts to the overall stability of the site. However, any works to the north of the site will require specifically designed foundations.</p>
Flood Susceptibility	<p>NGS Report – Not a constraint for the development site.</p> <p>Gumboots Engineers – None recorded in FNDC and NRC database / model.</p>

Foundations	<p>NGS Report – Natural ground is likely to be consistent with ‘good ground’ in accordance with NZS 3604.</p> <p>Shallow foundations appropriate for lightly loaded one or two storey structure.</p> <p>To be conservative, recommends site specific geotechnical investigations.</p>
Earthworks	<p>NGS Report – Only minor earthworks required as part of the development.</p> <p>Earthworks to be assessed by Geotech Engineer if earthworks or retention greater than 1.5m or with a surcharge loading.</p>
Liquefaction	<p>NGS Report – Not likely to be susceptible. To be determined via site specific geotechnical investigation.</p>
Stormwater Disposal	<p>NGS Report – Stormwater generated shall be collected and discharged in a controlled manner. Discharge into existing gully features and surface drainage is appropriate on this site.</p> <p>Gumboots Engineers – The proposal results in 9.92% of impervious surfaces relative to the site.</p> <p>However, this does not account for the exiting consent decision.</p> <p>The existing consent allowed for 14.99% coverage.</p>
Onsite Effluent Disposal	<p>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</p>

	<p>features]. Design loading rate of 12mm/day proposed.</p> <p>Discharge area of 60m² required and 100% reserve with 4,500l septic tank.</p> <p>All details to be confirmed by site specific design via TP58.</p> <p>Gumboots Engineers – The report has similar water generation but proposes a large field and differing irrigation rate.</p> <p>Summary: Wastewater disposal is feasible subject to conditions.</p>
Water Supply	<p>Gumboots Engineers – There is no FNDC reticulated water system available. Stormwater runoff from future roof areas will be collecting in water tanks for domestic water supply.</p>

4.0 ASSESSMENT OF RELEVANT RULES

Table 4: Rural Production Zone ODP Rule Departures

Rule	Assessment
Rule 8.6.5.1.1 Residential Intensity	<p>1:12ha breached. Proposal presented under the Integrated Development Rule. Given the site size only 1 dwelling would be permitted.</p> <p>Discretionary</p>
Rule 8.6.5.1.2 Sunlight	Not shown but meets 10m setbacks.
Rule 8.6.5.1.3 Stormwater Management	<p>If both the solar array and housing development are given effect to, consent is required under the stormwater management rule. The amount of coverage is estimated at 24.91%.</p>

	Discretionary
Rule 8.6.5.1.4 Setback from Boundaries	All buildings proposed are more than 10m from site boundaries.
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	<p>The solar array and existing buildings promoted a coverage of 1950.625m² [12.5%].</p> <p>This proposal removes the existing dwelling [125m²] and replaces with a 95m² dwelling.</p> <p>The proposal results in an additional 270m² of built development. There is a reduction of 30m². That total is 2,190.625m² [14%].</p> <p>Controlled</p>
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 .
12.4 Natural Hazards	Not applicable
12.5 Heritage	Whilst there is a Site of Cultural Significance to Maori on the site, there are no works proposed within the area.
12.6 Air	Not applicable
12.7 Lakes, Rivers Wetlands and the Coastline	Applicable but ponds are small and setbacks are likely to be met.
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	<p><u>Traffic –</u></p> <ul style="list-style-type: none"> 3 x new houses + 1 x existing = 20 [house on Papakainga]. <p><u>Parking –</u></p> <ul style="list-style-type: none"> 2 x car parks provided for main dwelling [95m²]. 1 x car park provided for Papakainga. <p><u>Access –</u></p> <ul style="list-style-type: none"> 4 x dwellings on private access. Internal access can meet 3m standard. Site gains access from SH. <p>Discretionary</p>
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
<p>Hazardous Substances</p> <p>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</p> <p>HS-R5, HS-R6, HS-R9</p>	Not relevant as no such substances proposed.
<p>Heritage Area Overlays</p> <p>All rules have immediate legal effect (HA-R1 to HA-R14). All standards have immediate legal effect (HA-S1 to HA-S3)</p>	Indicated on the PDP maps but the proposal elements are sufficiently setback from scheduled heritage resources.

<p>Historic Heritage</p> <p>All rules have immediate legal effect (HH-R1 to HH-R10). Schedule 2 has immediate legal effect</p>	<p>Not indicated on Far North Proposed District Plan for the site or surrounds.</p>
<p>Notable Trees</p> <p>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</p>	<p>Not indicated on Far North Proposed District Plan for the site or surrounds.</p>
<p>Sites and Areas of Significance to Māori</p> <p>All rules have immediate legal effect (SASM-R1 to SASM-R7). Schedule 3 has immediate legal effect</p>	<p>No proposal works are within the Site of Significance to Maori.</p>
<p>Ecosystems and Indigenous Biodiversity</p> <p>All rules have immediate legal effect (IB-R1 to IB-R5).</p>	<p>Not indicated on Far North Proposed District Plan for the site or surrounds.</p>
<p>Activities on the Surface of Water</p> <p>All rules have immediate legal effect (ASW-R1 to ASW-R4)</p>	<p>Not proposed.</p>
<p>Earthworks</p> <p>The following rules have immediate legal effect: EW-R12, EW-R13</p> <p>The following standards have immediate legal effect: EW-S3, EW-S5</p>	<p>Proposed earthworks will be in accordance with the relevant standards including GD-05 and will have an ADP applied.</p>
<p>Signs</p> <p>The following rules have immediate legal effect: SIGN-R9, SIGN-R10</p> <p>All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area</p>	<p>Not indicated on Far North Proposed District Plan for the site or surrounds.</p>
<p>Orongo Bay Zone</p> <p>Rule OBZ-R14 has partial immediate legal effect</p>	<p>Not relevant.</p>
<p>Subdivision</p> <p>Numerous subdivision rules have legal effect.</p>	<p>No subdivision proposed.</p>

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 <u>Tables</u> above.
[d] Staging	No staging is proposed.
[e] Heritage Resources	Please refer to the Hapu Written Approval and Archaeological Report and in Appendix 3 and 7 .
[f][i] Provisions for three waters	Found in Appendix 2 . The Engineering Summary provides the proposed approach to three waters.
[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 soils and erosion controls. They are expected to be within the permitted baseline.
[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 , but nil found on initial assessment.
[f][v] Protection of Indigenous Vegetation	The site is largely devoid of indigenous vegetation so not considered a relevant matter.

[f][vi] Link to Wider Landholdings	<p>In this instance these items are attempted to be provided within the application site itself. There are visual links to sites of importance such as Te Ahuhu Maunga.</p> <p>The Introduction Report provides a summary of the connectedness across the three distinct sites and how they relate with one another and the outcomes sought.</p>
[g] Energy Efficiency	This aspect has been considered insofar as passive solar gain via placement and location of dwellings. The applicant has received funding for a solar array, and this is already consented and ties into the development.
[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. The standard of access will meet Appendix 3B-1.
[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 buildings make up a small portion of the site. 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	The site gains access from the State Highway.
[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. They are not highly versatile soils.
[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	The site is in a high kiwi density zone. Cats and dogs are proposed to be prohibited.
[q] Natural Hazards	These are not readily apparent on the site and in relation to the proposal.
[r] Proximity to Rural Production	The site is surrounded by low intensity rural production use and dwellings are not incompatible with this.
[s] Minor Residential Unit	Not relevant
[t] Stage Highway / Limited Access Road	Refer to Appendix 3 .

Building Coverage Effects

Items	Assessment
[a] the ability to provide adequate landscaping for all activities associated with the site.	Landscaping is engrained within the decision for the Solar Array, however an updated landscaping plan is proposed to cover off both activities as a condition of consent.
[b] the extent to which building(s) are consistent with the character and scale of the existing buildings in the surrounding environment.	Dwellings are consistent with the surrounds which contains residential use. The character will be different as there is cultural design elements embedded into the dwellings. However,

	the scale of them are modest and in keeping with the environment.
[c] the scale and bulk of the building in relation to the site.	The proposal is only seeking 1.5% above the permitted baseline and this is considered appropriate for the site.
[d] the extent to which private open space can be provided for future uses.	The ethos of the Papakainga is to share open space, of which the site will remain largely in.
[e] the extent to which the cumulative visual effects of all the buildings impact on landscapes, adjacent sites and the surrounding environment.	Given the very small departure from the building coverage rule, the cumulative visual effects are considered to be less than minor, however a landscape plan is proposed to ensure that such effects are further mitigated.
[f] the extent to which the siting, setback and design of building(s) avoid visual dominance on landscapes, adjacent sites and the surrounding environment.	The proposal has gone through a substantial design process and the proposal as above is not considered to result in adverse visual effects following the implementation of landscape conditions.
[g] the extent to which landscaping and other visual mitigation measures may reduce adverse effects.	Conditions of consent are proposed which ensure that landscape and visual matters are considered and effects reduced.
[h] the extent to which non-compliance affects the privacy, outlook and enjoyment of private open spaces on adjacent sites.	Following the implementation of consent conditions the extent of the 1.5% breach is considered to result in effects that are less than minor.

Access to the State Highway

The proposal seeks written approval from NZTA. Any conditions / access upgrade requirements can be conditioned.

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
352 State Highway 1	Ohaeawai	Far North	600000	Marise Kerehi Stuart	20 Jul 2021	575000	1.5605 ha	100 m²
388 State Highway 1	Ohaeawai	Far North	2210000	Simon Owen Smith, Simon Owen Smith, Simon Owen Smith, Simon Owen Smith	01 Jan 1900	465000	25.1359 ha	270 m²
0 State Highway 1	Ohaeawai	Far North	321000	Dwayne Arena Mihaka	01 Jan 1900	39500	8.094 m²	
0 Te Ahu Road	Ohaeawai	Far North	100	Zoe Giri Hauraki, Arnold Maunsell, Maryann Kerehi Stuart, Hiki Swiggs, John Lenard Peter Tiatia	01 Jan 1900	600	1.759 m²	
0 State Highway 1	Ohaeawai	Far North	321500	Emily Adams, Peki Egypt Callaghan, Samuel Davis Scouse Chapman, Jeune Harriette Felise, Isaac Grace, Damien Edward Johnson, David Johnson, Elizabeth Rose Johnson, Frederick Alma Johnson, George Johnson, Harry Walter Johnson, Herbert Johnson, Maude Johnson, Michael Johnson, Ngahiroka Johnson, Ted Johnson, Kahu Ripeka Kaire, Henare Le Noel, Leonard Le Noel, Maria Whakarongo Le Noel, Moeawa Le Noel, Ngaro Le Noel, Perelha Le Noel, Myra Virginia Mulligan, Dianne Cassandra Stock, Ihapera Hokiamate Walker, Mereana Akuhata Walker	01 Jan 1900	59000	1.9536 ha	

Figure 2: Adjacent Persons List

Table 9: Effects to Persons

Person	Assessment
Owen Smith – 388 State Highway 1	<p>The sites are located immediately to the west of the application site. The development items seek to remove an improve the existing dwelling and proposed landscaping via conditions of consent will further reduce any visual or cumulative effects associated with the residential intensity proposed.</p> <p>The land is largely in pastoral use and the proposed activities are not inconsistent with this use. They are appropriately setback from this site.</p>
0 State Highway 1 – Dwayne Mihaka	<p>The site is located to the east and has been recently cleared and developed. As above, the volunteered conditions associated with landscaping ensures that effects to this party will be less than minor.</p>
0 Te Ahu Road – Various Owners	<p>Although adjoining to the east, this site has a small 28m frontage to the application site. It is currently undeveloped. The proposal</p>

	items do not impact this site at this boundary. There are no adverse effects to persons as it is vacant.
0 State Highway 1 – Various Owners	The site is located to the south across the State Highway. Given the separation distance between the two sites and the intervening State Highway, there are considered to be no effects to persons on this site.
Third Parties	<p>Hapu have been consulted with and their approval is provided.</p> <p>HNZPT have been consulted with as maps do not show any registered archaeological sites.</p> <p>There are no other third parties of concern to the proposal.</p>

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. There 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,

A handwritten signature in black ink, appearing to read 'SS', is positioned above the printed name.

Steven Sanson

Consultant Planner

NZPI Member No. 4230



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

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




R. W. Muir
Registrar-General
of Land

Identifier **NA64A/954**
Land Registration District **North Auckland**
Date Issued 14 November 1988

Prior References

NA56A/157

Estate Fee Simple
Area 1.5605 hectares more or less
Legal Description Section 17 Block XII Omapere Survey
District

Registered Owners

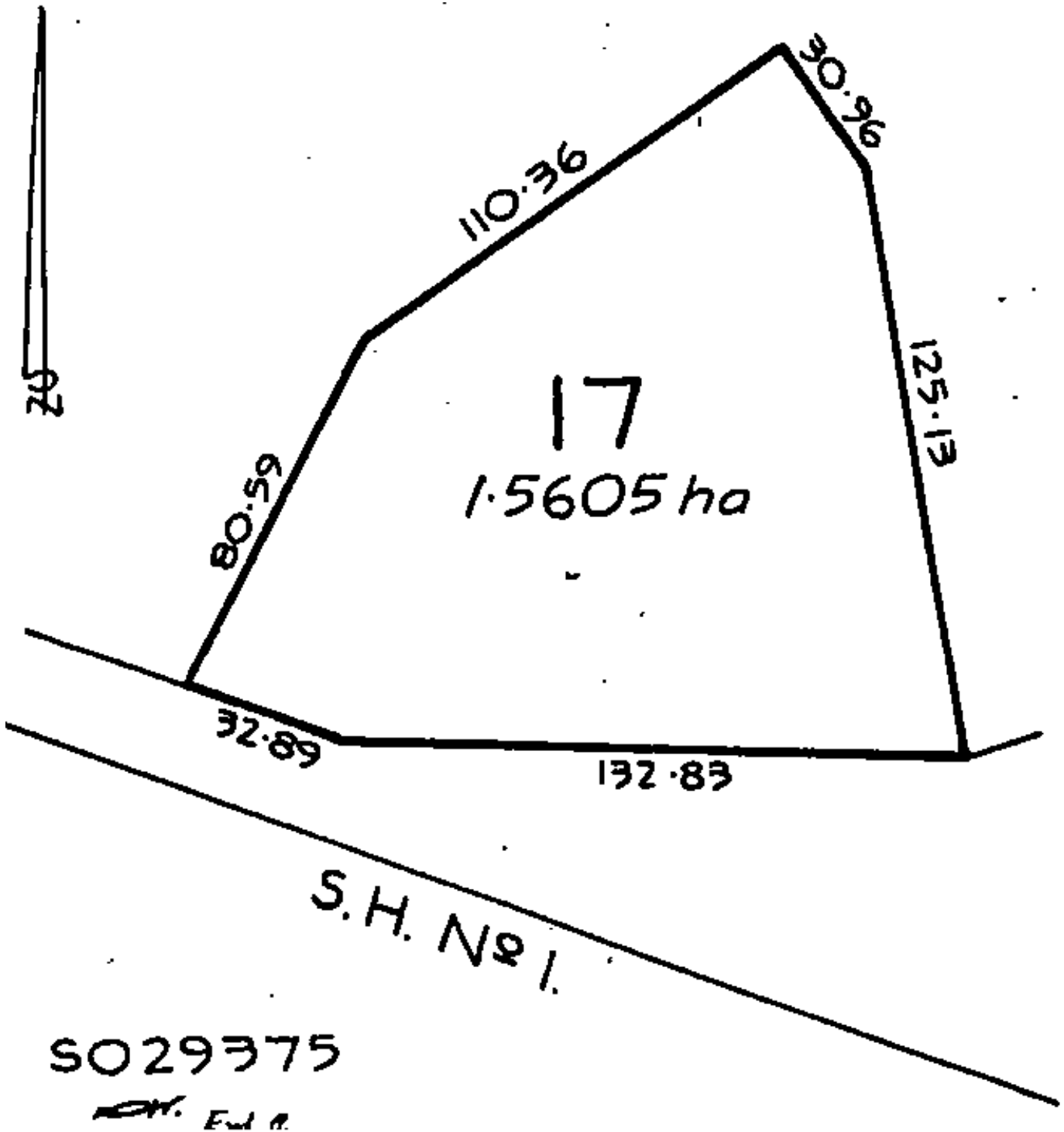
Marise Kerehi Stuart

Interests

Subject to Section 8 Mining Act 1971

Subject to Section 5 Coal Mines Act 1979

12242490.2 Mortgage to Bank of New Zealand - 27.10.2021 at 12:38 pm



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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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

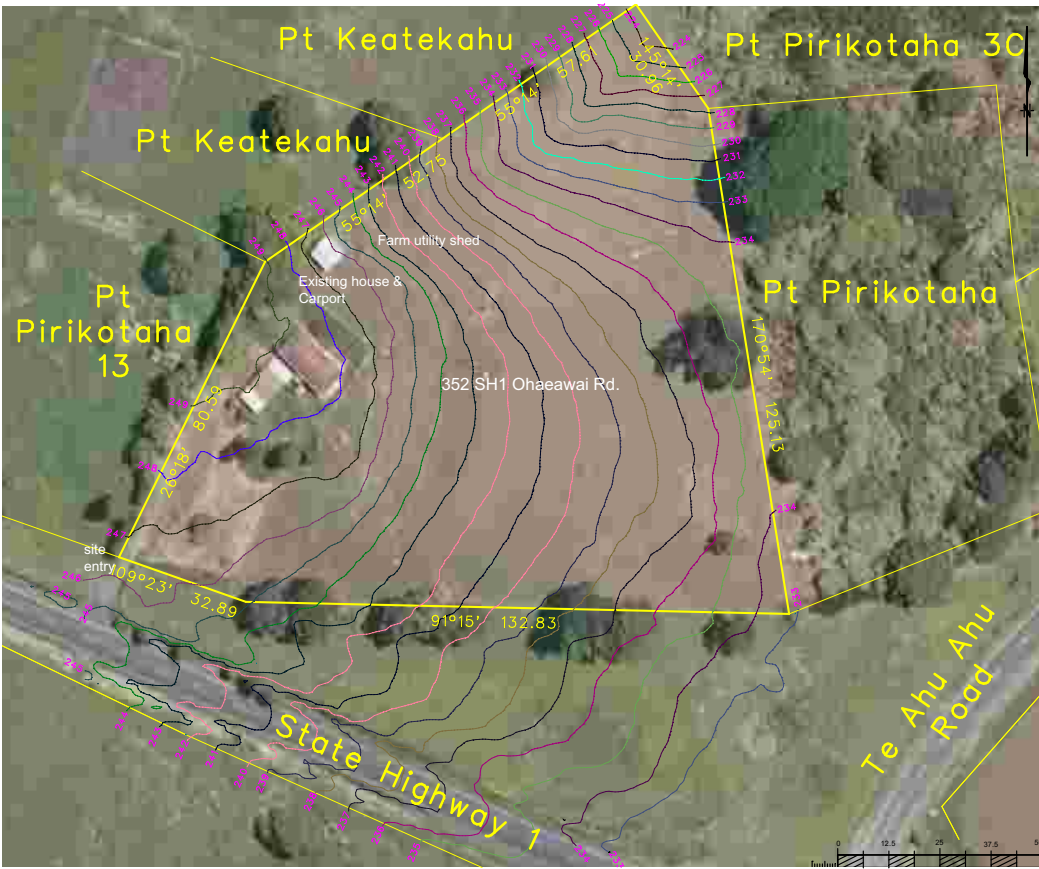
In any collective living setting, such as a village, street, or neighborhood, the physical site conditions,

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 Omāpere Rd.
Tikanga Taiao Housing & Infrastructure



352 Ohaeāwai 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 Taiaimai 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.

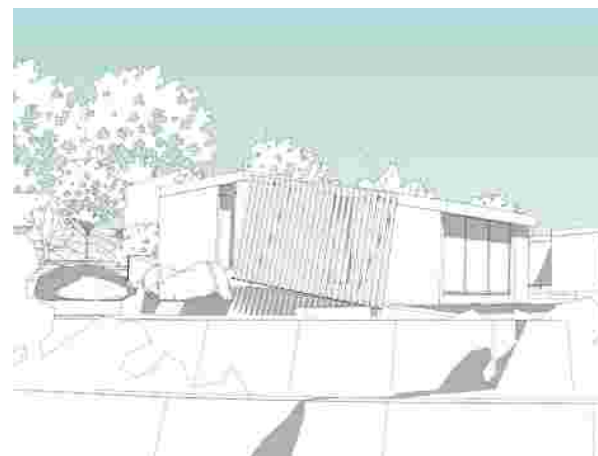
All 4 use mahi toi hoahoa, to draw out cultural expression in order to enhance the relationship between whanau residents and korero tuku iho relating to the specific site. This is strategically identified on every house type and in differing ways. House Types 01

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.



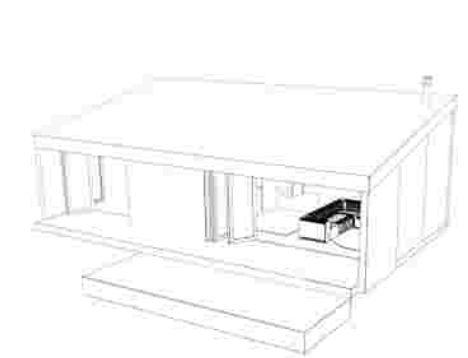
House Type 01/ 158 Omāpere Rd



House Type 02/ 352 Ohaeāwai Rd



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



House Type 04/ 82 Te Ahuahū 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 living models including co-housing models in Europe look to activate site through the use of fluid boundaries reinforced 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:

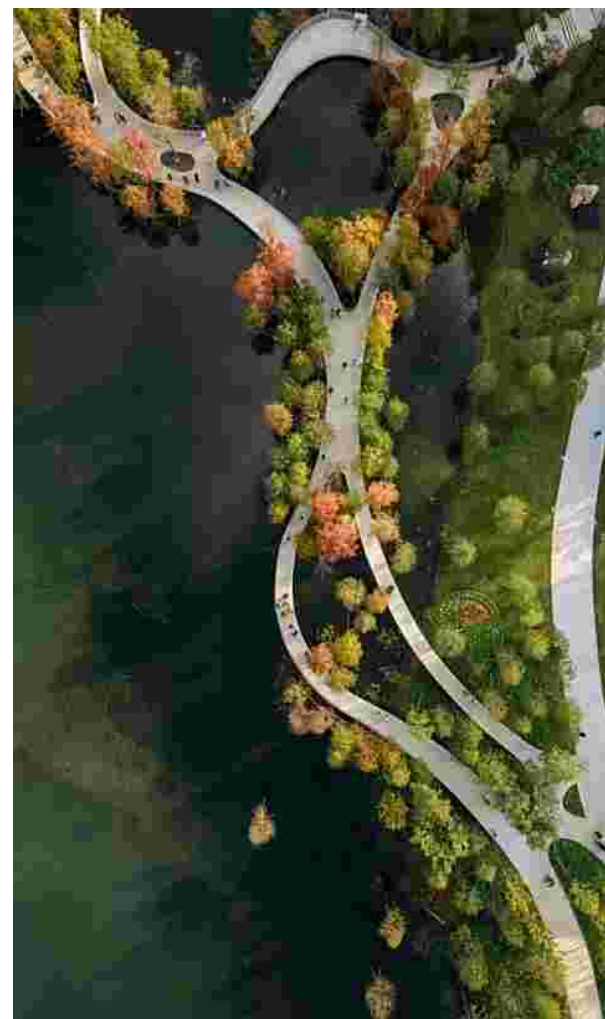
- Papakainga arrangement of space.
- Collective amenity
- Cultural articulation design elements
- Central focus
- Utilisation of land
- Interaction encouraged through design
- Natural features revitalisation
- Community spaces
- Secure and safe
- Whanau orientated
- Mahi Toi implementation

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 sanctuary, 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

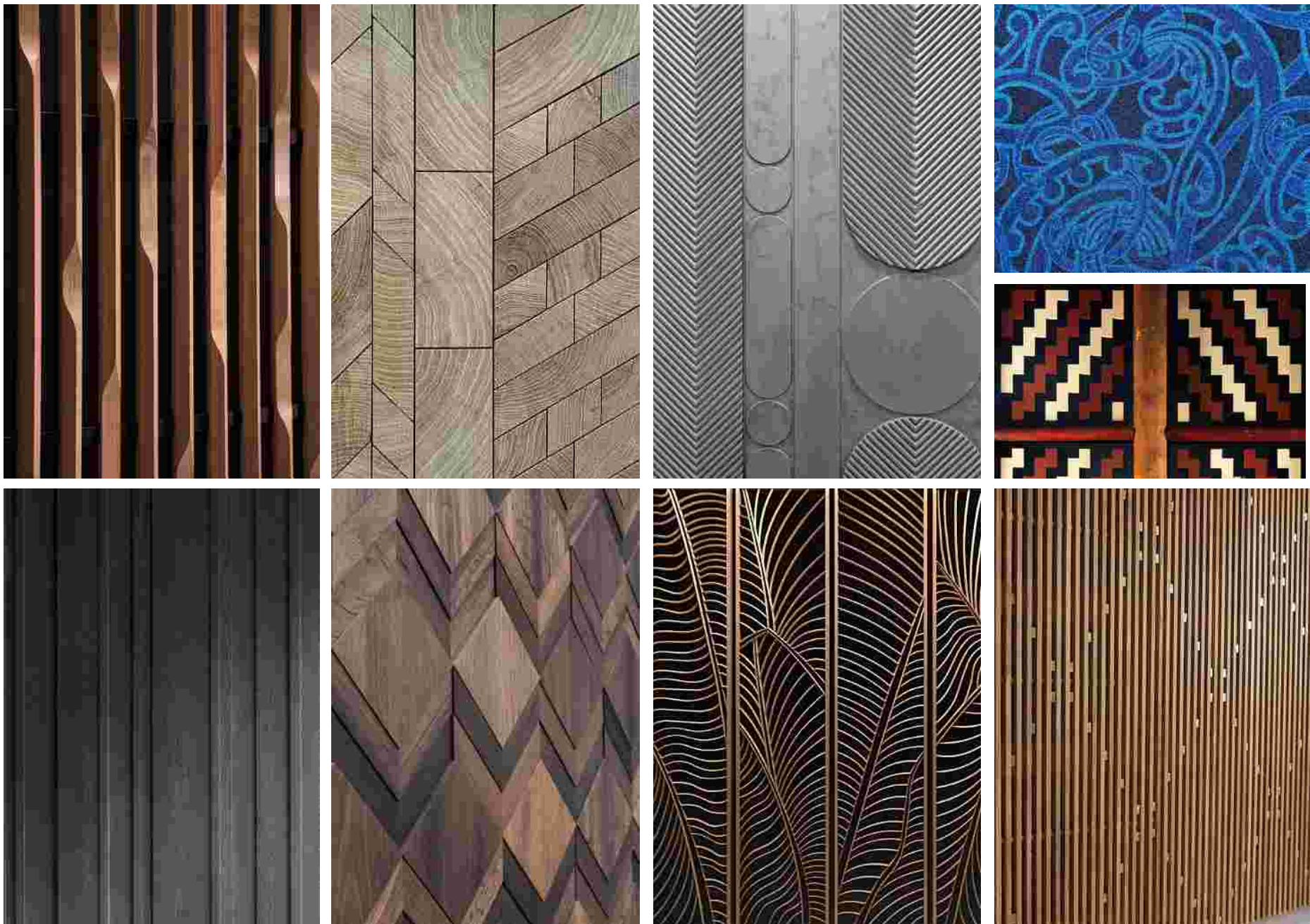




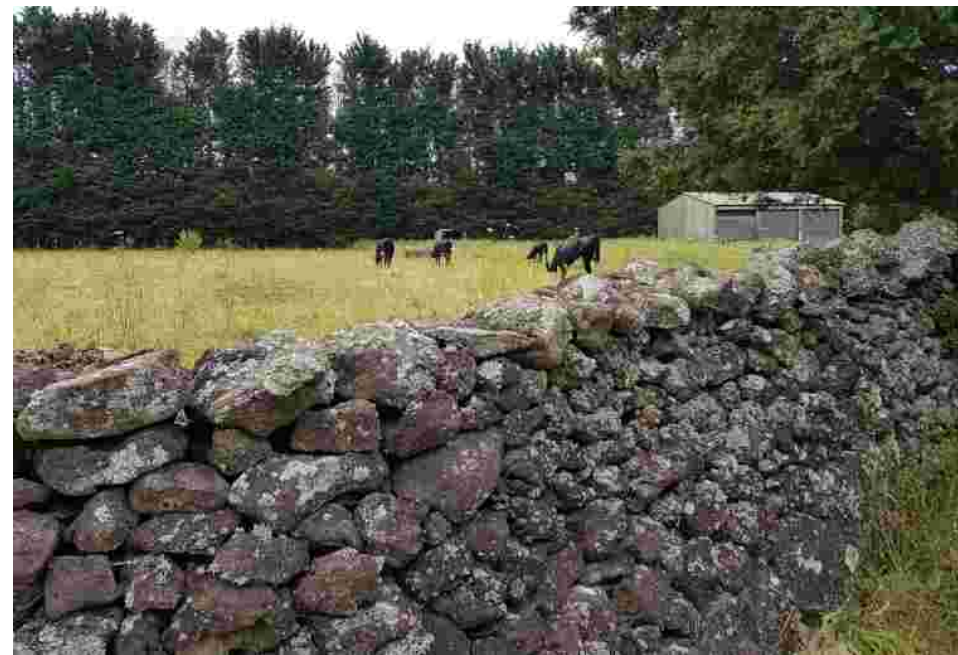
Warm & Safe

Interior finishes and materials that are beautiful, of a high quality and are warm to the touch. Potential to have interior mahi toi elements for interior cultural articulation. Natural non-toxic wood linings that are rich in colour 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 vernacular
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.

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 assessment¹ 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

Recommendation for further geotechnical assessment for 3 sites in Ohaeawai

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 assessment² 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

Recommendation for further geotechnical assessment for 3 sites in Ohaeawai

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

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 Roding 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 Roding - 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.

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%

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 here¹. 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 site².

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 offering³, potential limits to future development / subdivision on the

¹ Please refer accordingly.

² Please refer [Annexure 1](#).

³ As outlined in all three Stage 1 Reports. Please refer accordingly.

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.

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

352 OHAEAWAI 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

Ano nei te mihi ki a koutou e ngā kaihautu
kaupapa o Te Tūāpapa Kura Kainga
e mihi kau ana ki o koutou whāinga,
hei whakahaumarū i te wairua a o
tātou hāpori horekau kainga, tēnei a te kamupene
hoahoa o CILOARC - e mihi 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

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CILOARC Architects Ltd. has been engaged by the client - Te Ao Mauri Ora Ltd, to prepare a Concept Design Report for no. **352 State Highway 1, 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 Ahuahu Maunga, Ohaeawai District.

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 **352 State Highway 1, Ohaeawai, Northland** - a privately-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.

Topography Plan / Mahere Ahuahanga

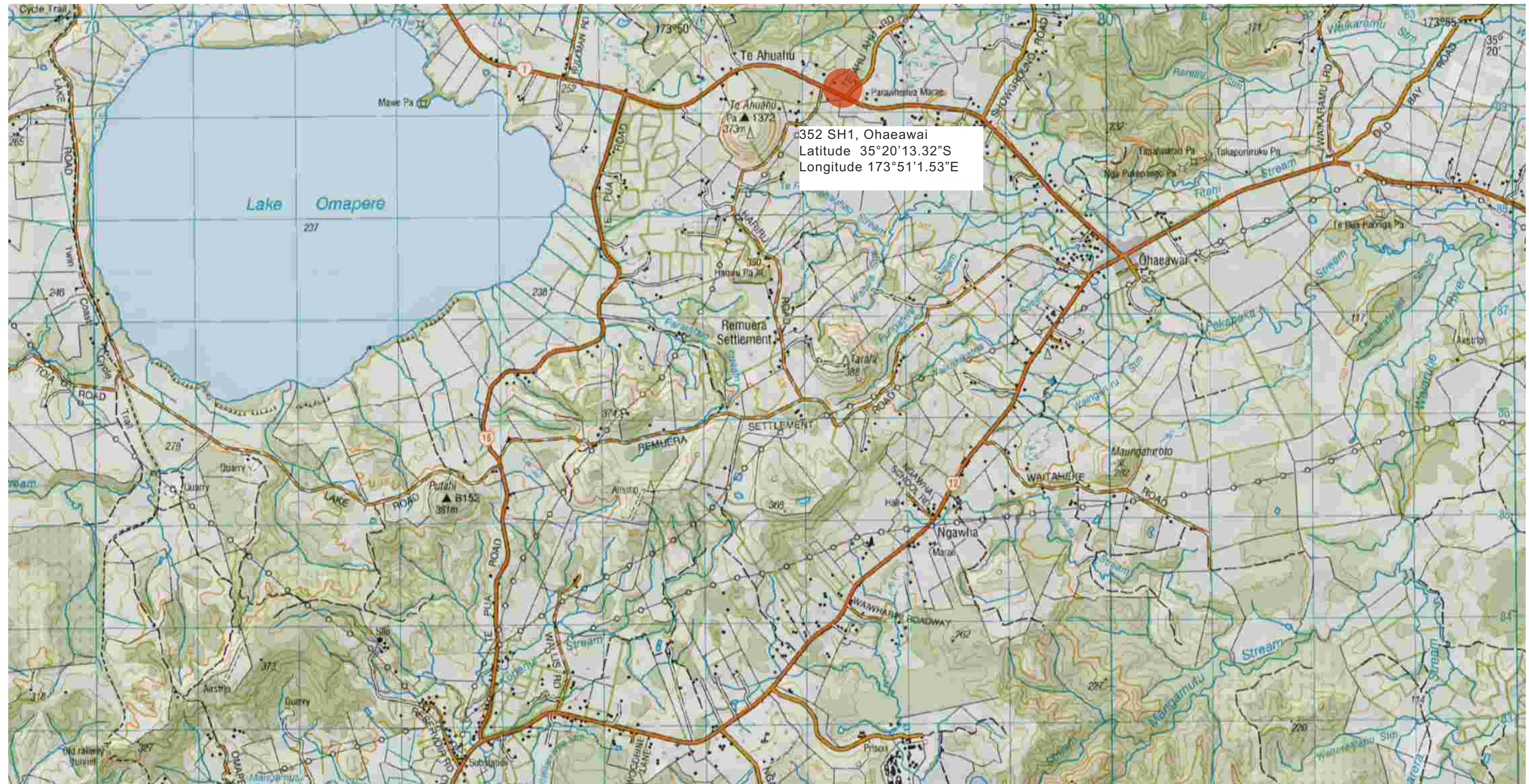


Image 2: Area of interest topographical plan. Survey district VIII & XII Omāpere SD



Image 3: 352 Ohaeawai Rd, SH1. Survey district VIII & XII Omāpere SD

Site Details:

Address: 352 State Highway 1, Ohaeawai.
Region: Far North District
Legal Description: General Land Title
Area: 1.5605 hectares
Zone: Rural Production
Existing building: 1x 3-bedroom dwelling and double garage

Site Description:
The site is located on State Highway 1 and Te Ahuahu Road turnoff. The site was purchased by our client due to its close proximity to the Parawhenua Marae and cultural significant landmarks in the area with views of the surrounding Maunga in several directions.

Access to the site is via SH1 with a driveway that leads to the existing house and garage, currently let to wider whanau members. The existing house is timber framed construction with fibrolite cladding and corrugated iron roofing on timber pile foundations. The house is positioned on a flat platform, well-sited to take in surrounding vistas and all-day sun. Long term, the client may consider selling the house for relocation and replace it with a better quality 3-bedroom home, to a standard that reflects the quality and material finishes of the proposed new development for consistency across the site.

From the existing house platform, the site slopes away to the East and North, offering views over the marae and the benefit of a northern orientation to maximise daylighting. A mature oak stands tall on the North-eastern boundary amongst a small area bush in the neighbouring northern Māori land blocks. Maunga Te Ahuahu is prominently located to the South-West of the site with Maungaturoto and Poueru to the South East. All of these maunga surround the site amongst the significant cultural landmarks of the wider context.



Image 4 : 352 State Highway 1 Ohaeawai Rd. .block shown dashed.

Wider Context

The Eastern boundary of the site borders onto the wider Pirikotaha maori land block which is fairly heavily vegetated in native trees, beyond this northern boundaries are views over Waimate and Ohaeawai beyond. The North-western boundary adjoins with Pt. Keatekahu and to the West, Pt. Pirikotaha 13. Te Parawhenua Marae is located directly across on the other side of Te Ahuahu Road.

The neighbouring property is identified as Site of Cultural Significance to Maori (MS09-10) which relates to the Pirikotaha waahi tapu, Ngati Hineira and Te Uri Taniwha.



Image 5: 352 State Highway 1 Ohaeawai ,



Image 6: 352 State Highway 1 Ohaeawai Rd. View from site entry



Image 7: 352 State Highway 1 Ohaeawai Rd. .view from SH1 toward site.

Project Scope

The proposal is to provide Kaumatua housing allowing elders to return/reconnect to the whenua. The proposal is to provide 3x 2-bedroom dwellings (70sqm) with attached carport (20sqm). The houses are to be positioned on the North-eastern slope of the site with outlook views to the east and orientation to the northern aspect of the site. References and site lines to the surrounding Maunga and the marae are to the design drivers for informing the positioning, orientation and focussed outlooks in the next stage of the design process.

A new driveway is proposed to loop behind the houses linking all three dwellings while providing level entry access from car to house. Each house will have its own carport to the rear, open plan living and 2-bedrooms and a bathroom with a small laundry cupboard. Single level living is important for Kaumatua however the second bedroom for their caregiver or mokopuna if staying over maybe located on a mezzanine level. The living areas are to open out onto a small private deck area to the front of each house and it is from these living spaces that the views of the wider context of the site will be maximised. Strategic placement of windows and glazed panels will also be considered in the next design stage of the project to ensure the views towards the marae and surrounding maunga are captured.

Interaction/lifestyle:

Shared maara/gardens will be located to the rear of the house to create a communal social space and this could include a pergola bbq area for larger whanau gatherings. The shared outdoor areas will help to create a sense of community. Cultural representation, reaffirming connections, place and identity are important design considerations for these Kaumatua houses.

Internal allocated spaces:

Kaumatua Housing

- Open plan living/ dining/kitchen
- Main bedroom with wardrobe
- Second bedroom possibly on mezzanine level
- Bathroom with accessible shower
- Laundry cupboard
- Storage cupboards
- Carport

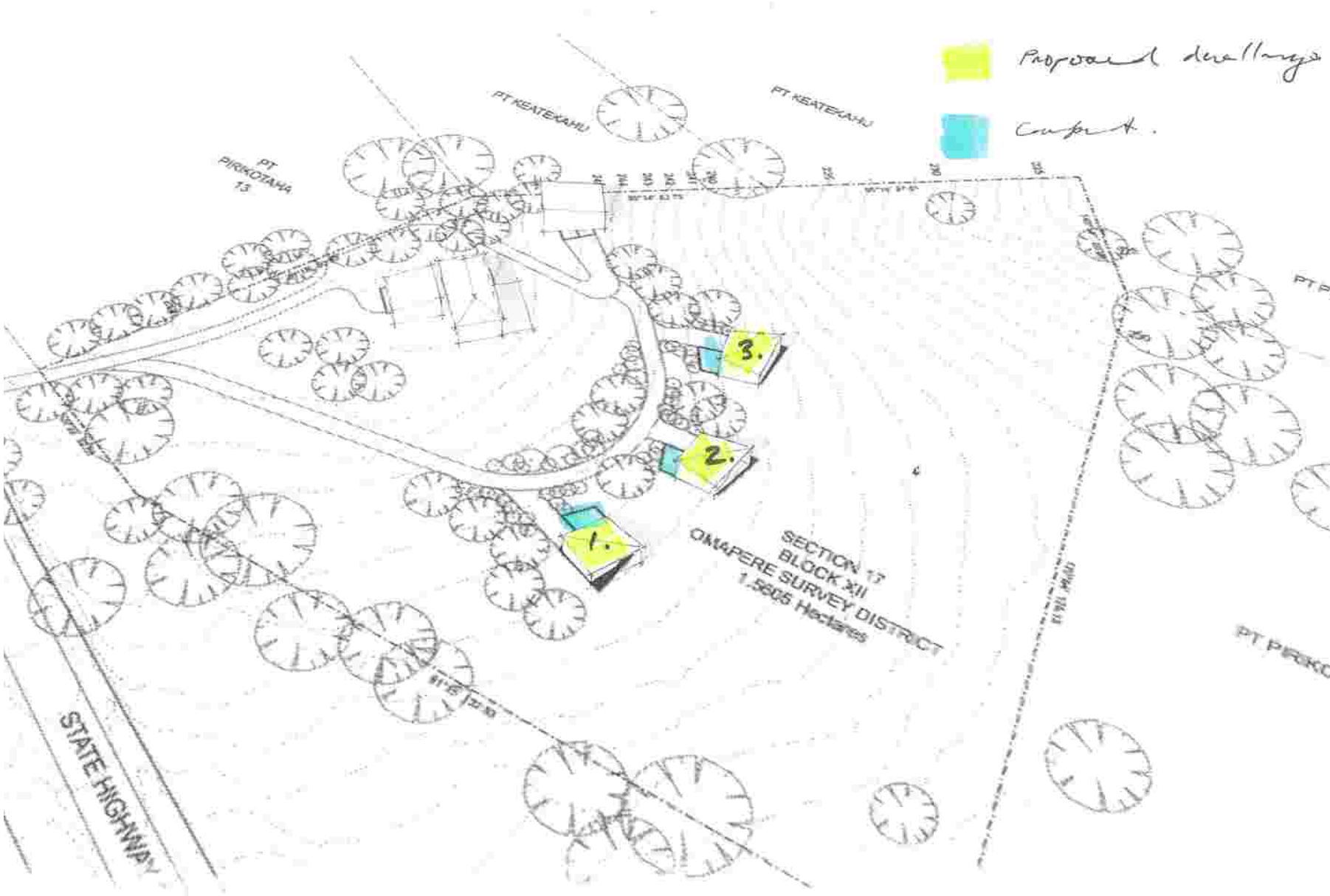


Image 8: Building massing, outline of scope

Design Considerations

Notes from briefing process

Outdoor Areas:

Shared maara/gardens to be located to the rear of the house to create a communal social space and this could include a pergola bbq area for larger whanau gatherings. The shared outdoor areas will help to create a sense of community.

- Landscaping proposal to be completed in the next design stage
- A communal garden with vegetables and fruit trees
- Safe and ease of use vehicle access.
- Planting on roadside boundary for site screening, soften impact of development.
- Native planting for beautification and Rongoa for healing properties.
- Consider Pa Harakeke to supply resource to marae.
- No fences between dwellings to foster community feel.



Image 9: Orientation to cultural landscape

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 and understanding 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.

- Cultural representation
- Reaffirming identity and connectedness.
- Providing a place where kaumatua and their mokopuna can feel safe in their own environment.

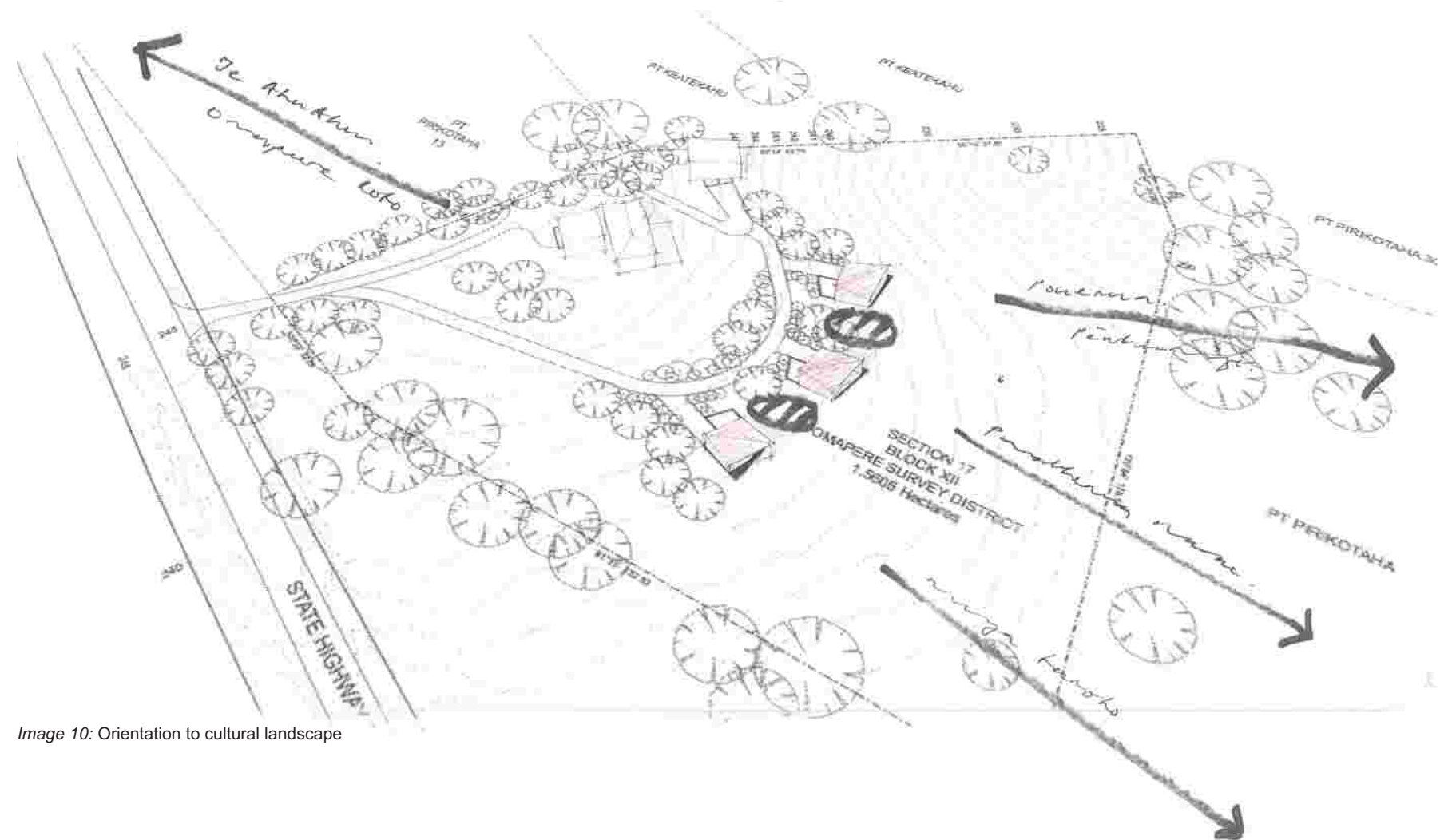


Image 10: Orientation to cultural landscape

Notes from briefing process

- Ease of access for vehicles
- Loop driveway connecting all dwellings on site.
- Carport with storage
- Level entry from car to house.
- Spaces to park for manuhiri
- Double garage and carports for other houses

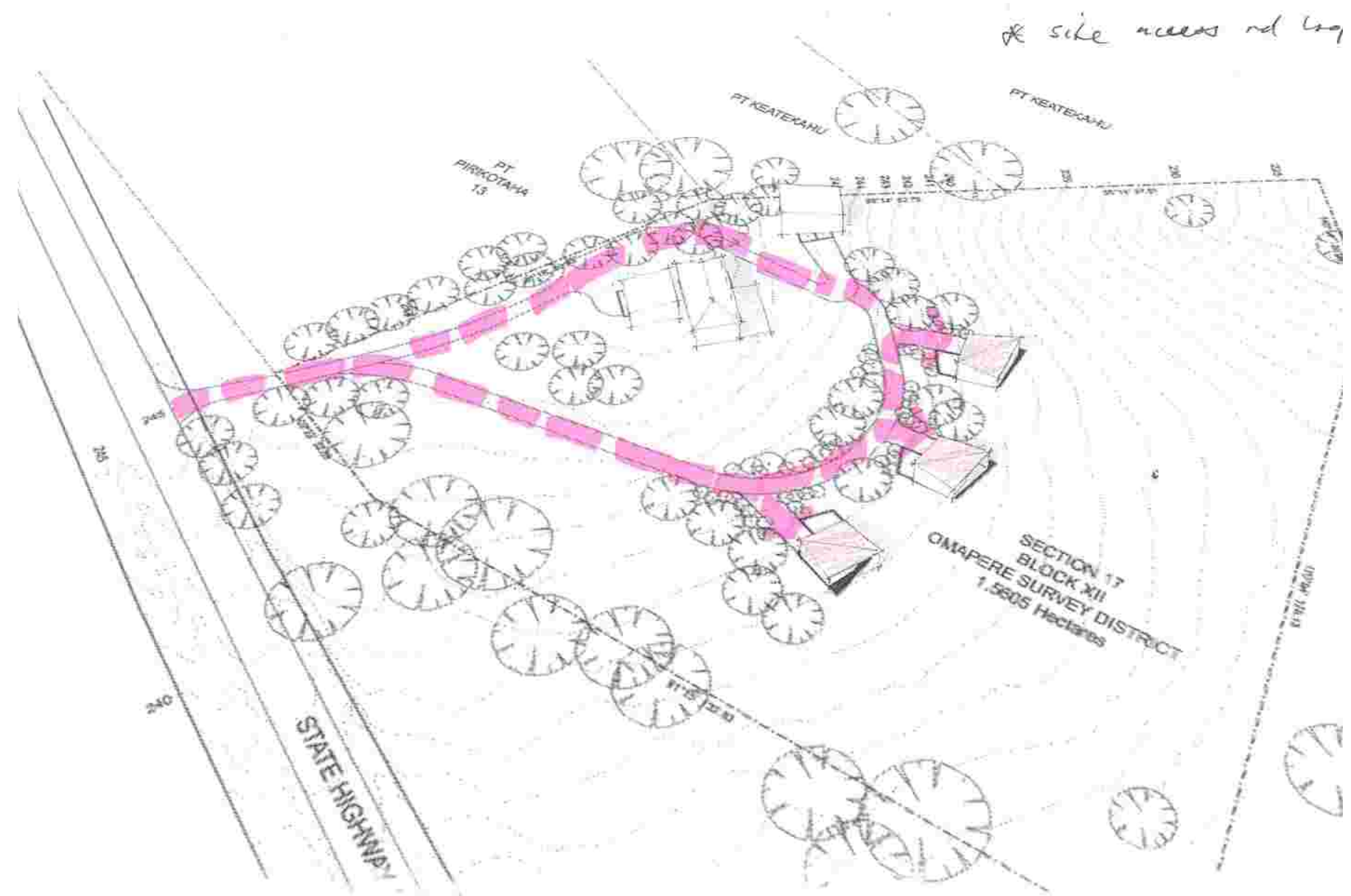


Image 11: Vehicle access to development

Notes from briefing process

- Orientation to the north to capture the warmth of the sun was the most important aspect.
- Low cost and low maintenance buildings
- Solar energy (cost permitting)
- Maximising northern aspect.
- Morning sun to the east.

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. Sufficient discharge land area for effluent disposal for all dwellings (refer Geotechnical Report).

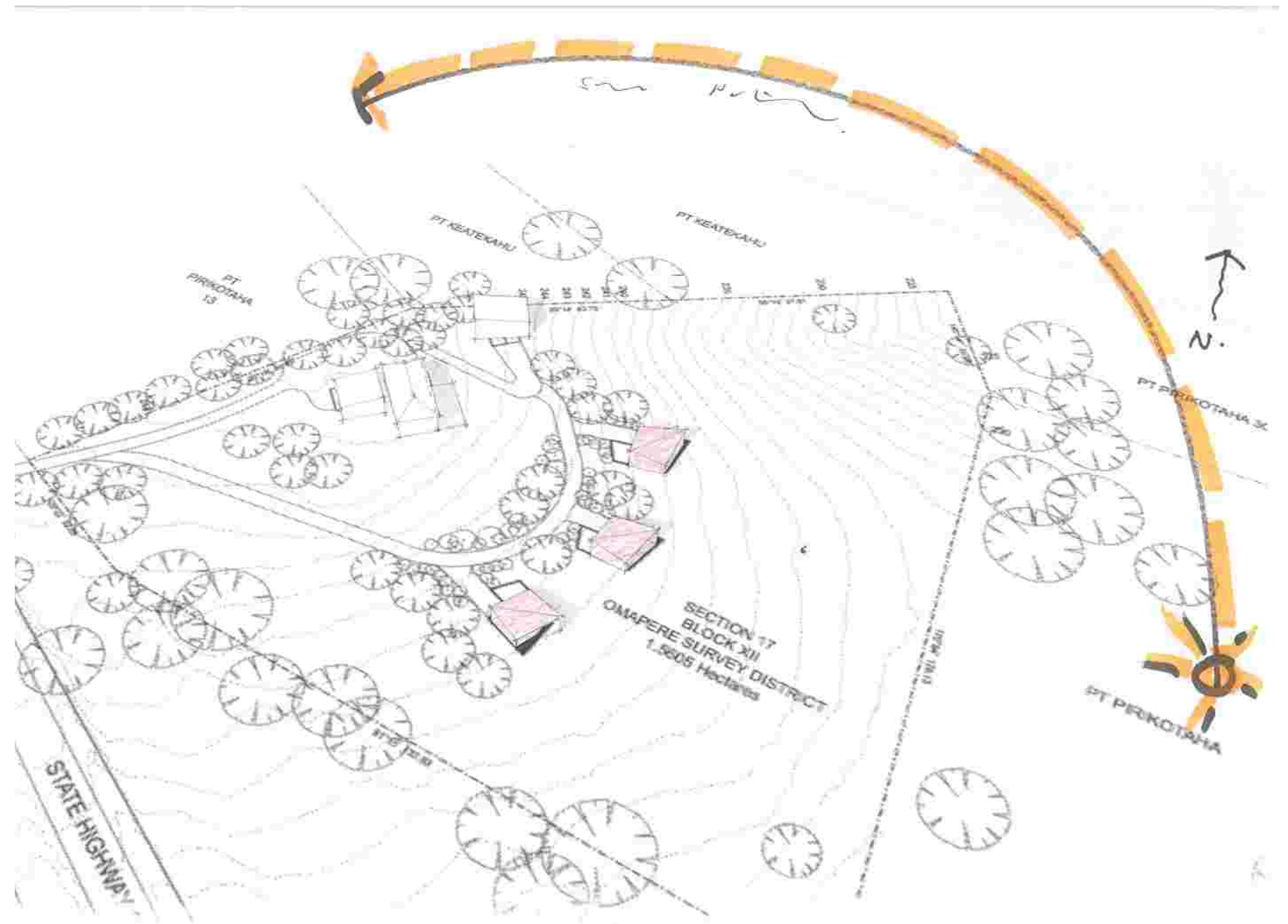


Image 12: Sun path sketch

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

Setbacks: 10m from all boundaries: Complies
20m from natural vegetation: Complies

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 10.4%.

Building Height: 12m: Complies - single storey dwellings.

Building Coverage: 3%: Complies - total building coverage over entire block is 3%.

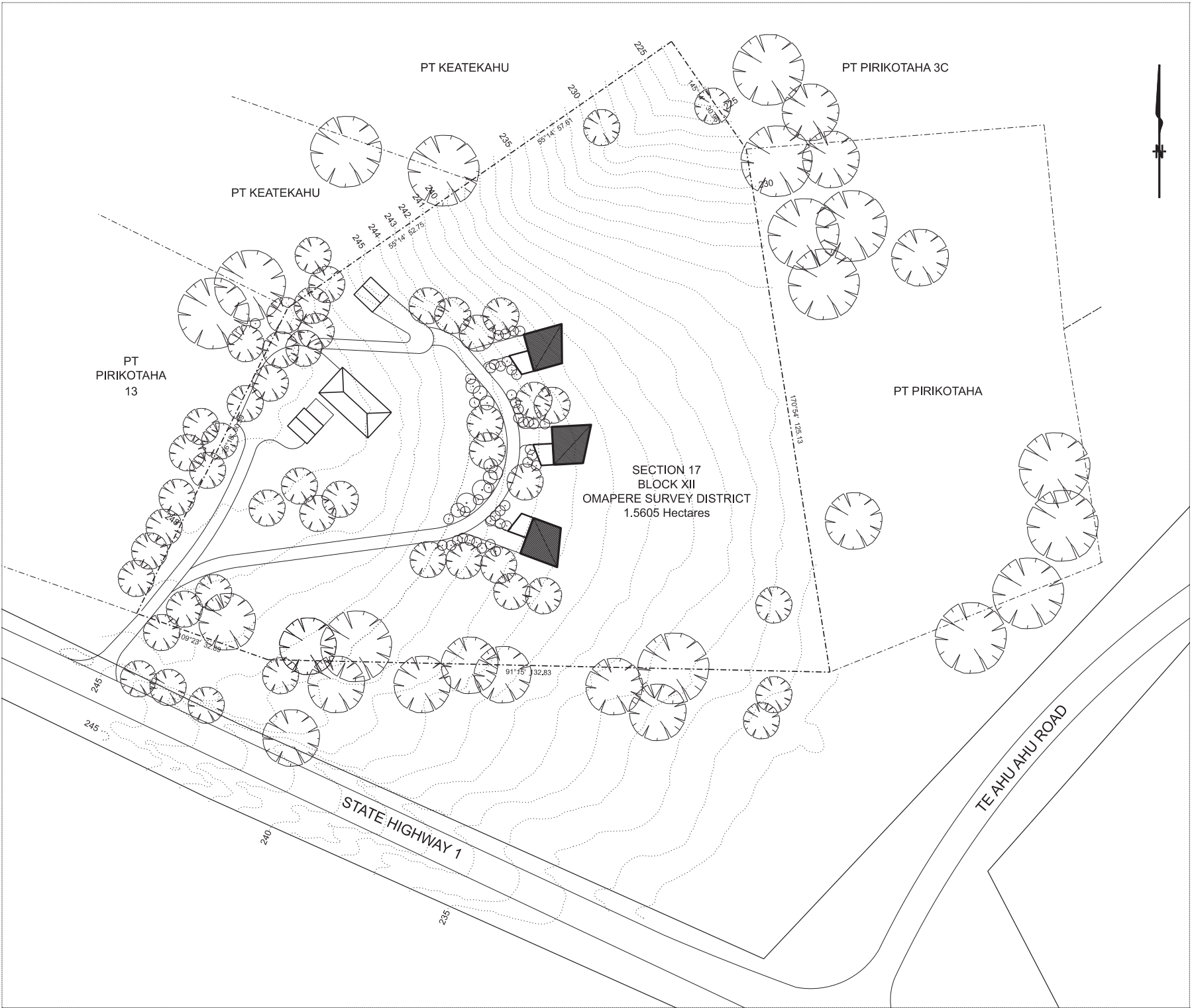
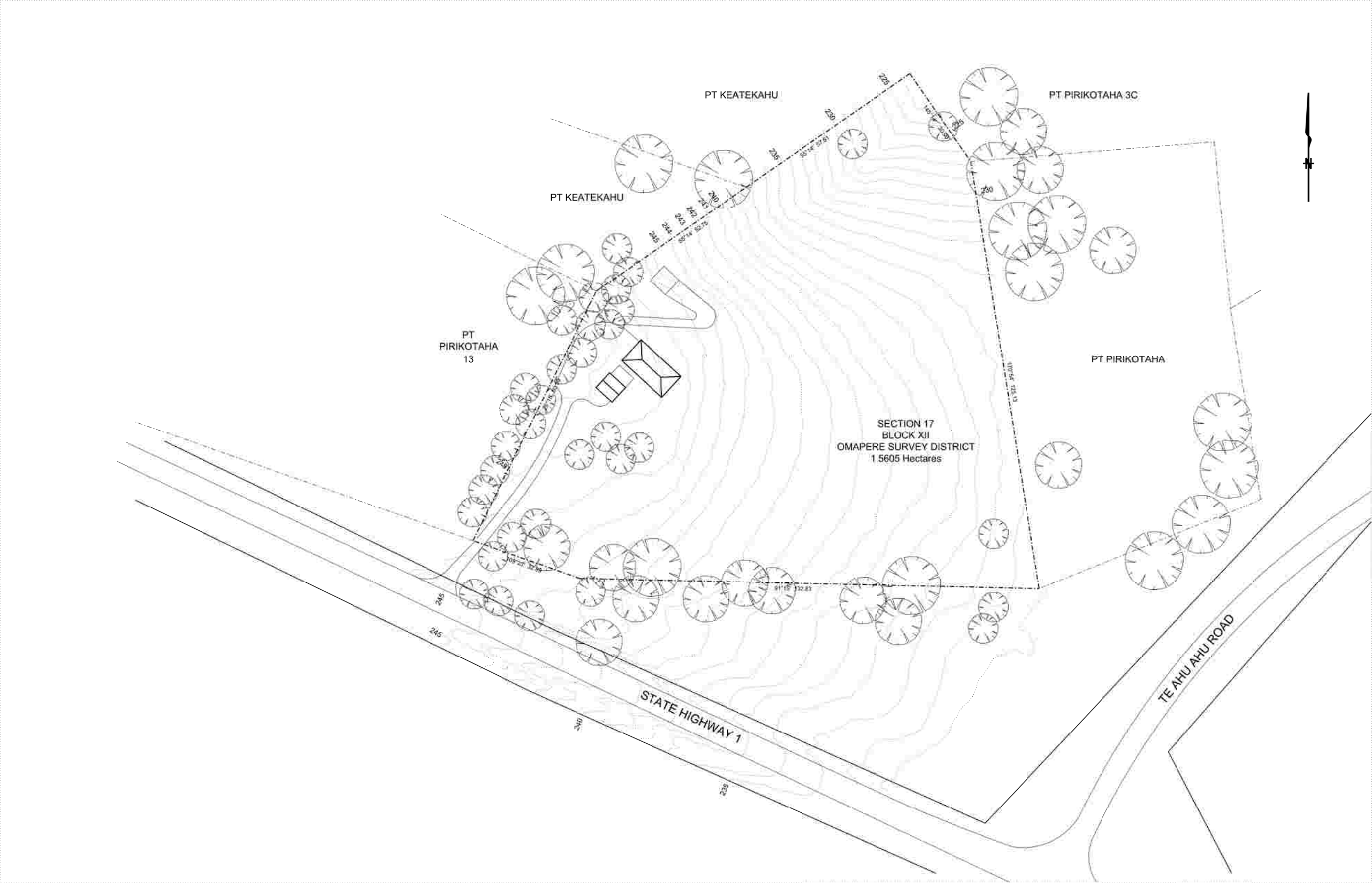


Image 13: 352 State Highway 1.. Building massing for development



REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION

C I L O A R C
civil architects ltd

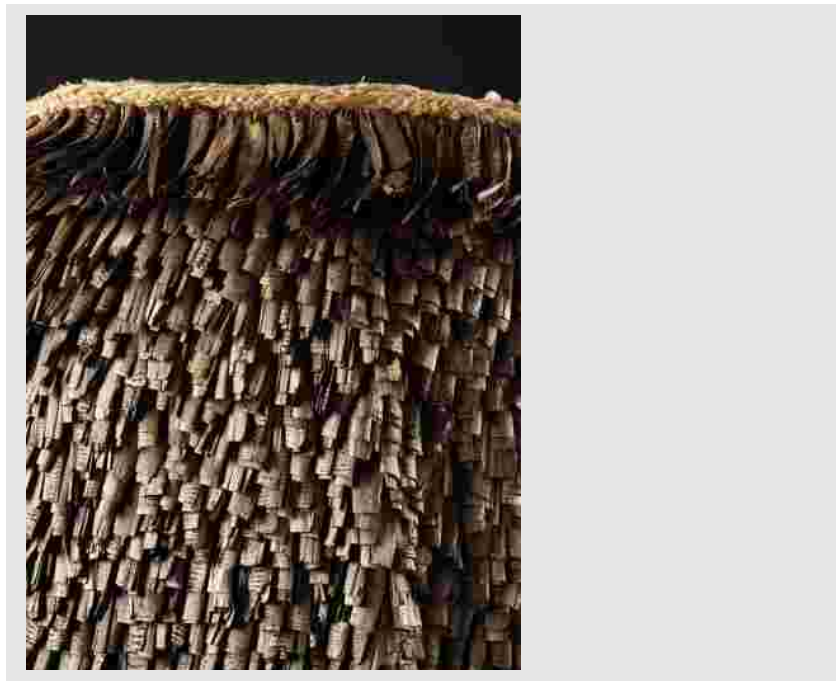
TE AO MAURI ORA PROJECT
FEASIBILITY ASSESSMENT
EXISTING SITE PLAN 02
335_EX_02.001

351 KARAKA BAY ROAD
KARAKA BAY
WELLINGTON 6022

PH: + 602 315 0915
GK: + 022 131 7541
e: ciloarc.rs@gmail.com

JOB NO: 335 SCALE: 1:500 @ A1 1:1000 @ A3 DATE: 10-10-2023

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 distinctly 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 No.: 335
Site: 352 State Highway 1, Ohaeawai.

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 and massing diagrams for 3x dwellings as prescribed in the client brief, the 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 3x 70sqm dwellings intended to provide kaumatua housing located in close vicinity to Parawhenua Marae. 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 site boundaries. The design intention is to create a sense of community and connection to the whenua.

It has been identified that the proposed development is considered to be a Non-Complying Activity under the Operative Far North District Plan. This is based on the District Plan rule that limits 1 house per 2ha with each house containing 2,000m2 of area for their exclusive use. Given the site is 1.5605hectres in total area, non-compliance already applies. However, it might be considered that this development contributes positively to its community, as it is of a very low density – does not attempt to overload the site. It has low visual impact in it’s current conceptual massing. The dwellings are arguably well-sited, visually discrete and set into the context of the site. It is connected through the clients’ criteria of acknowledging the local surrounding region of Marae and significant maunga of the area.

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 Non-compliant Activity under the Operative Far North District Plan as mentioned above. Although the proposal in non-compliant it does however successfully comply with all other design controls identified in the report including:

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

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 building sections, elevations and plan proposals for the internal layout of each dwelling. In the conceptual design stage the focus will be to develop and refine the initial Stage 1 outline conceptual masterplans to provide a comprehensive Concept Design Report. The Concept masterplan proposal will coordinate information, findings and recommendations from further geotechnical investigations and civil engineering design to be undertaken by appointed consultants.

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:

Considered as a Non-Complying Activity

Description:

Under the Operative Far North District Plan Smallest development 1 house per 2ha with each house containing 2,000m2 of area for their exclusive use.

Risk Mitigation Risk:

Request consideration from Council that the development be considered as unique with the intention to meet that needs of Kaumatua to provide affordable housing located in close proximity to the Marae. Reinforcing connections to whenua and marae. Provide landscaping proposal to reduce visual aspect of the development from SH 1.

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 interrupted 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.

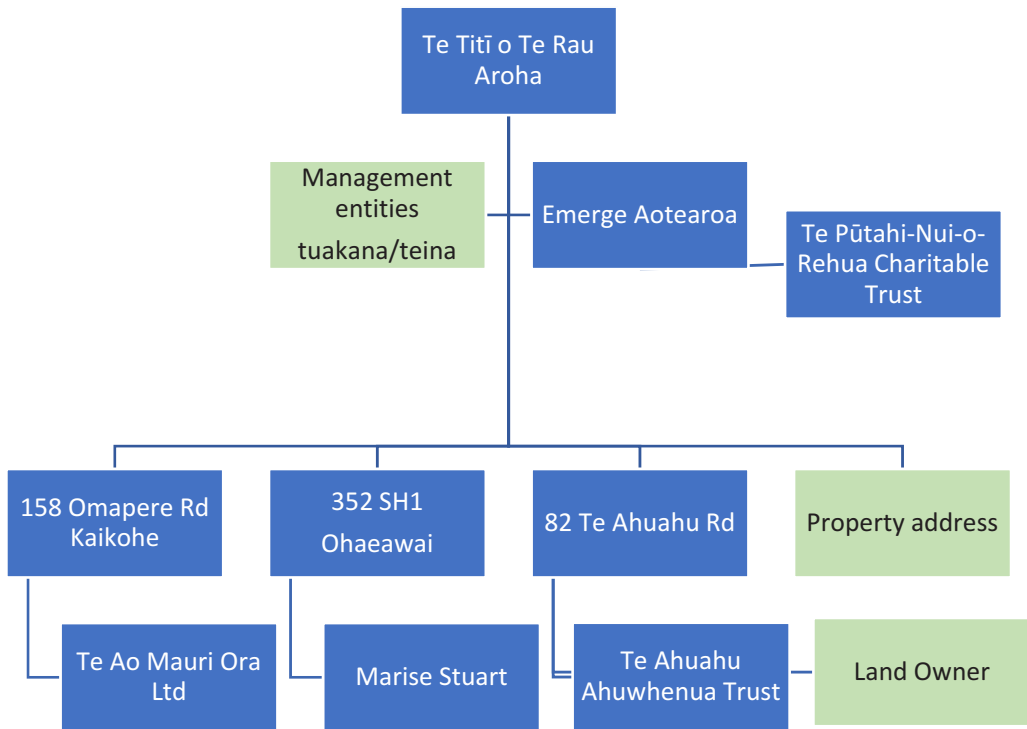
Emerge Aotearoa has a Memorandum of Understanding with Te Pūtahi-Nui-o-Rehua, which describes this relationship and shared objectives.

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)

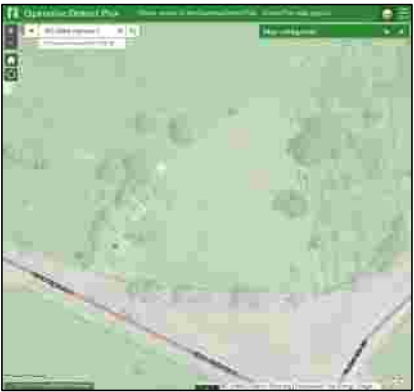


Figure 1 - 352 State Highway 1, Ohaeawai (Green Indicates Rural Production Zone ;
Red Circle Indicates Site of Significance to Maori)

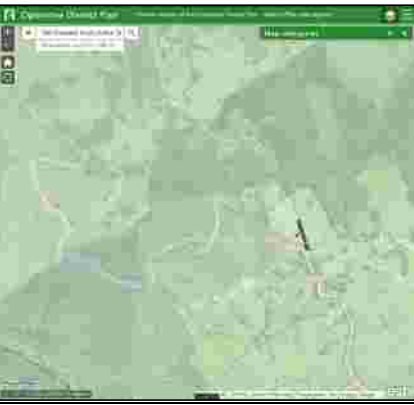


Figure 2 - 158 Omapere Road, Ohaeawai (Green Indicates Rural Production Zone)

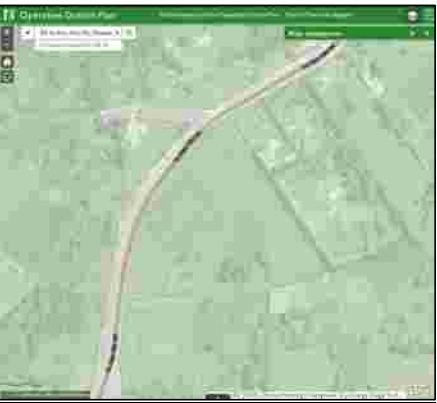


Figure 3 – 82 Te Ahu Ahu Road, Ohaeawai (Green Indicates Rural Production Zone)

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 70m².
158 Omapere Road, Ohaeawai	6 x Residential Dwelling at 70m².
82 Te Ahu Ahu Road, Ohaeawai	1 x Residential Dwelling at 95m² 2 x Residential Dwelling at 70m². Occupation Area at 3,703m².

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 70m², 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 2,000m² 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 70m², 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 2,000m² 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 70m², 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

FREEHOLD

Search Copy



R. W. Muir

Registrar-General

of Land

Identifier

NA64A/954

Land Registration District

North Auckland

Date Issued

14 November 1988

Prior References

NA56A/157

Estate

Fee Simple

Area

1.5605 hectares more or less

Legal Description

Section 17 Block XII Omapere Survey District

Registered Owners

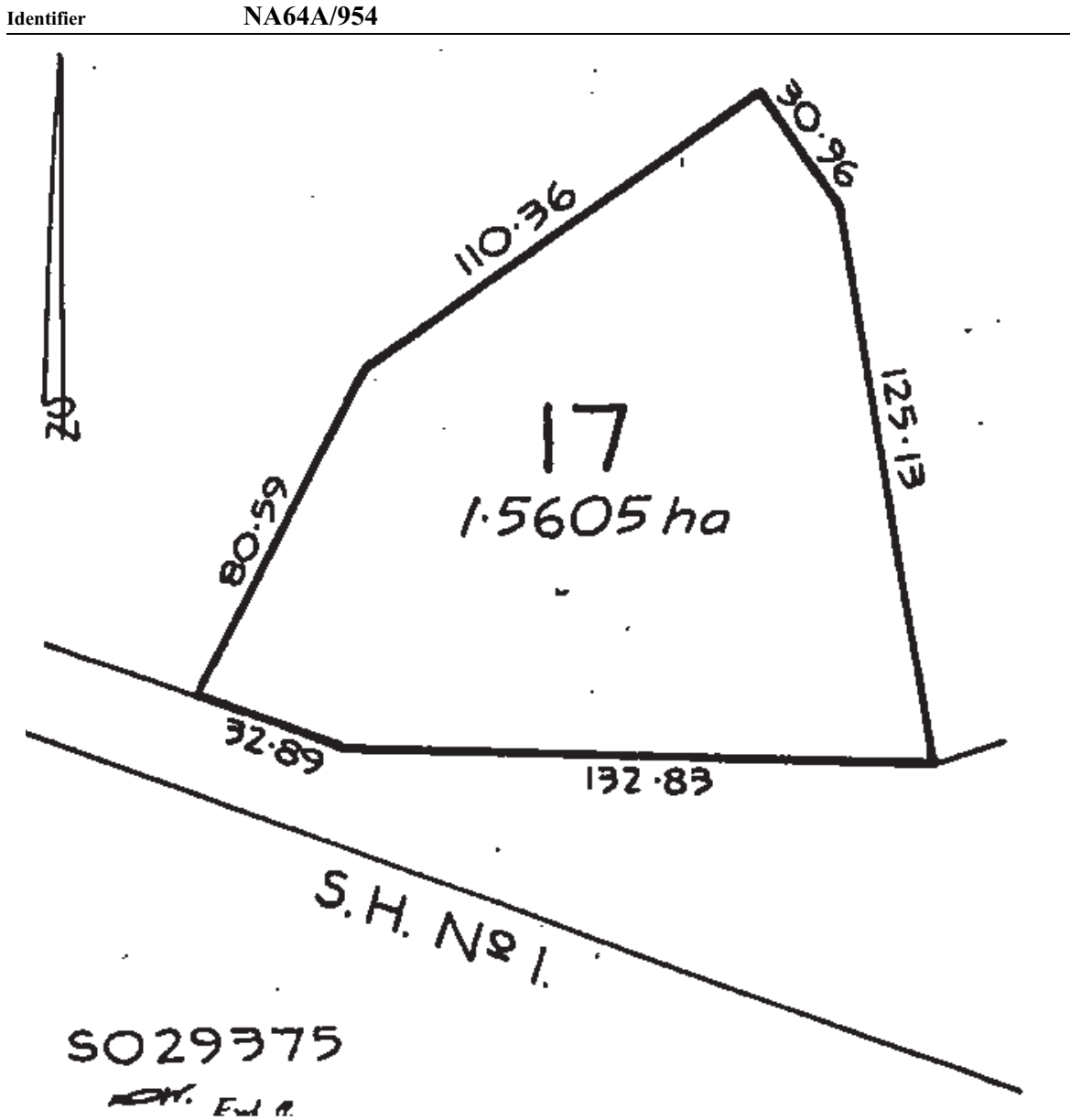
Marise Kerehi Stuart

Interests

Subject to Section 8 Mining Act 1971

Subject to Section 5 Coal Mines Act 1979

12242490.2 Mortgage to Bank of New Zealand - 27.10.2021 at 12:38 pm



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

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



RIPOATA MO TO WHARE HOU
PRELIMINARY GEOTECHNICAL REPORT FOR NEW
DWELLING



Location	325 State Highway 1 Ohaeawai
Client	Te Ao Mauri Ora Ltd
NGS Ref	0325.A
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

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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 352 SH1 Ohaeawai. 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 understand¹ it is likely to comprise three residential dwellings, each of approximately 70m².

3. Whakaahuatanga Pae - Site Description

The property is legally described as Section 17 Block XII Omapere Survey District and is approximately 1.6 Ha in size. The property is an irregular triangle with a width of approximately 163m E-W along its southern boundary and reaching a length of approximately 150m N-S at its peak. The property is bounded by road reserve and the intersection of SH1 and Te Ahu Ahu Road to the south, and neighbouring rural properties to the east, west and north. The adjacent property to the east is in the process of being cleared for development. An urupā (cemetery) is located further to the east on the northern side of Te Ahu Ahu Road.

The subject property sites a single storey weatherboard dwelling and garage centrally on the western boundary, a water bore housed in a shed located at the northwestern end of the dwelling, and a part-completed garage further to the north of the dwelling. The land to the west of the part-completed garage is retained by a low (<1m) rock wall. Access to the property is by the southwestern corner of the site. The access and parking areas are surfaced with metal. A number of medium to large trees are planted along the site boundaries.

The site is located on a basalt flow near the base of a side slope of a volcanic scoria cone. At the western side of the property is near level (<5°), falling slightly to the south east. The existing structures are located on this near level area. Away from the dwelling the land slopes gently (5-10°) to the east. A natural stormwater channel runs at approximately 15° from SW to NE along the northern property boundary.

The site is not mapped as being flood susceptible on the NRC GIS Region Wide Flood maps².

There are mapped active water bores on the NRC GIS maps³ approximately 200m to the southwest of the site. The site is located in the area of the Waiora Northland Priority Catchment and a main Northland Aquifer. The existing water bore observed on the subject property is not shown on the NRC map.

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 <https://nrcgis.maps.arcgis.com/apps/webappviewer/index.html?id=81b958563a2c40ec89f2f60efc99b13b>, accessed 27/07/2023
³ <https://localmaps.nrc.govt.nz/localmapsviewer/?map=b1bce4c2e2f940288c1f7f679b2ac7b7>, accessed 27/07/2023

4. Nga Tikanga Matawhenua - Geological Conditions

4.1. Kaita Matai Aronuku - Published Geology

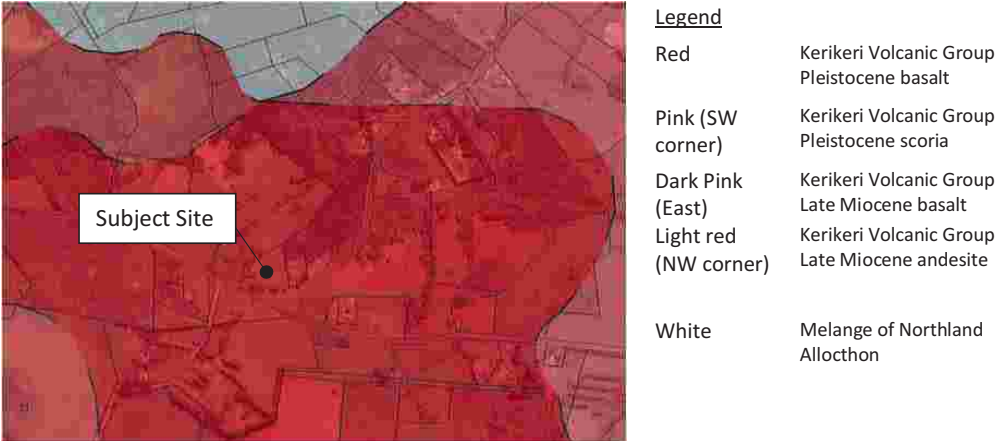


Figure 4-1: 1:250,000 Scale Geological Map with LINZ property boundaries

The published geology⁴ 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 photographs⁵ dated between 1955 and 1984 and present-day aerial photos⁶ indicates the following:

- In 1955 State Highway 1 and Te Ahu Ahu Road have been formed albeit in a less smooth or direct layout than the present-day layout. There is existing development on the subject property and the neighbouring property to the west. An accessway along the two property boundaries has been formed. A structure, along with landscape planting and hedging is present on the subject property in the approximate general location of the existing present-day dwelling and garage. A main building (we understand this was a native school) and several appurtenant structures are present on the neighbouring property to the west. A large, level rectangular pad (school playing field) has been formed at the northern end of the neighbouring property. The subject property is mostly in grass although shading of the photo indicates different types and uses across the property. The structure surrounds appear to be landscaped lawn. To the south and north of the structure is in low shrub/pasture. The northern boundary in the location of the natural drainage channel is in young scrub. There are large, isolated trees along the eastern boundary. The 1961 image is similar to the 1955 image. The 1961 image is presented as Photo 1, below.

⁴ 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.
⁵ Aerial photos from 1955, 1961, 1969, 1971, 1981, 1982 and 1986 sourced from www.retolens.nz.
⁶ Aerial photos from 2004 to 2021 sourced from Google Earth.

- By 1971 All structures have been removed from the subject property as well as the main structure and several smaller structures on the property to the west. The 1981 image is similar to the 1971 image. The 1981 image is presented as Photo 2, below.
- By 1986 the present-day dwelling and garage is present on the subject property. The access track has been reformed along the western boundary. A dwelling, garage, shed and associated accessway is also present on the neighbouring property to the west. The hedging on the subject property has been removed and the land is in pasture with a few isolated small trees. The 1986 image is presented as Photo 3, below.
- The first image in colour is from 2004. The dwelling and associated structures on the neighbouring property to the west have been removed. The subject property is in grass with trees lining the southern and eastern boundaries and either side of the accessway. The structure around the present-day water bore has been built. There is little change between the 2004 and 2007 images.
- In 2010 the lawn on the neighbouring property has been sprayed based on the colour difference.
- By 2014 the trees on the eastern side of the accessway, south of the dwelling have been removed. The dense trees along the northern end of the neighbouring property to the east have been deforested. NB this area is the extension of the natural drainage channel along the northern site boundary. This area is planted again by 2016.
- The 2020 image is obscured by cloud.
- In 2023 the neighbouring property to the east has cleared an area centrally on the western side of the site. The southern portion of the property has been cleared of trees and a structure has been formed to the south of the bare area. Trees along the eastern boundary of the subject property have been cleared. The 2023 image is presented as Photo 4, below.

The aerial photos indicate several iterations of development and vegetation planting and removal have occurred on the subject and neighbouring properties. It does not appear to have significant visually evident earthworks or landscape modifications onsite away from the immediate structures. Differences in vegetation across the site (gauged by colour and texture differences) are likely indicative of varying water runoff and drainage patterns.

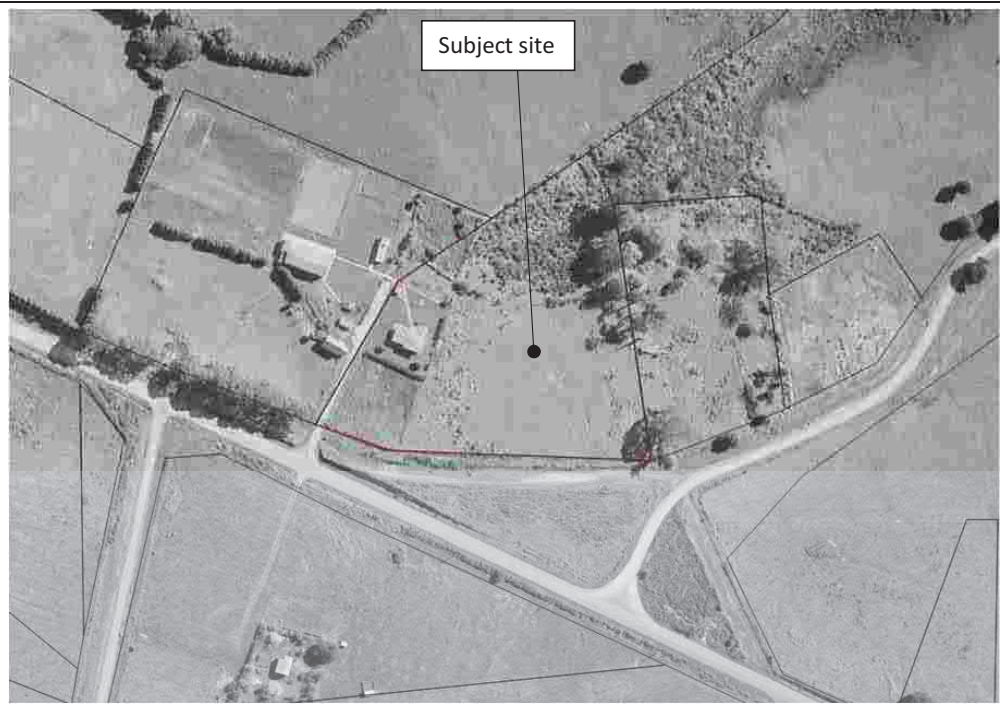


Photo 1: 1961 image Crown 1417_L_9 sourced from Retrolens approximately georeferenced with LINZ property boundary overlay.



Photo 2: 1981 image Crown 5932_L_27 sourced from Retrolens approximately georeferenced with LINZ property boundary overlay.



Photo 3: 1986 image Crown 8506_L_4 sourced from Retrolens approximately georeferenced with LINZ property boundary overlay.



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 western elevated portion is located at the eastern edge of a volcanic plateau. In the area of the subject site the side slopes of this plateau form uniformly shaped, gentle (5-10°) slopes. To the north of the site there is a gully feature with uniformly scallop shaped contours and slopes of approximately 15°, indicative of a typically stable landform feature. The contours indicate both natural and formed water channels with adequate stability.

Further to the north (beyond extent of Figure 4-2) are several less stable looking gully features and waterways. These features are closer to the edge of the volcanic geology and may be influenced by the underlying Northland Allochthon melange. The subject property is mapped as being at least 0.5km from the edge of the volcanic geology (Ref Section 4.1).

The property to the east was densely vegetated in 2018/19 when the LiDAR was collected (Ref Section 4.2). The non uniform nature of the contours on the slopes to the east of the subject property is likely a result of the LiDAR not effectively penetrating the vegetation rather than any underlying instability.

The review indicates that the site appears stable. The gully feature at the north of the site indicates a zone of potential future instability from which set-backs are likely required. The terrain features do not indicate risk of large-scale instability.

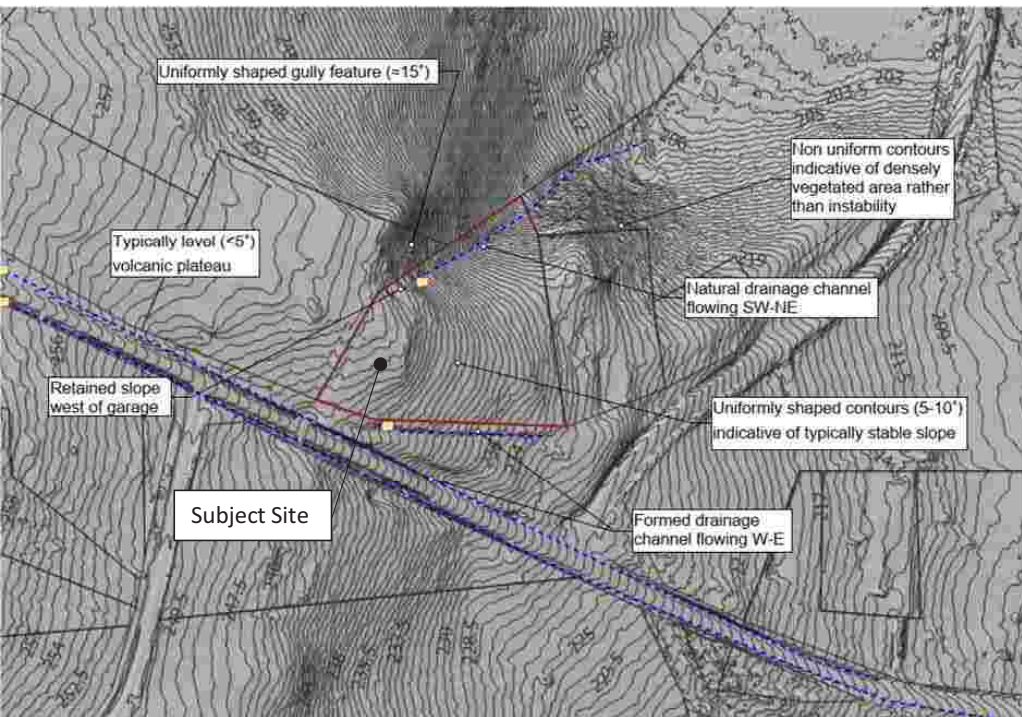


Figure 4-2: 2018/2019 NRC LiDAR as a terrain shaded model with 0.5m contour overlay (NZVD).

4.4. Site Walkover

A site walkover was conducted by a geotechnical engineer from NGS on 20 June 2023. Of note the existing structures onsite appear to be performing adequately. There is a group of basalt rocks in front of the existing dwelling (See Photo 5) as well as several outcropping rocks over other parts of the site. It is likely the larger grouping of rocks have been cleared from the site and placed in this formation over the preceding years and development. The existing rock wall upslope of the half-built garage is performing adequately (See Photo 6) and is likely built from site derived rocks. The ground slopes away from the garage at the head of the gully feature identified at the north of the site.



Photo 5: Grouping of basalt rocks



Photo 6: Low rock retaining wall upslope of half built garage. Gully feature visible behind and right of garage

4.5. Property File

The property file requested from Far North District Council did not have any information to display.

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 gently sloping (5-10°), is underlain by volcanics and is considered to have a low stability hazard. The northern portion of the site slopes at gradients of up to 15° and forms a natural gully feature. An existing low, rock retaining wall is present on the upslope (western) side of an existing garage. The wall did not require consent (<1.5m) and accordingly design of this wall has not been sighted.

If residential structures found on short pile are preferred, it is expected that only minor earthworks and low retention will be required for development of the site. If shallow footings or ribraft style construction is the preferred option, then some earthworks and retention will likely be required. Appropriate design of earthworks/retention is unlikely to negatively impact the overall stability of the site.

Development at the north of the site will require specifically designed foundations or a set back from the head of the gully be adopted.

The existing low retaining wall shall not have additional loading (i.e. structures founded above it) without specific analysis and assessment of its capacity and stability.

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

5.3. Whakaraerae Waipuke - Flood Susceptibility

Flood susceptibility is unlikely to be a constraint for the development of this site.

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 significant fill has been placed on the site and any minor earthworks are likely limited to previous building platforms. 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 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 15m with an average gradient of 6.5°. It is likely only minor earthworks will be required as part of the development. Proposed earthworks and any retention forming a combined height of greater than 1.5m or with surcharge loading should be assessed by a CPEng geotechnical engineer to ensure global stability is maintained however it is unlikely that earthworks or retention will be a constraint for the development of this site. Basalt boulders may cause obstruction to excavation during cut earthworks and may limit the recommended type of any retention.

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.

An existing natural drainage channel is present at the northern end of the site. There are formed drainage channels along the southern boundary and adjacent roadway. The site slopes gently to the east.

Inappropriate stormwater disposal can result in land slippage and/or erosion. Stormwater generated from the development (i.e. from roofs and pavement) shall be collected and discharged in a controlled manner. Discharge into existing gully features and surface drainage channels is appropriate on this site. Any development shall be in accordance with FNDC requirements. Given the lot size and rural nature of the site, stormwater attenuation is not likely to be required however this may be at FNDC’s discretion.

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”. A traditional septic tank disposing to trenches is considered appropriate in these soil conditions.

The land in the vicinity of the proposed building platform has been assessed for effluent suitability with respect to the Proposed Regional Plan for Northland⁷ (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.

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

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. A Design Loading Rate (DLR) of 12mm/day is considered appropriate in accordance with Table L1 of ASNZS 1547:2012.

A discharge area of 60m² is required and a reserve area of 60m² (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.

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 are provided in the table below.

Excerpt from Table 9: PRP June 2023

Feature	Setback distance
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)
Existing water supply bore	20 metres (horizontal distance)
Property boundary	1.5 metres (horizontal distance)
Winter groundwater table	1.2 metres (vertical distance)

With appropriate sizing and siting it is likely that the effluent disposal will comply with a permitted activity within the PRP.

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. Should significant earthworks or retention be required to form building platforms, specific assessment of the effect the earthworks have on stability should be assessed by an appropriately qualified engineer.

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:

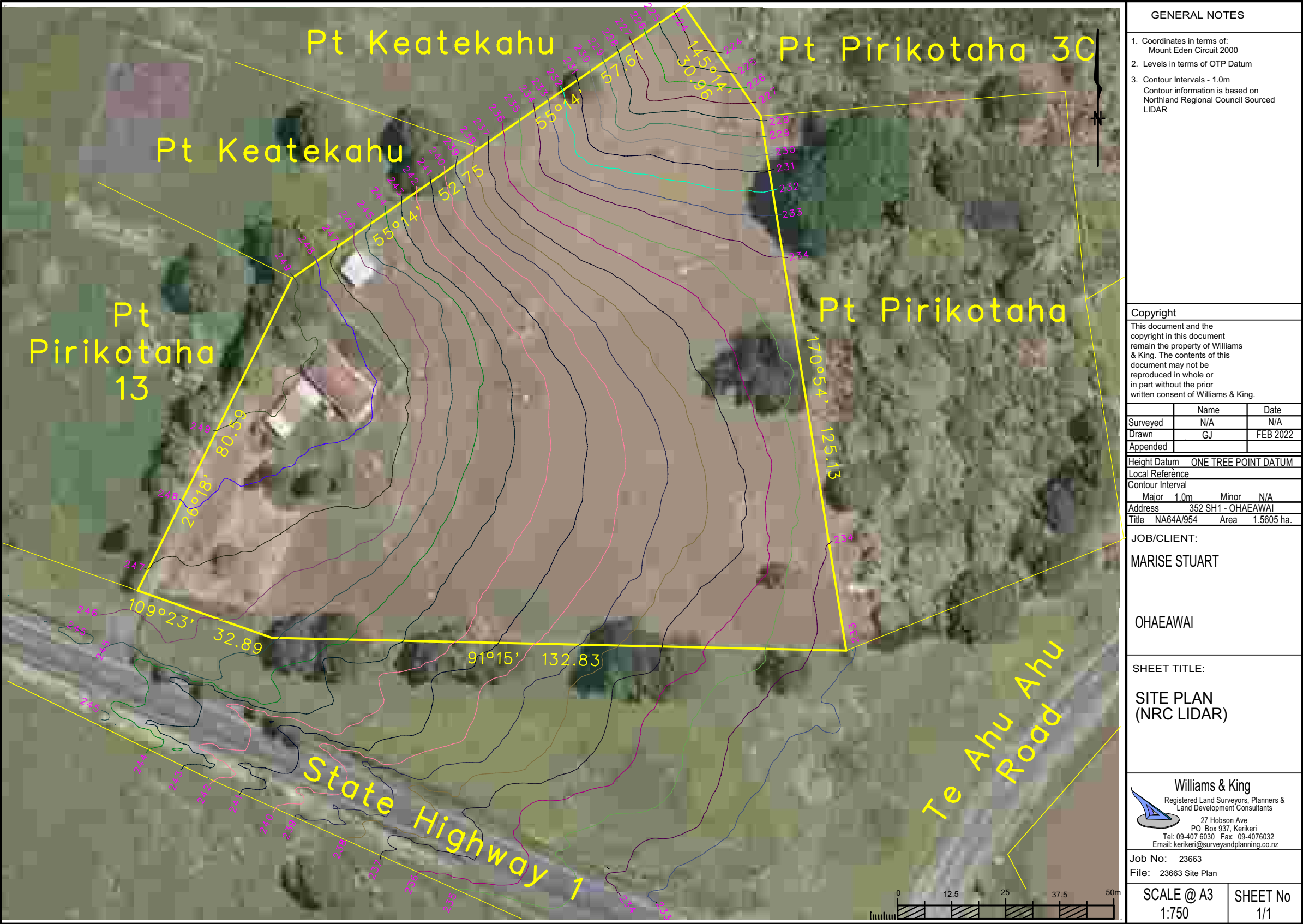


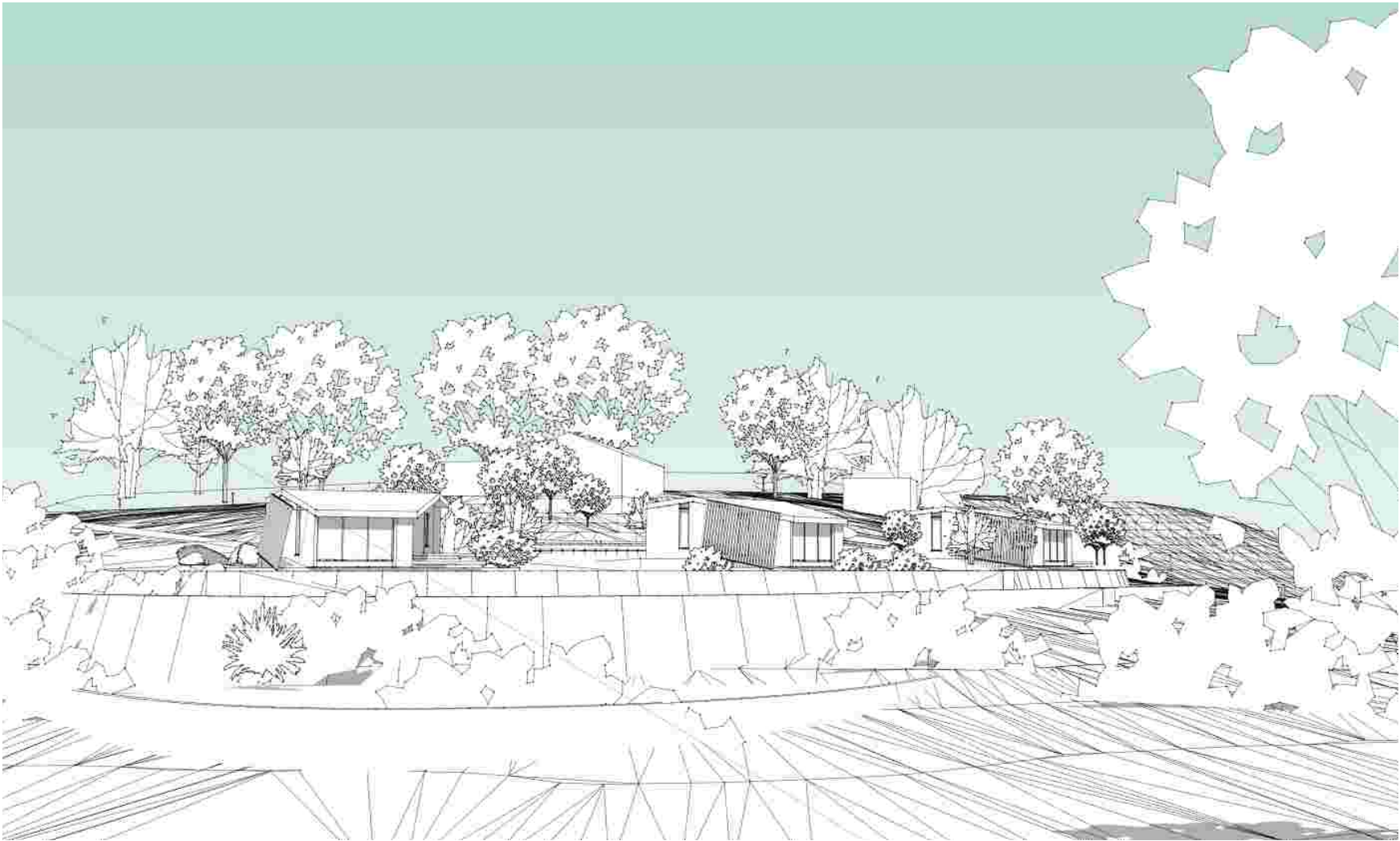
David Buxton

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

Attachments: Figure 1 – Site Plan

325.a ngs georpt_352sh1ohaeawai_aug23





Stage 2:
CONCEPT DESIGN MASTERPLAN REPORT
He Mahere Whenua

“Kaupapa hoahoa Maori e whakakaha-ngia te hononga o te tangata ki te whenua, hei tuara nui mo te tātai o te matauranga.”

“Kaupapa Maori driven design reinforces the connection of people to land and sustains the whakapapa of knowledge.”

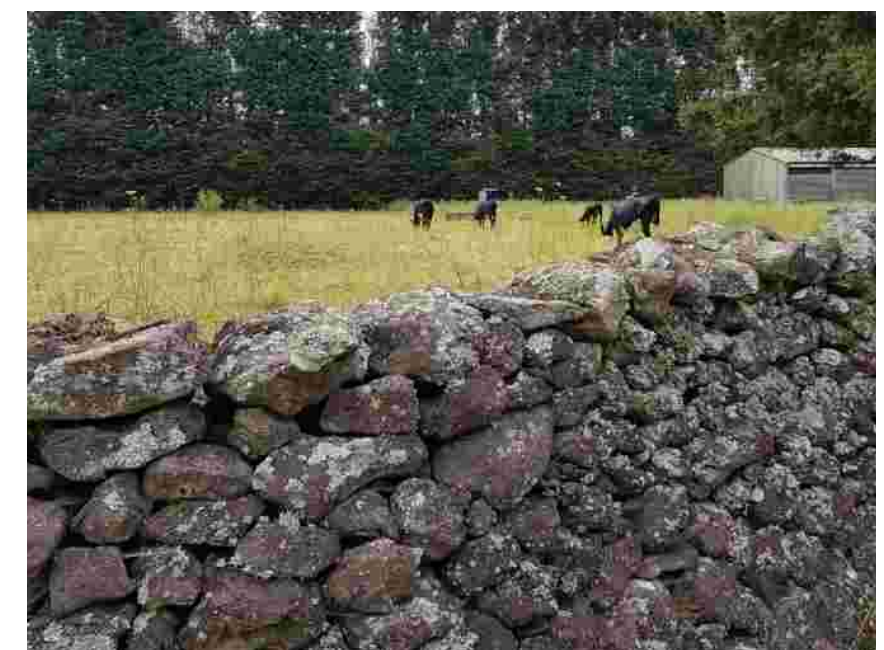


352 Ohaeāwai Rd

The site at 352 Ohaeāwai Rd will provide an opportunity to create papakāinga housing for Kuia and Kaumatua that have ties and affiliations to the Taiamai area, Parawhenua Marae and Te Ahuahu Maunga.

The site adjacent to State Highway 1 currently has 1 x 3 bedroom dwelling and a range of out buildings. Toward the south eastern part of the site is where the masterplan proposal proposes 3 new 70sqm 2 bedroom houses.

The proposed kaumatua houses will be accessed via a new loop road that branches off the existing site entry road from the north west off SH1. The proposed houses are sited to the south east of the site to take in both the panoramic view over Taiamai and to orient living spaces and outdoor garden areas to the northern aspect. The lower south eastern slope below the houses will be retained by rock faced retaining walls to accommodate shared maara kai/ gardens.



352 Ohaeawai Rd. Open areas for shared kai maara, outlook onto repo/ wetlands.



352 Ohaeāwai Rd.
Kaupapa Kaumatua

The proposed development at Ohaeāwai Road comprises of three new 2-bedroom kaumatua houses, House Type 02 and one 3-bedroom house, House Type 03. These buildings are characterised by the offset gabled roof which runs lengthways with the slope of the site. The roof is angled on the northern side creating wedge shape in plan view.

As you enter the main living level, views to the east through large windows in the lower living space look out over the site and to Parawhenua Marae beyond. This connection with the surrounding landscape and cultural assets is an important aspect of the design. The carved cultural elements as depicted on the south eastern facade

are unique features of the project, reinforcing cultural identity and connection to kaupapa korero. The stone walling to the new site retaining walls makes reference to the surrounding landscape.

The interior layout has two bedrooms entered from the main kitchen/dining area via a small alcove. The bathroom which is on the same level is to contain a WC, WHB and Shower only, large enough for residents to be assisted by caregivers if required.

The internal linings of the whare are to be mostly gib-lined, with some feature timber or plywood clad walls internally and plywood lined ceiling. External cladding is to match the metal roofing to the rear of the building for low maintenance with small strategically placed sections of timber cladding adding a natural texture to the façade and sense of quality to the overall building.

Outdoor spaces are generous and are configured between each dwelling. There are shared maara kai garden areas that are directly in front of the dwellings towards the southeast of the site. These are located at the same level as the houses and are terraced at various levels. The terraced levels will allow a small-scale orchard as smaller kai growing areas, which will all be exposed to the northern aspect of the site. To the rear of the dwellings and adjacent to the loop road toward the northwest of the site is proposed a larger communal/ shared garden.

The site is traversable via walking and future provision will be made to create walkways and pathways to the side of the loop road and around the lower south east areas of the site with potential lower access to Te Ahuahu Road near the junction close to the marae.



352 Ohaeāwai Rd.
Kaumatua house set on terraced platforms

Ohāeawai Masterplan.

The Ohāeawai site master plan is based upon the creation of a raised platform - a Taumata Kaumātua for Kuia and Kaumatua to live in close proximity to Parawhenua Marae. The three houses will be built on a series of raised plinths and formed terraces creating flat outdoor landscaping ease of access and shared amenity spaces.

The terraces are designed to as a common shared area that relates directly to the residents themselves. Instead of having a conventional siting strategy where houses might be placed discretely onto a site with their own exclusive lot or plot, Ohaeawai is instead defined by the creation of a common ground or plinth for all residents to access and share.

These shared spaces will include natural play areas for tamariki mokopuna as well as small garden spaces and fruit trees. The terraces are retained and built using local stone and stonework fencing to align to the stonewalling and rock piles prevalent in the Taiamai area.

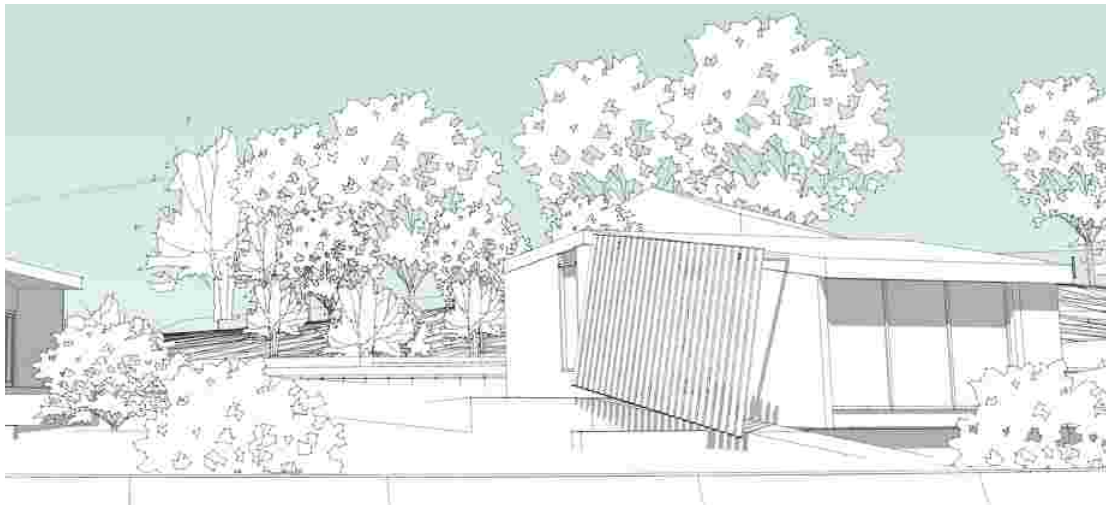
House type 03 is proposed for on the site of the existing dwelling, and will act as an administrative care centre. Its location enables it to physically oversee the site while acting also as a community space for any small function or event relating to the papakainga.



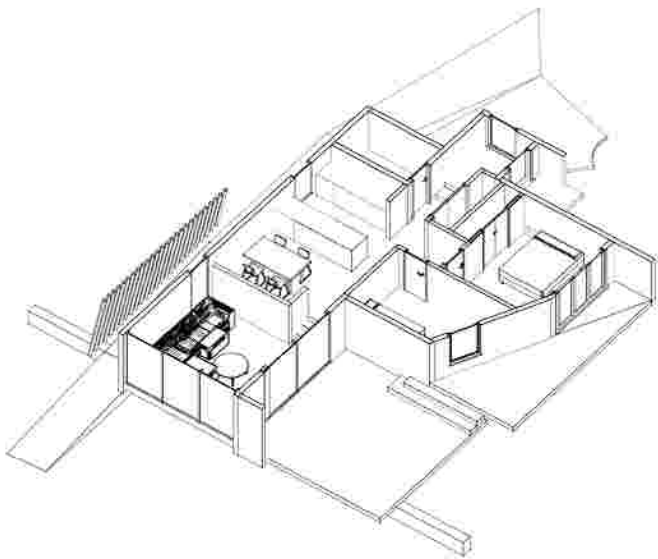
352 Ohaeawai Rd.
Kaupapa Kaumatua



Render: House Type 02
352 Ohaeawai Rd



Axonometric View: House Type 02
352 Ohaeawai Rd



Axonometric Cutaway: House Type 02
352 Ohaeawai Rd

House Type 02

House Type 02 plan is split-level with 3 stairs from the entrance leading to the main kitchen, dining and bedroom level, with an additional 2 stairs to a split-level Living room beyond. The change in levels within the building accommodates the fall in the site and proposed roofline. It also helps to create a volume of space which is important when the overall floor area is modest in size.

To the northern façade of the house is a covered deck area accessed from the living room via a level threshold. This covered deck area offers an extension to the living room while providing protection from the elements all-year round. Outdoor steps link to the deck area off the bedrooms along the northern elevation.

The roof will be metal clad designed for a lightweight structural support system while the floor will be raised timber floor on a timber pile foundation system. Each building is to vary in its orientation relative to the proposed position of the building and the contours of the site in that particular location. The building is to be positioned on a small retaining wall creating the effect that the building is floating as it cantilevers from the retaining wall under the Living Room. A screen to the side façade facing SH1 is to be constructed of timber slats with an articulated pattern and or a screen of vegetation. This screen will provide a basis to express local korero, and will also aid in reducing the visual impact of the development from SH1 along with low level native planting which will soften and screen the proposed buildings from the road.



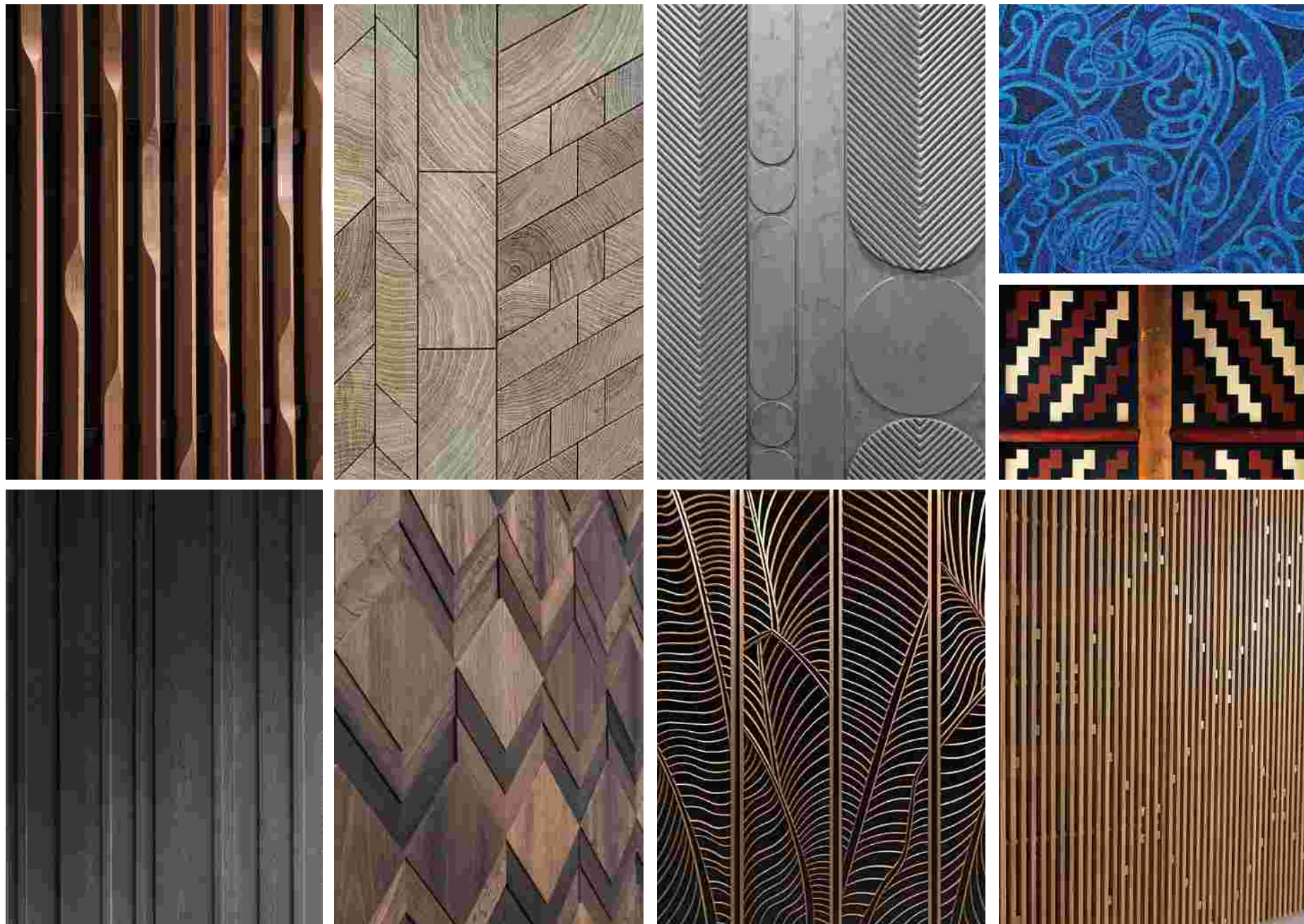
Carved panel or similar - House Type 02



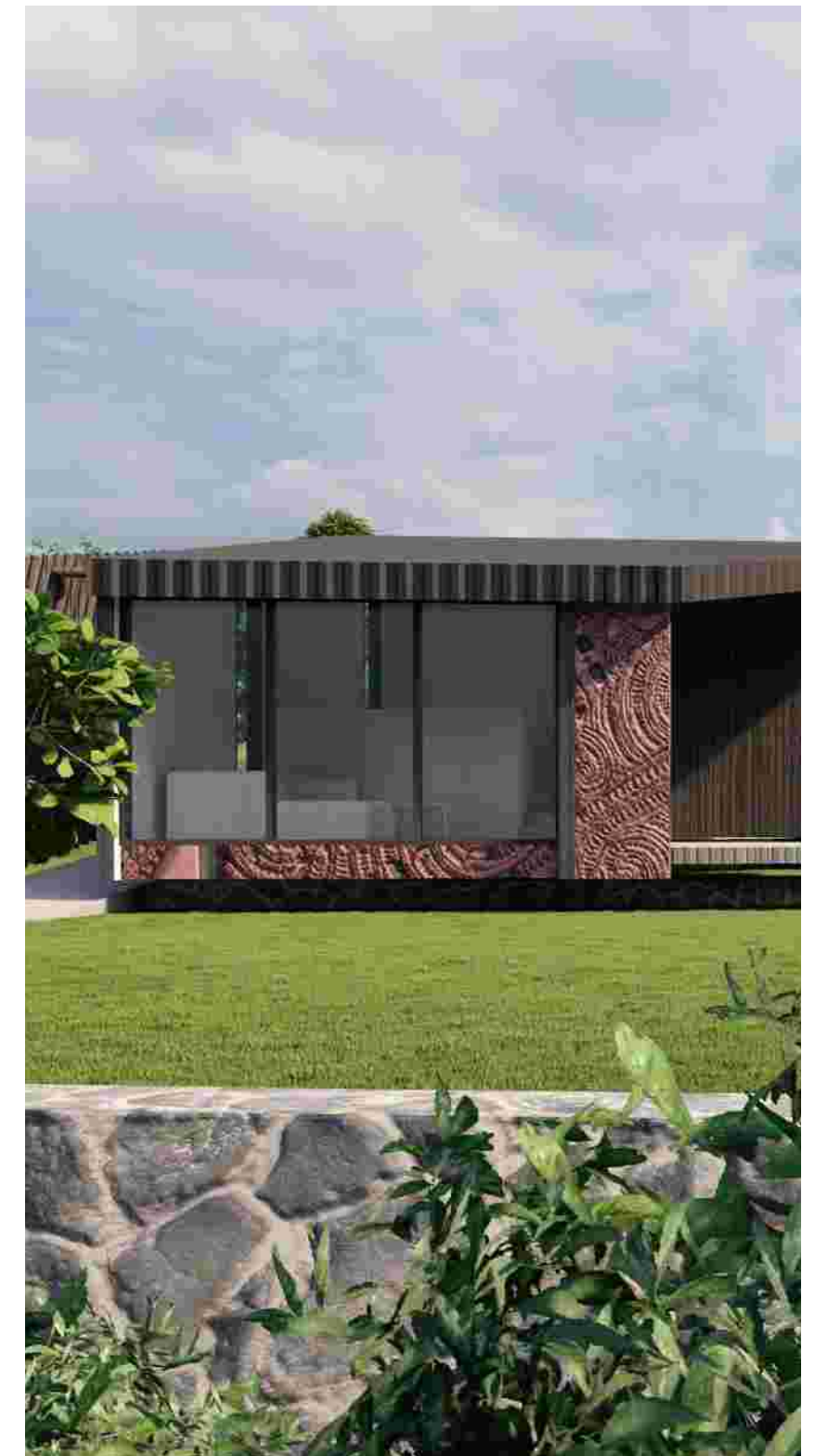
Filligree Screen - House Type 02



Carved fascia board or similar to glazing cill - House Type 02



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

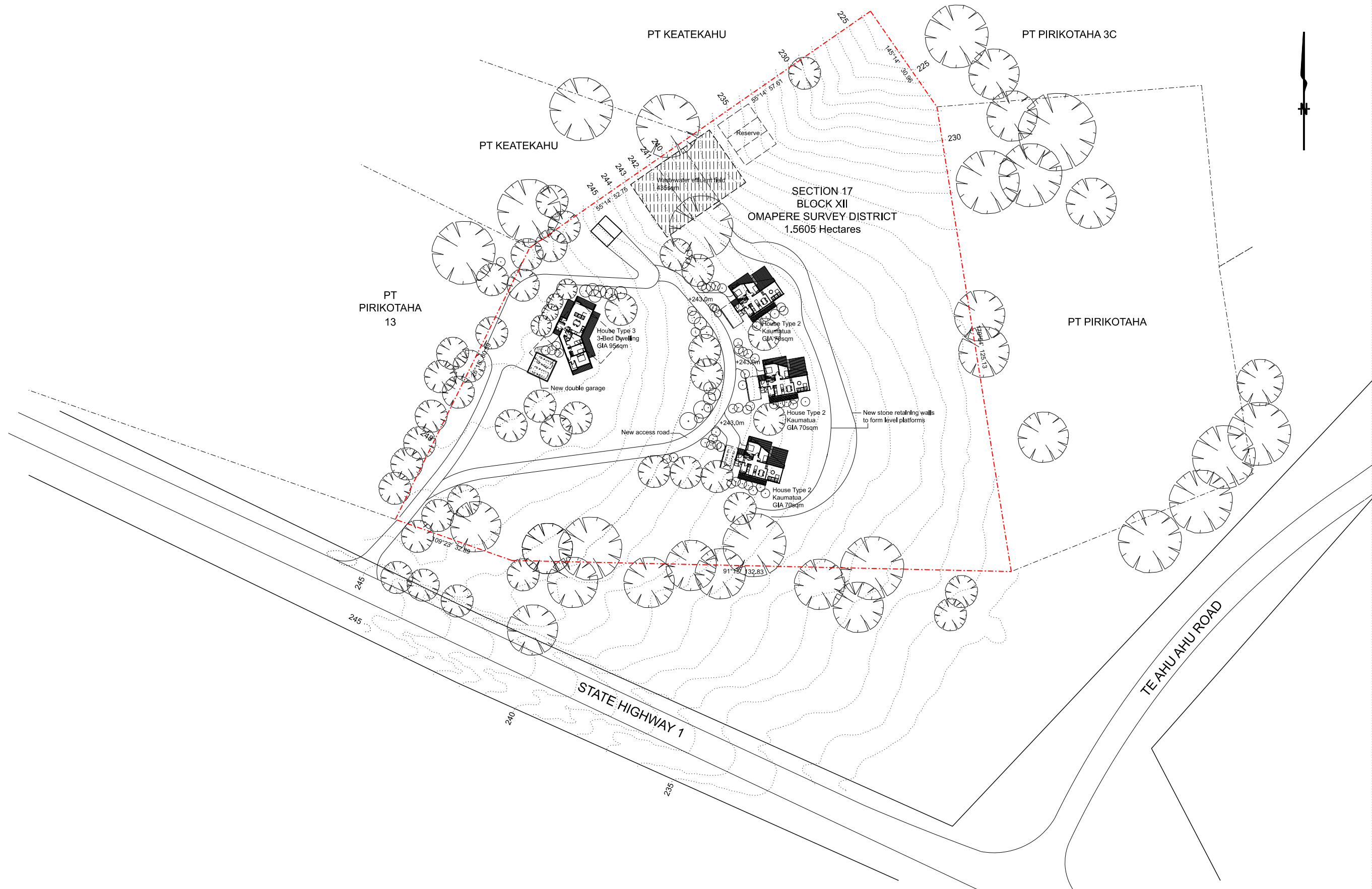






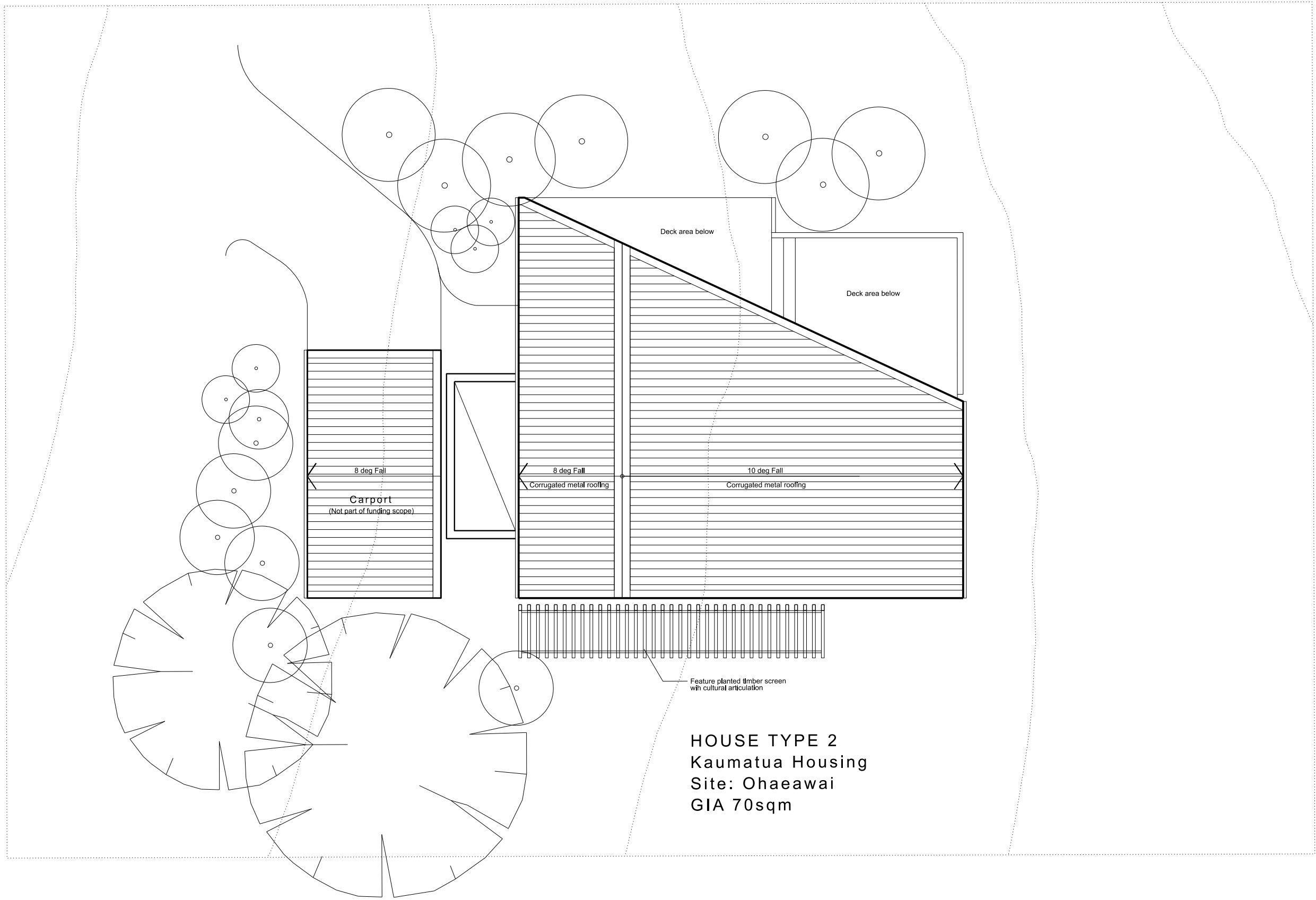






REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
01	05.06.24	STAGE 2 CONCEPT DESIGN REPORT						





HOUSE TYPE 2
Kaumatua Housing
Site: Ohaeawai
GIA 70sqm

REV			DATE	DESCRIPTION	REV			DATE	DESCRIPTION	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

Concept Design Stage
Proposed Roof Plan - OHAEAWAI

335_03_011

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

352 Ohaeawai Road
Kaupapa Maori Driven Design - *He Tāonga Pakeke*
Kaumatua Housing

Gumboots Consulting Engineers Report
Preliminary 3 Waters Feasibility Appraisal

Preliminary 3 Waters Feasibility Appraisal

For Proposed Dwellings at

352 State Highway 1, Ohaeawai

Te Ao Mauri Ora Ltd

Gumboots Consulting Engineers reference 1294c



Report prepared by Kelly Wright

18/03/2024

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1294c: Preliminary 3 Waters Feasibility Appraisal, 352 State Highway 1, Ohaeawai

1

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5. Geology

6. General Grade Profiles

7. Inherent Land Vulnerabilities

8. Potable Water

9. Stormwater Run-off Assessment

- 9.1. Impermeable Surfaces
- 9.2. Driveway and Paved Area Stormwater Treatment
- 9.3. Wetland
- 9.4. Primary Flow Paths (PFPs)
- 9.5. General Suitability

10. Wastewater Assessment

- 10.1. General Suitability

11. Te Mana o Te Wai

- 11.1. Limited Liability

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- Table 1.1 - Inherent Land Vulnerabilities (ILV)
- Table 1.2 - Typical On Development - lot Impermeable Surfaces

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Gumboots Consulting Engineers Ltd | 191 Onekura Rd, Kerikeri 0295
P 0204486697 | E office@gumbootsconsulting.co.nz

1. Introduction

Te Ao Mauri Ora Ltd have plans to develop part of the property at 352 State Highway 1, 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 optimal 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	352 State Highway 1, Ohaeawai Section 17 Blk XII Omapere SD
Project Proposal	Will comprise 3 standalone houses and attached carports.
Site Walkover Date:	27 th February 2024
Job Number	1294c
Total Site Area	1.5605 Ha
FNDC District Plan Zoning	Rural Production
Existing Developments	3 Bdrm home & garage
Site Features	The site is flat to moderately sloping and currently in pasture.
Existing 3 Waters Infrastructures	Onsite wastewater management and water tanks serving the existing home. There is no reticulated sewer and stormwater system here. Stormwater currently moves as sheetflow north, east and south from the slightly raised designated occupational area to the lower lying stream i.e. a tributary to the Waikuku Stream northeasterly. Refer to figure one.
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. It is suspected that the bedrock/lava flow may be at shallower depth [within 1.5 - 2.0m] based on the site cut [SH1 drain]. This shall be confirmed during the detailed investigation/design stage.
General grade profiles	Good water shedding surface characteristics, spreads runoff but no acceleration.
Inherent Land Vulnerabilities	The wetland within the lower north east area [just beyond the NE boundary] has a diverse range of native flora and fauna.
Risk Assessment including CCCV factors.	Shall be further detailed within the 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 - Freshwater Map (adapted from Google Map and QuickMaps enterprises).

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

An existing dwelling and garage is located on the gentle gradients mid way along the western boundary. From here the land gently slopes down towards the east and south. A natural drainage channel runs along the northern boundary (SW to NE).

A water bore housed in a shed is understood to be located at the northwestern end of the dwelling.

No saturated or boggy ground was encountered within the general occupational area during the site visit. The topography of the property dictates a good draining surface for overland runoff during storm events.

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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	<p>The occupational area is proposed east of the existing home.</p> <p>Effluent Field location for the existing home is unknown [following discussion with whanau onsite] and shall be subject to the next stage of work.</p> <p>Future land use at post development shall be integral part to aid with providing a land resilient site plan for the sustenance of LIFE thereafter.</p>	<p>Setbacks will need to be considered with respect to the effluent field [EF].</p> <p>EF disturbed by stock. Existing EF damage from proposed occupational activities.</p> <p>Cross contamination from daily activities.</p> <p>Underutilised asset in daily sustenance of land and LIFE.</p> <p>Misservice in stormwater treatment and neutrality.</p>
Groundwater	<p>Local tangata whenua have indicated the presence of puna in the area. Subject to further ground investigations.</p> <p>There are mapped active water bores on the NRC GIS maps within the area. The closest being approximately 200m to the southwest of the site.</p> <p>The effluent field location where indicated is well away from the existing bore onsite.</p> <p>The site is located in the area of the Waioara Northland Priority Catchment and a main Northland Aquifer.</p>	<p>Cross contamination.</p> <p>Limiting freshwater value in support to human LIFE</p> <p>Cross contamination. Via seepage together with raising groundwater levels.</p>

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Surface Freshwater Bodies <ul style="list-style-type: none">- Source (spring vs run-off)- Flow variability (Permanent, intermittent)- Vegetation cover	<p>Wetland located within neighbouring property - east (Pt Pirikotaha 3C), beginning at the northeast corner of the subject property.</p> <p>The large surface area shall serve effectively at receiving stormwater flows.</p> <p>A natural flow path channel runs along the northern boundary (SW to NE).</p> <p>A system to capture overland flows onsite for inground infiltration could be explored and deployed.</p> <p><i>Freshwater shall be managed in a way that gives effect to Te Mana o te Wai.</i></p>	<p>Lack of purpose flora habitation which leads onto the lack of stormwater retention and treatment.</p> <p>Lack of fresh water management plan [FWMP].</p> <p>Depleted soil values due to years of mono farming activities.</p> <p>Increased runoff due to compacted subsoils from stock.</p> <p>Overland flow of wastewater to downslope properties.</p> <p>Underdesigned and upkeep of water management systems post development.</p>
Artificial Freshwater Bodies (drains/storage ponds/farm dams/irrigation races)	<p>Swale drains complementing State Highway 10 to the south of the property.</p>	<p>Contaminants/sediments free flowing into the fresh water body.</p> <p>Lack of flora presence and land resilience upkeep.</p>
Flood Risk Status	<p>None recorded</p>	<p>The NRC and FNDC GIS databases indicate that the site is not included within the area that has been modelled for flood hazard events.</p>
Climate	<p>Mild climate; low risk of flood, drought, sheet erosion and mass movement erosion.</p> <p>Wind Zone A (Branz)</p> <p>Exposure Zone B (Branz)</p>	<p>Climate change, El Niño, high variation in historic rainfall.</p> <p>Flow-on effect: Lack of flora and heavy rainfall can cause erosion and sediment in waterways.</p> <p>Long dry summers can cause less productive land requiring intensive water requirements.</p>
Landforms	<p>Good water shedding surface characteristics, spreads runoff but no acceleration.</p> <p>The published geology</p>	<p>Hydraulic overload/seepage shall carefully be considered during the design stage.</p> <p>Seasonal variation of water table [subject to confirmation].</p>

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	<p>indicates that the site is underlain by basalt lava and volcanic plugs of the Kerikeri Volcanic Group which generally comprise good draining soils.</p> <p>Active organisms within the subsoil mantle for final treatment of wastewater.</p> <p>Land application on raised garden beds to allow for vertical buffering.</p>	<p>Sedimentation via flow paths and lack of flora occupation.</p>
Soil	<p>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.</p> <p>Shallow bedrock based on the SH1 drain cut observed.</p>	<p>Depleted value in soil organisms due to daily living activities.</p> <p>Use of harmful chemicals via wastewater discharging.</p> <p>Lack of upkeep [soil feeding] and maintenance by residents.</p> <p>Restricted layer for soil drainage onsite.</p>
Critical Source Areas (CSA) Area (Size & location) Slope Vegetation Cover	<p>Wetland/Overland flow path</p>	<p>Cumulative contamination via lack of stormwater treatment and land resilience to storm events.</p>
Significant Site	<p>- Pirikotaha waahi tapu, Ngati Hineira and Te Uri Taniwha.</p> <p>- Parawhenua Marae (within 1km)</p> <p>- Te Ahuahu, Maungaturoto and Pouerua Maunga</p> <p>- Repo (Wetland) - Mahinga kai</p> <p>- Lake Omapere</p>	<p>Cumulative contamination.</p>
Significant Types	<p>Native trees and other plant species</p>	<p>Presence of significant invasive plant species such as blackberry, carrot weed and ragwort cause degradation to wetland ecosystems.</p>

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.

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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 m²; 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 were estimated from the aerial survey and the preliminary plans provided and as follows:

Table 1.2 – Typical On Development - lot Impermeable Surfaces

Impermeable Surface	*H1	H2	H3	Exis ¹	Total
Driveway/Parking	160	158	172	570	490
Roof	70	70	70	125	210
Carport	20	20	20	56	60
Shed	-	-	-	37	
Total Impermeable	250	248	262	788	760
Total Site Area	-	-	-	-	15,605

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Percentage Impermeable	1.60%	1.59%	1.68%	5.05%	9.92%
------------------------	-------	-------	-------	-------	-------

*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 primary flow paths.

9.2 Driveway and Paved Area Stormwater Treatment

Driveways and other paved areas proposed are considered minor. Generally, they 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.

As observed, it is envisaged that the neighbouring feature is an outcome of naturally occurring dips in the landscape i.e. ephemeral wetland¹. As with most natural wetlands in New Zealand, the observed features are in effect of waterlogged soils rather than stretches of water.

Reference: www.wetlandtrust.org.nz

¹ ..usually small, isolated ponds with a cyclic nature of drying and refilling. Termed “hydroperiod”.

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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. Surface drainage channel running along the northern boundary into the wetland area northeast.

These natural features readily provide a *low impact and sustainable* natural stormwater management traits in this instance.

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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 of runoff [only] 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 with a SED solution within the development. However, the PFPs shall be well incorporated within the stormwater management system in balancing service of the collective site water outputs from 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.

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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.

The daily generated wastewater over an adopted 4mm/day irrigation rate [for Category 4 or 5 soils], gives a total effluent field size of 435m². As indicated below, there is sufficient land area to serve this purpose;

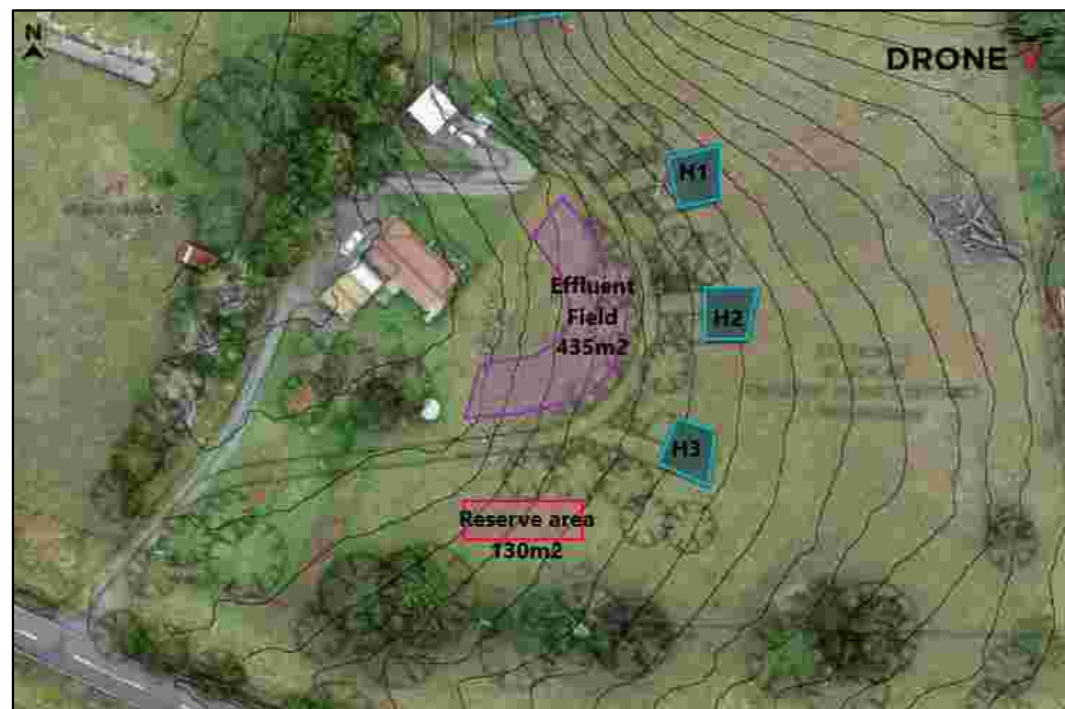


Figure 4 - Preliminary Effluent Field Location (Adapted from DroneX Aerial Map).

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.

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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.

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- 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), 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.

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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



[021 160 6035](tel:0211606035)

steve@bayplan.co.nz

<https://www.bayplan.co.nz>

Kerikeri House, Suite 3, 88
Kerikeri Road, Kerikeri 0295

Subject: 2025-0657 - Proposed conditions for applicant's consideration 352 SH1, Ohaeawai CRM:0093185567
Date: Tuesday, 10 June 2025 at 8:01:47 AM New Zealand Standard Time
From: Kate Bonifacio
To: Steve Sanson
Attachments: image001.png, image002.jpg, image003.png, image004.png, image005.png, image006.png, image007.png, image008.png

Good Afternoon Steve,
I have heard back from the engineers and they can recommend approval subject to some proposed conditions below.

-

Proposed conditions

Thank you for consulting the NZ Transport Agency Waka Kotahi (NZTA) seeking approval pursuant to s95E of the Resource Management Act 1991 for a landuse application to erect Papakainga housing. NZTA has reviewed the proposal and determined that conditions would be appropriate to mitigate potential effects on State Highway 31 infrastructure. These conditions will need to be volunteered in writing to Council, so it becomes a substantive part of the resource consent application prior to written approval being provided by NZTA.

*Please note: The legal name of NZTA is the **New Zealand Transport Agency**; therefore, our full legal name is referred to in the requested condition.*

Condition:

Land use:

1. Any dwelling or other noise sensitive activity on the site in or partly within 100m of the edge of State Highway 1 carriageway must be designed, constructed and maintained to achieve an indoor design noise level of 40 dB $L_{Aeq(24hr)}$ inside all habitable spaces.
2. The vehicle crossing serving the access shall be constructed in accordance with the NZ Transport Agency Diagram D as outlined in the Planning Policy Manual (2007) and to the satisfaction of the New Zealand Transport Agency Network Manager.
3. Prior to the occupation of any of the residential units the Consent Holder shall provide to Council, correspondence from the NZ Transport Agency confirming that works in the State Highway, including the construction of the vehicle crossing, have been constructed to the NZ Transport Agency standards.
4. Sufficient on-site manoeuvring must be provided within the site to ensure that vehicles can exit the site in a forward direction.

Please consider the above and, if your client agrees, please amend your resource consent application to include the above conditions and:

- a. provide a copy of this revised consent application to NZTA; OR
- b. volunteer these conditions to council requesting that the conditions are included in the application as an addendum to the application and provide a copy of this request to NZTA.

Upon receiving your revised application or email confirming that you have volunteered the above conditions to council; NZTA will continue to process the application with a view to providing section 95E approval (subject to delegated authority).

Kind Regards Kate

From: Steve Sanson <Steve@bayplan.co.nz>
Sent: Thursday, 22 May 2025 7:25 pm
To: Kate Bonifacio <Kate.Bonifacio@nzta.govt.nz>
Subject: Re: 2025-0657 - 352 SH1, Ohaeawai CRM:0093185567

Hi Kate ,

Sorry 2bdr.

When we put dwellings in the site there is a direct traffic increase and that increase comes off the state highway.

The solar array doesn't generate any effects in terms of traffic once constructed.

There is a rule in Chapter 15 of the Operative District Plan. If you look up state highway it should come up.

Steve

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From: Kate Bonifacio <Kate.Bonifacio@nzta.govt.nz>
Sent: Thursday, May 22, 2025 4:40 PM
To: Steve Sanson <Steve@bayplan.co.nz>
Subject: RE: 2025-0657 - 352 SH1, Ohaeawai CRM:0093185567

Thank you for that Steve,

- Oops yes for 3 x 3bdr sorry and 1 x 95m2 [4 total].


3 x 2 bdrm?

Looking at the solar application and the fact that NZTA was not approached for written approval, is there a reason NZTA has been approached now? Basically, I am asking if FNDC have asked for NZTA approval or is there a rule (that I can't find!) that requires it.

Kind Regards Kate

From: Steve Sanson <Steve@bayplan.co.nz>
Sent: Thursday, 22 May 2025 1:35 pm
To: Kate Bonifacio <Kate.Bonifacio@nzta.govt.nz>
Subject: Re: 2025-0657 - 352 SH1, Ohaeawai CRM:0093185567

Hello Kate,

- Yeah there is a proposed solar array. I don't believe there are any traffic effects from this?
- Don't think so from memory. Quite small.
-  [Application Documents](#)
- Oops yes for 3 x 3bdr sorry and 1 x 95m2 [4 total].

Regards



Steve Sanson
Director | Consultant Planner



021 160 6035
steve@bayplan.co.nz
<https://www.bayplan.co.nz>



From: Kate Bonifacio <Kate.Bonifacio@nzta.govt.nz>
Date: Thursday, 22 May 2025 at 9:50 AM
To: Steve Sanson <Steve@bayplan.co.nz>
Subject: RE: 2025-0657 - 352 SH1, Ohaeawai CRM:0093185567

Good Morning Steve,
Thank you for that information, an interesting application! I just have some questions please,

- The access is also used for the solar array?
- Was NZTA consulted about the solar array application?
- Any chance of a copy of the application for RC2240483, will this tell me expected traffic generation and was the access discussed in the AEE?
- The AEE says 6 x 2 bdm houses on the site, typo?

Kind Regards Kate

From: Steve Sanson <Steve@bayplan.co.nz>
Sent: Wednesday, 21 May 2025 3:04 pm
To: Kate Bonifacio <Kate.Bonifacio@nzta.govt.nz>
Subject: Re: 2025-0657 - 352 SH1, Ohaeawai CRM:0093185567

Kia ora Kate,

1. The draft application is in the link below.

 [Ohaeawai Final](#)

2. Yes please the applicant is willing to volunteer conditions you may require [crossing standard and noise].
3. Yes. Removed and replaced.
4. Yes dispensation as maori ancestral land. There is no applicable standard i.e number of houses per hectare. Is a case by case discretionary assessment. FNDC are happy with number of houses during concept development meeting. So if NZTA is happy with safety to and from highway then happy for this to be condition of consent.

Nga Mihi,



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



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steve@bayplan.co.nz
<https://www.bayplan.co.nz>
Kerikeri House, Suite 3, 88
Kerikeri Road, Kerikeri 0295

From: Kate Bonifacio <Kate.Bonifacio@nzta.govt.nz>
Date: Wednesday, 21 May 2025 at 2:58 PM
To: Steve Sanson <Steve@bayplan.co.nz>
Subject: 2025-0657 - 352 SH1, Ohaeawai CRM:0093185567

You don't often get email from kate.bonifacio@nzta.govt.nz. [Learn why this is important](#)

Good Afternoon Steven,
I have been allocated your application to review. I have some questions please:

- Is it possible to have a copy of the resource consent application?
- Is NZTA written approval required by FNDC?
- Is the brown rectangle below indicative of the dwelling to be removed?



I note the District Plan states one dwelling per 40ha in the Rural Production zone, is there some sort of dispensation for Maori land/housing? I am aware that there are Papakainga housing provisions in some District Plans.

Kind Regards Kate

Kate Bonifacio (she/her)

Planner

Poutiaki Taiao | Environmental Planning, Te Toki Tārai - System Design

Email: kate.bonifacio@nzta.govt.nz

Cell: 021 431 326

NZ Transport Agency Waka Kotahi

Christchurch, Level 1, BNZ Centre,

120 Hereford Street

PO Box 1479, Christchurch 8022, New Zealand

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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.	<p>This proposal represents an approach for maori to develop their land in a sustainable manner.</p> <p>This objective allows for maori to develop general land provided it is in accord with sustainable management.</p>
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. Hapu have been consulted with.
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.	Waahi tapu are not affected by the proposal and the proposal contains the written support of hapu.

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	The proposal promotes a multi-dimensional wellbeing proposal that allows the rural land

a way that enables people and communities to provide for their social, economic, and cultural well being and for their health and safety.	base that is largely unproductive and small in scale to be used to promote housing choice and local tikanga. The underlying decision allows for renewable energy to be integrated with housing. 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.	<p>The productive intent of the site is limited by factors such as size and soils.</p> <p>Grazing of stock at a small scale is marginally possible and will remain an opportunity that is not severed through the promotion of housing.</p> <p>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.</p>
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 with the views and natural vegetation on the site which are enhanced and embraced through the proposal and not adversely impacted.
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 effective setbacks from neighbouring properties. Landscaping proposed also assists.
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 shared food growing areas.

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.	<p>The type, scale and intensity of development proposed is modest, promoted in distinctive development areas, of an intensity that could be commensurate with workers accommodation for a typical rural use, or a large single dwelling for a large family.</p> <p>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.</p>
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: Transportation Assessment [ODP]

Objective / Policy	Assessment
15.1.3.1 To minimise the adverse effects of traffic on the natural and physical environment.	The traffic effects are within the permitted baseline.
15.1.3.2 To provide sufficient parking spaces to meet seasonal demand in tourist destinations.	Sufficient parking spaces are provided.
15.1.3.3 To ensure that appropriate provision is made for on-site car parking for all activities, while considering safe cycling and pedestrian access and use of the site.	Sufficient parking spaces are provided. Walking and cycling is possible, although unlikely to be realistic in this location..
15.1.3.4 To ensure that appropriate and efficient provision is made for loading and access for activities	Access is provided to the site and can be conditioned to be upgraded to NZTA standards.
15.1.3.5 To promote safe and efficient movement and circulation of vehicular, cycle and pedestrian traffic, including for those with disabilities.	The proposal includes sufficient manoeuvring and circulation for each development area.
15.1.4.1 That the traffic effects of activities be evaluated in making decisions on resource consent applications.	Traffic effects are provided in terms of the TIF.
15.1.4.2 That the need to protect features of the natural and built environment be recognised in the provision of parking spaces.	Noted.
15.1.4.3 That parking spaces be provided at a location and scale which enables the efficient use of parking spaces and handling of traffic generation by the adjacent roading network.	Sufficient parking spaces are provided on site.
15.1.4.4 That existing parking spaces are retained or replaced with equal or better capacity where appropriate, so as to ensure the orderly movement and control of traffic	Sufficient parking spaces are provided.
15.1.4.5 That appropriate loading spaces be provided for commercial and industrial activities to assist with the pick-up and delivery of goods.	Not required.

15.1.4.6 That the number, size, gradient and placement of vehicle access points be regulated to assist traffic safety and control, taking into consideration the requirements of both the New Zealand Transport Agency and the Far North District Council.	The existing access is considered to be appropriate.
15.1.4.7 That the needs and effects of cycle and pedestrian traffic be taken into account in assessing development proposals.	This has been considered but is unlikely to be up taken due to location in the Rural Production Zone.
15.1.4.8 That alternative options be considered to meeting parking requirements where this is deemed appropriate by the Far North District Council.	Not relevant.

Table 4: 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. The site of significance has been assessed. There are no activities strictly within it. Hapu support the proposal.
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 .	This general land owned by maori [ancestral 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 Māori land administered under Te Ture Whenua Māori Act 1993 and land returned in the Treaty settlement process.	This land is not strictly administered under Te Ture Whenua but fits the bill of general land owned by maori.
TW-P1 Work proactively with lwi and Hapū to identify, and where agreed to, implement: <ul style="list-style-type: none"> a. Mana Whakahono a Rohe / lwi participation arrangements; b. joint management agreements under section 36B of the RMA; and 	Not relevant.

c. other arrangements as agreed.	
<p>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:</p> <ol style="list-style-type: none"> recognition of the holistic nature of the Māori worldview; the exercise of kaitiakitanga; the acknowledgement of matauranga Māori; regard to Iwi/Hapū environmental management plans; and any other agreements. 	<p>The holistic maori worldview has been considered through the iterative design process to make the concept viable.</p> <p>Kaitiakitanga is engrained through the proposal as residents will have a role to play in this respect in terms of looking after land.</p>
<p>TW-P3 Protect the values of Māori historic heritage, cultural resources, wāhi tapu and other taonga by:</p> <ol style="list-style-type: none"> collaborating with Iwi and Hapū to identify significant sites and cultural resources; scheduling significant sites and areas of significance to Māori; and recognising that sites and areas of significance to Māori are often associated with a wider cultural landscape which holds significance to tangata whenua. 	<p>These are identified on the site, however activities sit outside of the overlay. Hapu support the proposal.</p>
<p>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.</p>	<p>The proposal seeks to enable economic, social, and cultural wellbeing through the management and operational structure which links the development with wrap around services.</p>
<p>TW-P5 Recognise tangata whenua as specialists in the tikanga of their Iwi or Hapū, including when preparing or undertaking a cultural impact assessment.</p>	<p>Noted.</p>
<p>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:</p>	<p>There are no adverse effects for tangata whenua in this instance. The proposal is positive for tangata whenua.</p>

<ul style="list-style-type: none"> 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. 	
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Table 5: 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	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.

activities that have a functional need to be in a rural environment.	
<p>RPROZ-O3 Land use and subdivision in the Rural Production zone:</p> <ol style="list-style-type: none"> protects highly productive land from sterilisation and enables it to be used for more productive forms of primary production; protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation; does not compromise the use of land for farming activities, particularly on highly productive land; does not exacerbate any natural hazards; and is able to be serviced by on-site infrastructure. 	<p>The site does not contain highly productive land.</p> <p>The surrounding primary production uses are not impacted by the small scale houses and density proposed. Their effective and efficient operation is not compromised.</p> <p>Natural hazards are not present on the site.</p> <p>The site is able to service the proposed development.</p>
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 a large family home in the rural production zone.
RPROZ-P1 Enable primary production activities, provided they internalise adverse effects onsite where practicable, while recognising that typical adverse effects associated with primary production should be anticipated and accepted within the Rural Production zone.	These are proposed at a small scale where effects are internalised.
<p>RPROZ-P2 Ensure the Rural Production zone provides for activities that require a rural location by:</p> <ol style="list-style-type: none"> enabling primary production activities as the predominant land use; enabling a range of compatible activities that support primary production activities, including ancillary activities, rural 	Activities are compatible with one another.

<p>produce manufacturing, rural produce retail, visitor accommodation and home businesses.</p>	
<p>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.</p>	<p>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.</p>
<p>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:</p> <ul style="list-style-type: none"> 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. 	<p>Low site coverage is achieved and typical odour, noise and dust effects are not a part of the proposal.</p>
<p>RPROZ-P5 Avoid land use that:</p> <ul style="list-style-type: none"> a. is incompatible with the purpose, character and amenity of the Rural Production zone; b. does not have a functional need to locate in the Rural Production zone and is more appropriately located in another zone; c. would result in the loss of productive capacity of highly productive land; d. would exacerbate natural hazards; and e. cannot provide appropriate on-site infrastructure. 	<p>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.</p>

<p>RPROZ-P6 Avoid subdivision that:</p> <ol style="list-style-type: none"> results in the loss of highly productive land for use by farming activities; fragments land into parcel sizes that are no longer able to support farming activities, taking into account: <ol style="list-style-type: none"> the type of farming proposed; and whether smaller land parcels can support more productive forms of farming due to the presence of highly productive land. provides for rural lifestyle living unless there is an environmental benefit. 	<p>Not relevant.</p>
<p>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:</p> <ol style="list-style-type: none"> whether the proposal will increase production potential in the zone; whether the activity relies on the productive nature of the soil; consistency with the scale and character of the rural environment; location, scale and design of buildings or structures; for subdivision or non-primary production activities: <ol style="list-style-type: none"> scale and compatibility with rural activities; potential reverse sensitivity effects on primary production activities and existing infrastructure; the potential for loss of highly productive land, land sterilisation or fragmentation at zone interfaces: 	<p>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.</p> <p>The buildings are compatible in terms of location, bulk, scale and size.</p> <p>There are no subdivision or zone interface effects. The site can be serviced on site.</p> <p>The roading infrastructure is considered appropriate in the context of potential traffic generated by the proposal. NZTA is likely to condition upgrades which can be undertaken for the development.</p> <p>There are no adverse biophysical, cultural, or spiritual effects resulting. The proposal is positive in this regard.</p>

<ul style="list-style-type: none"> 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. 	
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Table 6: 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 NZTA 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	<p>The proposal does not result in any reverse sensitivity effects, or a change in character or sense of place.</p> <p>Versatile soils are not adversely affected as they are not present.</p>
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.
Natural Character, Outstanding Natural Features, Outstanding Natural Landscapes And Historic Heritage	Not relevant.

Table 7: 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. Not relevant.
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 or 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
23663	Site Plan [NRC Lidar]	Williams & King	-	Feb 2022
335_02_003	Proposed Site Plan	Ciloarc	01	05/06/2024
335_03_010	Proposed Floor Plan	Ciloarc	01	05/06/2024
1249C	Preliminary 3 Waters	Gumboots Consulting Engineers	-	18/03/2024

	Feasibility Appraisal			
0325.A	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.
 - ii. An implementation and maintenance plan that provides details of the plants to be used, their heights, and ongoing protection and replacement.
 - b. A geotechnical report that considers stability analysis, any required setbacks and whether specific foundation design is required for each dwelling and associated earthworks in accordance with the preliminary geotechnical report outlined in Condition 2.
 - 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. A sediment and erosion control plan to mitigate effects from the necessary cut / fill required as part of Condition 3[c].
 - e. A TP58 report for the proposed dwellings.
 - f. A drainage report detailing how stormwater neutrality and controlled discharge is to be achieved.
 - g. 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.
 - h. Evidence that a preferred road name and two alternatives have been supplied to the Community Board for approval.

Note: The consent holder is advised that in accordance with Community Board policy, road names should reflect the history of the area.

4. NZTA Condition [Refer Appendix 3]
5. Provide evidence that landscaping required as part of Condition 3[a] has been completed.
6. Provide relevant producer statements to confirm that all works have been carried out in accordance with those relevant requirements within Condition 3.

7. The consent holder shall register a covenant against the title of the subject site in accordance with Section 108[2][d] that records that any owner of the property will not make application for any subdivision consent of the site, where the intention is to separate the residential units such that they are contained within separate allotments.

On request from the consent holder, that covenant can be prepared by the Council at the consent holders expense.

Confirmation of registration of the covenant on the affected title must be provided to the Council prior to issuing of any CCC being issued for the first residential unit.

DECISION ON LAND USE CONSENT APPLICATION UNDER THE RESOURCE MANAGEMENT ACT 1991

Decision

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

Applicant:	Marise Kerehi Stuart
Council Reference:	2240483-RMALUC
Property Address:	352 State Highway 1, Okaihau 0475
Legal Description:	Sec 17 Blk XII Omapere SD

The activities to which this decision relates are listed below:

To construct a Solar Array in the Rural Production Zone as a Discretionary Activity breaching the Setback from Boundaries, Building Coverage, Activities which could affect Sites of Cultural Significance to Māori and Construction, Operation, Maintenance and Upgrade of Community Scale Renewable Electricity Generation Device(s) and Associated Structures in the Operative District Plan and Sites and Areas of Significance to Māori in the Proposed District Plan.

Conditions

Pursuant to sections 108 of the Act, this consent is granted subject to the following [conditions](#):

1. The activity shall be carried out in accordance with the approved plans prepared by Cilo Architecture Ltd, referenced 335_SF_02_001, revision 03 and dated 10/10/2023, and attached to this consent with the Council's "Approved Stamp" affixed to them.
2. The activity shall be carried out in general accordance with the approved Landscaping Plans prepared by Cilo Architecture Ltd, referenced 'Landscaping Plan 335_SF_02_002', revision 01 and dated 10/10/2023 and the Landscaping Planting Schedule dated 5/07/2024, and attached to this consent with the Council's "Approved Stamp" affixed to them.
3. The Landscaping Plan for mitigation purposes approved in Condition 2 is to be implemented and completed within 12 months upon the completion of the installation of the Solar Array. The landscaping specified is to be adequately maintained thereafter. Plans requiring removal due to damage, disease or other causes shall be replaced with a similar specimen before the end of the following planting season (1st May to 30th September).

4. That, prior to the commencement of any physical site works, a Construction Management Plan (CMP) shall be submitted to and approved by the Resource Consents Manager or duly delegated persons. The plan shall contain information on site management procedures for the following:
 - a. The timing of building and construction works, including hours of work, key project and site management personnel.
 - b. The transportation of construction materials to and from the site and associated controls on vehicles through sign-posted site entrance/exits and the loading and unloading of materials; and
 - c. Control of dust and noise on-site and any necessary avoidance or remedial measures; and
 - d. Prevention of earth and other material being deposited on surrounding roads from vehicles and remedial actions should it occur; and
 - e. Publicity measures and safety measures, including signage to inform adjacent landowners and occupiers, pedestrians and other users of the road.
 - f. Erosion and sediment control measures to be in place for the duration of the works.
5. All construction works on the site are to be undertaken in accordance with the approved Construction Management Plan as per Condition 4.
6. The proposed activity is to comply with the permitted noise levels as set out in the District Plan. Any issue of non-compliance with the prescribed levels will necessitate monitoring by Council, the costs of which may be required to be recovered from the Applicant of this resource consent.
7. That all construction works on-site are to be carried out in accordance with the noise limits recommended for residential area in NZS6803P 1984. "Measurement and assessment of noise from construction, maintenance and demolition work".
8. The consent holder must ensure all works are in accordance with the Archaeological Assessment referenced "Archaeological Assessment of the Proposed Solar Farm and Papakainga" prepared by Geometria Limited and dated 28/06/2024. The following procedures must be complied with at all times:
 - a. Te Hihiko Ngapuhi should confirm the footprint of the solar array on the ground and whether the possible gardening mounds are or can be avoided.
 - b. The Consent Holder shall apply for an Archaeological Authority from Heritage New Zealand Pouhere Taonga to modify the archaeological sites and features under the Heritage New Zealand Pouhere Taonga Act 2014 regardless of whether the mounds can be avoided, due to the possibility of subsurface archaeological features being present.
 - c. Such an Authority should be granted with standard conditions for a site instruction and monitoring of any earthworks/clearance of surface rock from the subject site.
 - d. If possible archaeological remains or burying cultural deposits are encountered elsewhere on the subject property Te Hihiko Ngapuhi/M Stuart or their agents

should cease work in the immediate vicinity and the Heritage New Zealand Pouhere Taonga and Geometria Ltd should be contacted.

Advice Notes

Lapsing of Consent

1. *Pursuant to section 125 of the Act, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;*
 - a) *The consent is given effect to; or*
 - b) *An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Act.*

Right of Objection

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

Archaeological Sites

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

Reasons for the Decision

1. By way of an earlier report that is contained within the electronic file of this consent, it was determined that pursuant to sections 95A and 95B of the Act the proposed activity will not have, and is not likely to have, adverse effects on the environment that are more than minor, there are also no affected persons and no special circumstances exist. Therefore, under delegated authority, it was determined that the application be processed without notification.
2. The application is for a Discretionary activity resource consent as such under section 104 the Council can consider all relevant matters.
3. In regard to section 104(1)(a) of the Act the actual and potential effects of the proposal will be acceptable as:
 - a. The Solar Array is proposed in order to service the local community ensuring there is increased resilience and security of supply in terms of power. Energy efficiency activities are generally anticipated for by the Rural Production Zone.
 - b. Mitigation measures are proposed that assist with the reduction of adverse effects. Landscaping is proposed by the Applicant and is a condition of consent in order to reduce any potential bulk and dominance effects.

- c. The site has written approval from the requesting party of the Site of Significance to Māori and the local iwi who have provided comments in support of the activity.
 - d. The proposal will also result in positive effects, including the social, economic and wellbeing of not only the Applicant but also the surrounding community.
4. In regard to section 104(1)(ab) of the Act there are no offsetting or environmental compensation measures proposed or agreed to by the applicant for the activity.
 5. In regard to section 104(1)(b) of the Act the following statutory documents are considered to be relevant to the application:
 - a. Northland Regional Policy Statement 2016,
 - b. Operative Far North District Plan 2009,
 - c. Proposed Far North District Plan 2022

Northland Regional Policy Statement 2016

The role of the Regional Policy Statement is to promote sustainable management of Northland's natural and physical resources by providing an overview of the regions resource management issues and setting out policies and methods to achieve integrated management of Northland's natural and physical resources.

As Community Scale Renewable Electricity Generation Device(s) and Associated Structures are anticipated for generally in the Rural Production Zone as per the subject site, it is considered the activity is compatible with the zone and will not create adverse effects to the surrounding environment. The activity will provide for a secure power supply for the local community using cost efficient and low maintenance structures.

Operative Far North District Plan 2009

The activity is consistent with the objectives and policies of Chapter 12.5 specifically objectives 12.5.3.1 and 12.5.3.2 and policies 12.5.4.3 and 12.5.4.5. The site is identified as being within a Site of Cultural Significance pertaining to the adjacent Urupa. The solar arrays will require minimal earthworks to be installed and will be done so wholly within the subject site so as to not give rise to any potential adverse effects. The applicant has also obtained written approval by the requesting party and relevant iwi.

The activity is also consistent with objectives of Chapter 12.9 by installing solar arrays that will see the local community have increased resilience and security of power supply achieving objectives 12.9.3.1, 12.9.3.3, 12.9.3.4 and policies 12.9.4.1, 12.9.4.3 and 12.9.4.6. The location of the solar arrays is consistent with policies 12.9.4.2 and 12.9.4.4 as it is not within an area identified as urban or within a heritage precinct, and instead is in remote area where significant adverse effects on the environment has been demonstrated to be avoided.

The activity is consistent with the objectives of the Rural Production zone being objectives 8.6.3.2, 8.6.3.3, 8.6.3.6, 8.6.3.7 and policies 8.6.4.1, 8.6.4.4 and 8.6.4.7 as the solar array will provide for the benefit of the local community and is an activity that will have negligible effects on the amenity and character of the surrounding rural environment and will not give rise to reverse sensitivity effects.

Proposed Far North District Plan 2022

The activity is consistent with the Sites of Significance to Maori chapter objectives SASM-O1, SASM-O2, SASM-O3, SASM-O4 and policies SASM-P2, SASM-P3 and SASM-P8 as the Applicant has obtained written approval from the requesting party to undertake the activity. It is noted the overlay pertains to the adjacent Urupa and all works associated with the activity will be wholly within the subject site and not the Urupa. Minimal earthworks will see effects less than minor on the site of significance.

The activity is consistent with the objectives of the Renewable Electricity Generation chapter being objectives REG-O1, REG-O2 and REG-O2 as the activity will serve the local community and the location of the solar arrays have been carefully placed on site so as to face north and written approval has been obtained to minimise any cultural effects on the adjacent Urupa.

For the same reasons it is therefore consistent with policies REG-P3, REG-P4 and REG-P6. The activity is consistent with the objectives and policies of the Rural Production Zone RPROZ-O3 AND RPROZ-O4 as the site is not currently used for farming purposes but will have effects less than minor on the rural character and amenity. The solar arrays will enable adjacent farming and production uses to continue without giving rise to reverse sensitivity effects.

6. In regard to section 104(1)(c) of the Act there are no other matters relevant and reasonably necessary to determine the application.
7. Based on the assessment above the activity will be consistent with Part 2 of the Act.

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

Approval

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



Simeon McLean

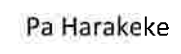
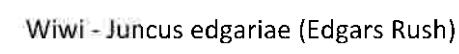
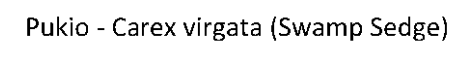
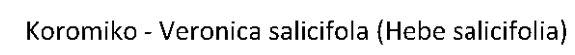
Date: 1 October 2024

Independent RMA Commissioner

Note: Number of plants shown indicative only

Planner: SBrown
RC: 2240483-RMALUC
Date: 1/10/2024

Planner: SBrown
RC: 2240483-RMALUC
Date: 1/10/2024



PT PIRIKOTAHA 3C

PT
PIRIKOTAHA
13

SECTION 17
BLOCK XII
OMAPERE SURVEY DISTRICT
1.5605 Hectares

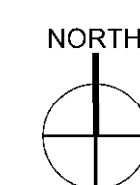
PT PIRIKOTAHA

STATE HIGHWAY 1

TE AHU AHU ROAD

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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 designer must be notified of any discrepancies. This drawing is to be read in conjunction with other documentation from the designer design team and employer's agent.



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SOLAR FIELD LANDSCAPING PLAN

335_SF_02_002

JOB NO: 335 SCALE: 1:500 @ A1 1:1000 @ A3 DATE: 10-10-2023

1

APPROVED PLAN

Planner: SBrown
RC: 2240483-RMALUC
Date: 1/10/2024

C I L O A R C

Cilo Architecture Ltd

381 Karaka Bay Road
Karaka Bays
Wellington 6022
DK: 0221317541
MS: 0223130915


Landscape Planting Schedule

Client: Marise Kerehi Stuart

Site Address: 352 State Highway 1, Okaihau 0475

Application No: 2240483-RMALUC

Date: 10 Sep 2024



Plant Type:		Location:	Features/Suitability:	Quantity:	Images:
Wiwi	Juncus edgariae (Edgars Rush)	Refer to Landscaping Plan. Planting in combination with other plant varieties specified here, based on seasonal availability.	Attractive to birds and insects. Flower colour: Tawny. Fruit colour: Tawny. Native. Suitable restoration species	100	

APPROVED PLAN

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Date: 1/10/2024



Plant Type:			Features/Suitability:	Quantity:	Images:
Harakeke (dwarf variety)	Phormium cookianum "green dwarf"	Refer to Landscaping Plan. Plant in combination with other plant varieties specified here, based on seasonal availability.	Small, hardy, upright green flax used for informal hedge or windbreak/shelter, and are especially good for ground cover or shelter in windy, conditions. The nectar from the flowers provides a welcome feed for tui and bellbirds. Will also tolerate both dry and wet; prefer full sun. They are also frost hardy.	100	
Oioi Jointed- wire rush	Apodasmia Similis	Refer to Landscaping Plan. Plant in combination with other plant varieties specified here, based on seasonal availability.	Reed with fine grey-green leaves with brownish bracts at the joints, forming a large densely erect clump. Produces flowers late spring to summer. Tolerant of dry, wet, alpine or coastal conditions.	200	

APPROVED PLAN

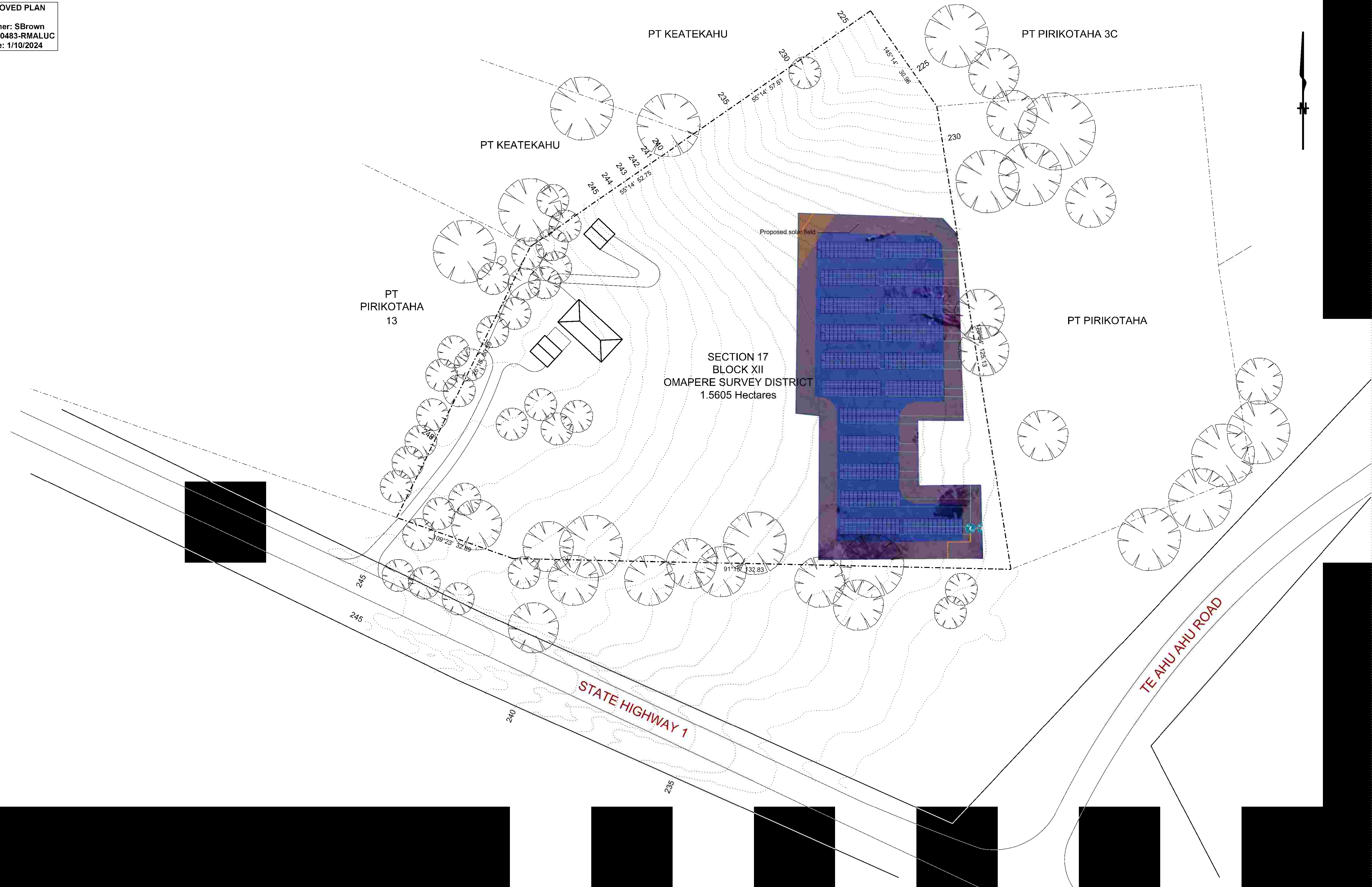
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RC: 2240483-RMALUC

Date: 1/10/2024

Plant Type:			Features/Suitability:	Quantity:	Images:
Koromiko (Low growing)	Hebe (low-growing) varieties including albicans, sutherlandii, inveray and red edge	Refer to Landscaping Plan. Plant in combination with other plant varieties specified here, based on seasonal availability.	Suitable for hedging or shelter. Attractive to birds, insects and bees. Native. Suitable restoration species.	100	
Sedge	Carex various species, including virgata, Tussock, Chionochloa flavicans	Refer to Landscaping Plan. Plant in combination with other plant varieties specified here, based on seasonal availability.	Hardy, grows in a variety of conditions from swamp to dry areas; full sun. Seed heads provide food to birds in winter. Suitable restoration species.	300	

APPROVED PLAN
Planner: SBrown
RC: 2240483-RMALUC
Date: 1/10/2024



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REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
01	24.02.24	Updated landscape abd positioning of buildings						
02	05.07.24	Proposed buildings and roadways omitted from drawing						
03	10.09.24	Solar Field Overlay Amended						

Archaeological Assessment of the Proposed

Solar Farm and Papakainga

Te Ahu Ahu

28 June 2024

Prepared for:

Te Hīhiko Ngāpuhi/M. Stuart

Prepared by:

Geometria Limited

PO Box 1972
Whangarei 0140



Geometria

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Date: 28 June 2024

Prepared by: Jonathan Carpenter

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Client draft v0.1	28 June 2024		J. Carpenter

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Glossary

Classic	The later period of New Zealand settlement
Midden	The remains of food refuse usually consisting of shells, and bone, but can also contain artefacts
Pa	A site fortified with earthworks and palisade defences
Pit	Rectangular excavated pit used to store crops by Maori
Terrace	A platform cut into the hill slope used for habitation
Wahi tapu	Sites of spiritual significance to Maori

1.0 Introduction

Te Hīhiko Ngāpuhi/M. Stuart commissioned Geometria Ltd to undertake an archaeological assessment of the proposed community solar farm and papakainga on Section 17 Block XII Te Ahu Ahu, north of Ohaeawai in the Far North District.

Under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA, previously the Historic Places Act 1993), all archaeological sites are protected from any modification, damage or destruction except by the authority of Heritage New Zealand Pouhere Taonga.

This report uses archaeological techniques to assess archaeological values and does not seek to locate or identify wahi tapu or other places of cultural or spiritual significance to Maori. Such assessments may only be made by Tangata Whenua, who may be approached independently of this report for advice.

Likewise, such an assessment by Tangata Whenua does not constitute an archaeological assessment and permission to undertake ground disturbing activity on and around archaeological sites and features may only be provided by Heritage New Zealand Pouhere Taonga, and may only be monitored or investigated by a qualified archaeologist approved through the archaeological authority process.

1.1 The Heritage New Zealand Pouhere Taonga Act 2014

Under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA; previously the Historic Places Act 1993) all archaeological sites are protected from any modification, damage or destruction except by the authority of the Historic Places Trust. Section 6 of the HNZPTA defines an archaeological site as:

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

(i) was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where the wreck occurred before 1900; and

(ii) provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand; and

(b) includes a site for which a declaration is made under section 43(1)"

To be protected under the HNZPTA an archaeological site must have physical remains that pre-date 1900 and that can be investigated by scientific archaeological techniques. Sites from 1900 or post-1900 can be declared archaeological under section 43(1) of the Act.

If a development is likely to impact on an archaeological site, an authority to modify or destroy this site can be sought from the local Heritage New Zealand Pouhere Taonga office under section 44 of the Act. Where damage or destruction of archaeological sites is to occur Heritage New Zealand usually requires mitigation. Penalties for modifying a site without an authority include fines of up to \$300,000 for destruction of a site.

Most archaeological evidence consists of sub-surface remains and is often not visible on the ground. Indications of an archaeological site are often very subtle and hard to distinguish on the ground surface. Sub-surface excavations on a suspected archaeological site can only take place with an authority issued under Section 56 of the HNZPTA issued by the Heritage New Zealand.

1.2 The Resource Management Act 1991.

Archaeological sites and other historic heritage may also be considered under the Resource Management Act 1991 (RMA). The RMA establishes (under Part 2) in the Act's purpose (Section 5) the matters of national importance (Section 6), and other matters (Section 7) and all decisions by a Council are subject to these provisions. Sections 6e and 6f identify historic heritage (which includes archaeological sites) and Maori heritage as matters of national importance.

Councils have a responsibility to recognise and provide for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, wahi tapu, and other taonga (Section 6e). Councils also have the statutory responsibility to recognise and provide for the protection of historic heritage from inappropriate subdivision, use and development within the context of sustainable management (Section 6f). Responsibilities for managing adverse effects on heritage arise as part of policy and plan preparation and the resource consent processes.

2.0 Location

Section 17 Block XII is located on the northwest side of the State Highway 1/Waimate Road intersection, three kilometres northwest of Ohaeawai and 500 m northeast of Te Ahu Ahu Maunga. The property is 1.56 ha in size and is roughly triangular. There is an existing dwelling and access on the western side of the property, with the balance grazed.

To the south the property is bounded by the SH1 road reserve which is relatively wide towards the Waimate Road intersection, owing to a mid-20th century realignment. To the east the property is bounded by the old Te Ahu Ahu Native School site and the urupa on the Pirikotaha No.2 Block.

The property lies on basalt with scoria lava flow from the volcano, which has weathered to soft red brown rubbly clay to a depth of three metres. The surface is typically conspicuously rocky, with kiripaka bouldery silt loam soil. These are very friable, free draining brown loams associated with recent volcanisms and are some of the regions most versatile soils, suitable for crops and orcharding. They are bouldery on the edges of the lava flows where the rock has cooled quickly.

3.0 Proposed Development

Te Hīhiko Ngāpuhi is a collaborative initiative which proposes the installation of a 240 kwh solar array on the subject property to provide power and offset costs of power for 80 households. The array will cover approximately 3000m² on the eastern side of the property, with a papakainga development conceived as three residential units in the centre of the property, and retaining the existing dwelling.



Figure 1: Proposed solar farm, papakainga and access/wastewater services concept.

4.0 Methodology

4.1 Desktop and Field Assessment

The methods used to assess the presence and state of archaeological remains in the project area included both a desktop review and field survey. The desktop survey involved an investigation of written records relating to the history of the property. These included regional archaeological publications and unpublished reports, New Zealand Archaeological Association Site Record Files (NZAA SRF - ArchSite - www.archsite.org.nz - is the online repository of the NZAA SRF), land plans held at Land Information New Zealand, and maps and plans held by other public institutions and repositories.

The field assessment involved walking over the project area with a concentration on ridges, spurs and stream banks, and examining eroded or exposed ground surfaces. Limited probing and no test pitting was undertaken.

4.2 Significance Assessment

Where archaeological sites, features and/or values are present in the vicinity of the proposed track improvements, two sets of criteria are used to assess their significance:

The first set of criteria assess the potential of the site to provide a better understanding of New Zealand's past using scientific archaeological methods. These categories are focussed on the intra-site level.

How complete is the site? Are parts of it already damaged or destroyed?
A complete, undisturbed site has a high value in this section, a partly destroyed or damaged site has moderate value and a site of which all parts are damaged is of low value.

How diverse are the features to be expected during an archaeological excavation on the site? A site with only one or two known or expected feature types is of low value. A site with some variety in the known or expected features is of moderate value and a site like a defended kainga which can be expected to contain a complete feature set for a given historic/prehistoric period is of high value in this category.

How rare is the site? Rarity can be described in a local, regional and national context. If the site is not rare at all, it has no significance in this category. If the site is rare in a local context only it is of low significance, if the site is rare in a regional context, it has moderate significance and it is of high significance if the site is rare nationwide.

The second set of criteria puts the site into its broader context: inter-site, archaeological landscape and historic/oral traditions.

What is the context of the site within the surrounding archaeological sites? The question here is the part the site plays within the surrounding known archaeological sites. A site which sits amongst similar surrounding sites without any specific features is of low value. A site which occupies a central position within the surrounding sites is of high value.

What is the context of the site within the landscape? This question is linked to the one above, but focuses onto the position of the site in the landscape. If it is a dominant site with many features still visible it has high value, but if the position in the landscape is ephemeral with little or no features visible it has a low value. This question is also concerned with the amenity value of a site and its potential for on-site education.

What is the context of the site within known historic events or people? This is the question of known cultural association either by tangata whenua or other descendant groups. The closer the site is linked with important historic events or people the higher the significance of the site. This question is also concerned with possible commemorative values of the site.

An overall significance value derives from weighing up the different significance values of each of the six categories. In most cases the significance values across the different categories are similar.

5.0 Archaeology and History

5.1 Archaeological Sites and Context

In general site density in the vicinity of the subject property is low, in part because of the lack of survey in the area. However in areas which have been surveyed nearby, to the west, south and east of Te Ahu Ahu maunga, site density is relatively high and appears to coincide with areas of highly productive volcanic soils around Lake Omapere and the Te Ahu Ahu, Maungakawakawa and Tarahi volcanic cones.

Slane and Grant (1980) undertook a large-scale reconnaissance survey of the country between State Highway 1 and State Highway 12 and Lake Omapere, from Old Bay Road in the east to Te Pua Road in the west. While the survey they originally proposed was to encompass the entire area, subsequently they undertook survey around the eastern shore of the Lake, Putahi and Waimitimiti craters and a cursory visit to Te Ahu Ahu. Their final survey did not include the project area however they made a number of general comments regarding site distribution and environment that are pertinent.

From Te Pua Road east to Ohaeawai they noted the land had mostly been cleared of evidence of Maori horticulture (stone clearance and gardening mounds, stone rows and alignments etc) by European farming including ploughing, discing and draining, but stated that many farmers had collections of stone and wooden artefacts. Little evidence of Maori occupation otherwise remained apart from earthworks on the volcanic cones and the occasional stone mound on top of a basalt outcrop that was too difficult for farmers to move.

Elsewhere on the nearby areas with similar underlying Taheke and Horeke basalts, farming and farm development had been less intensive and with the exception of Putahi and Tarahi to the south of the subject property, contained large numbers of archaeological features. The alluvial flats around the lake had little surface evidence of occupation but large numbers of wooden artefacts have been discovered in the water and on the shoreline.

There has been no archaeological survey between Te Ahu Ahu and Waimate, aside from the historically significant Okuratope Pā.

The two nearest sites are P05/310 and P05/192. P05/310 was recorded by Slane and Grant in 1980 and was viewed from the summit of Te Ahu Ahu. It comprised at least ten stone gardening mounds up to 2 x 2m across and one metre high, between the northern foot of the cone and SH1.

P05/192 is Te Ahu Ahu Pā itself. It was originally recorded by avocational archaeologist R. Lawn in 1971. He noted terraces and storage pits on the upper cone and summit, along with a chiefly burial on the eastern side. A. Middleton noted that chief Te Wera Hauraki was buried on the summit per an account in Te Ao Hou, No.1 7, December 1956, pp. 19–21. The features and extent of the site have not been surveyed.

A large number of sites, mostly horticultural, are recorded south and west and southeast of Te Ahu Ahu, including an extensive and well preserved horticultural system of stone mounds, drains, obsidian, historic kainga and wahi tapu a kilometre south of the subject property, P05/1091.

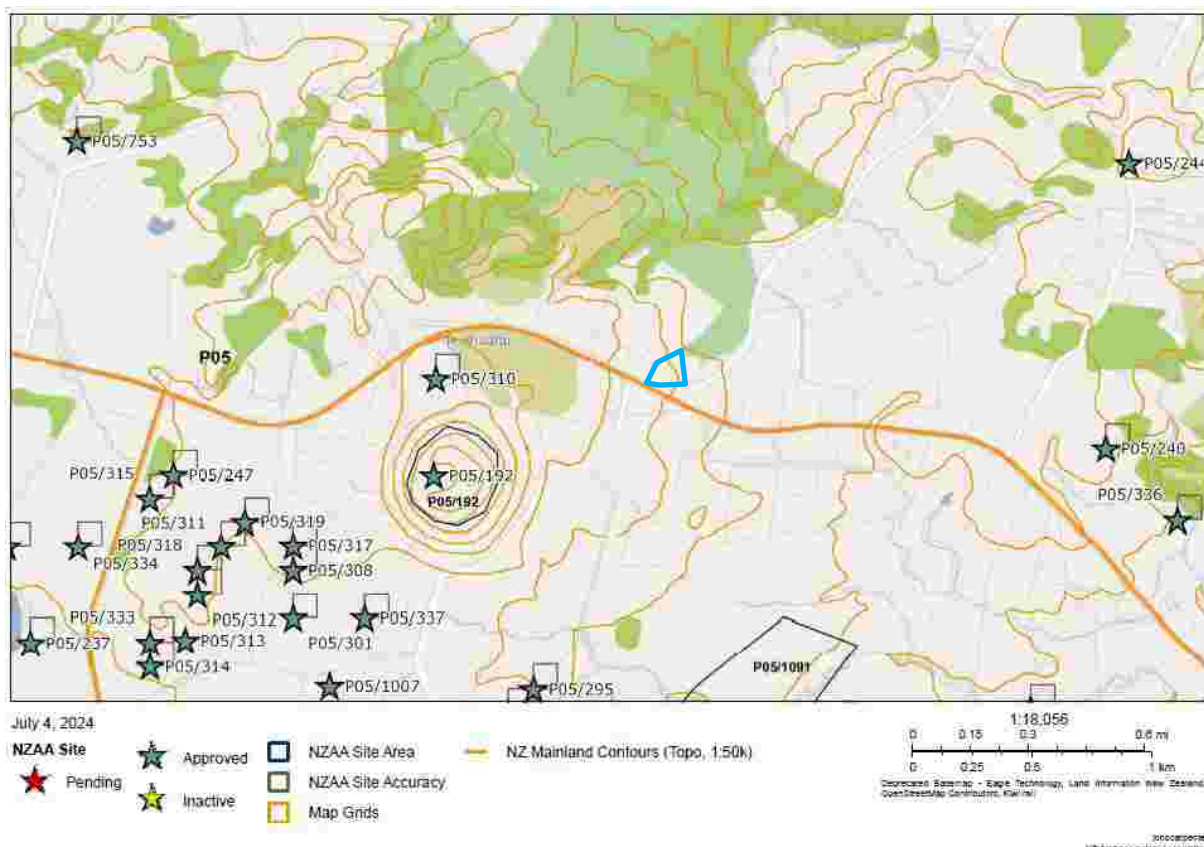


Figure 2: Recorded archaeological sites in the vicinity of the subject property (in blue).

Inland Bay of Islands
1 inch to 1 mile

Key

D	Pits	B	Burials
X	Burials	A	Artefacts
K	Kauri	TP	Terraces, platforms
T	Track	P	Pits
SP	Stone piles		
	tracks (see)		
O	Not rounded (see)		
H	House		

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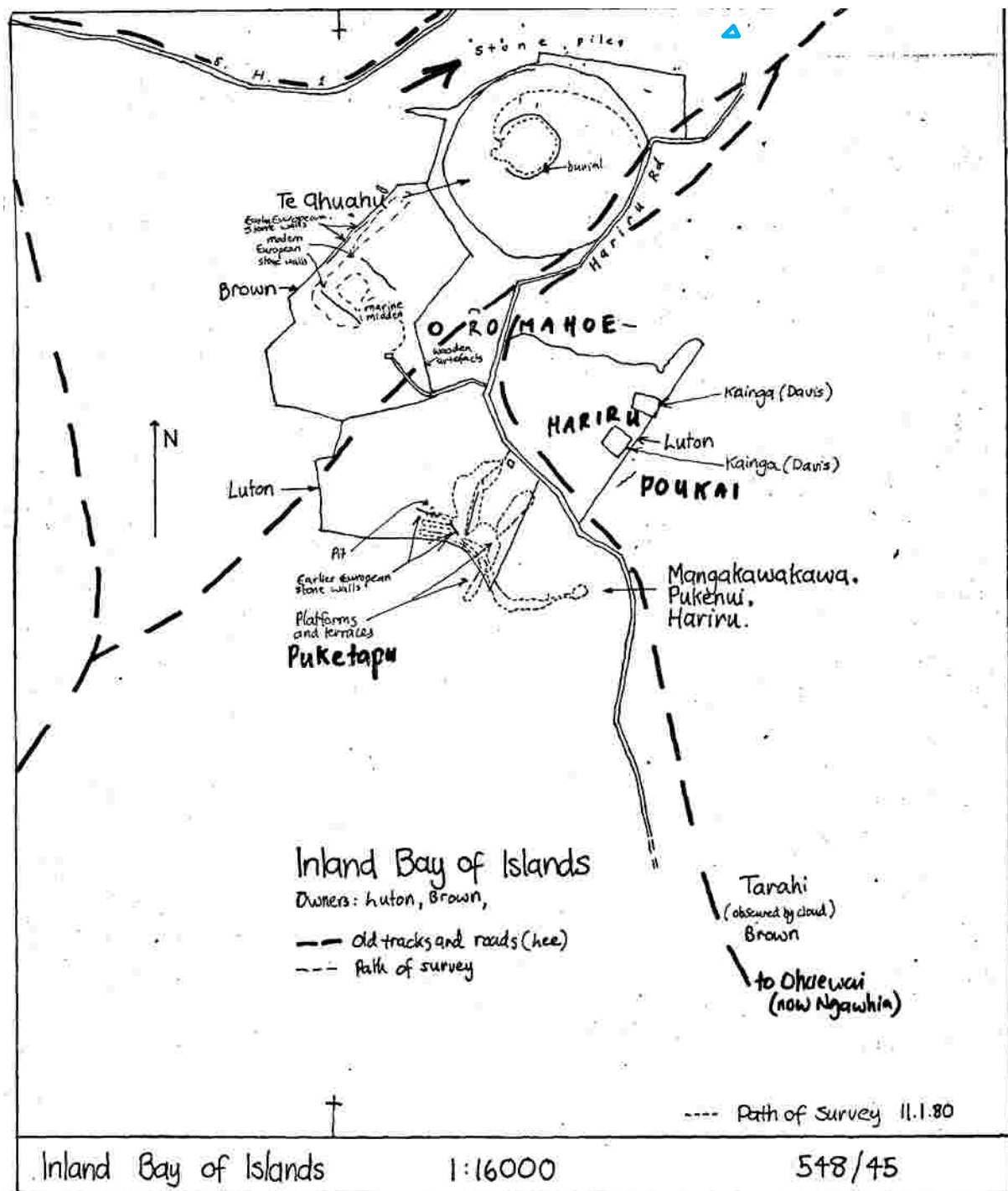


Figure 5: Slane and Grant's survey around Te Ahu Ahu, 1980, and approximate location of subject property (in blue).

5.2 Other Heritage Listings

There are several sites of significance to Maori, historic places and other scheduled items in the Far North District Plan, or listed heritage places in the Heritage New Zealand Pouhere Taonga List, in the vicinity of the subject property.

Immediately adjacent to the subject property are the Pirikotaha wahi tapu (MS 09-10) requested by Te Uri Taniwha and Ngati Hineira. On the other side of Waimate Road is MS 09-11 Parawhenua Marae

Te Ahuahu, Maungakawakawa and Tarahi are significant landscape features and sites of significance to Maori scheduled in the Far North District Plan. There are scheduled as Te Ahuahu (MS 09-04;

Outstanding natural feature 67), Hariru (MS 09-27; Outstanding natural feature 29) and Tarahi (Outstanding natural feature 59).

5.2 Historic Background

The Te Ahuahu-Ohaeawai-Kaikohe-Waimate North area was an important area of pre-Contact Maori settlement, and European/Maori interaction in the 19th century. The area was also the site of a major battle of the Northern War of 1845-46, between forces allied with the British under Tamati Waka Nene, and those of Hone Heke. The wider landscape is highly archaeologically, historically and culturally significant.

The history of the area is intimately tied to the spread and consolidation of inland iwi/hapu from the Taiamai area eastwards to the coastal areas of what is now the Bay of Islands, in the late 18th and early 19th centuries. In the mid 18th century the area around Te Ahuahu was the domain of Ngati Pou, who came under increasing pressure from the Taiamai people.

The following account is taken from (Sissons et. al. 1987: 27, 30, 34). Whaingaroa, was a leading rangatira of the Taiamai hapu Ngare Hauata and is known today as an important Ngati Hine ancestor. Traditions Whaingaroa, in alliance with Kaitara of Ngati Hineira, and Matahaia of Ngati Rangi defeated the former Ngati Pou, in the 1790s, after which they left the area for the Hokianga and Whangaroa. Kaitara came to settle at Te Ahuahu and married a Ngati Pou woman, Inu.

Wiremu Katene, a great-grandson of Kaitara stated that after the conquest the land was divided into three blocks, first of which was for Whaingaroa (at Pakaraka) [East Taiamai], second to Matahaia at Ohaeawai [West Taiamai], and from Mr. Ludbrook's residence [between Ohaeawai and Pakaraka] to Omapere was allotted to Kaitara [north and north-west of Taiamai] (Maori Land Court Northern Minute Book 5:7).

Kaitara came to live at a settlement called Pukenui, at the foot of Te Ahuahu, and was visited there by a number of early European travellers through the area including Samuel Marsden, Thomas Kendall and Captain Cruise. Marsden noted that the land between Pukenui and Taiamai was the best he had ever seen, and the sides of the hill were under potato cultivation when he visited in 1820. Later, the CMS missionaries from Waimate would include services at Pukenui in their weekly or fortnightly rounds, noting that they could serve 3000-5000 Maori within a five mile circuit.

The principal hapu at Te Ahuahu at that time was probably Ngati Hineira, although the missionaries also met there a Ngati Pou rangatira, Tiiohu. Given Kaitara's wife, Inu, belonged to Ngati Pou, it is possible that after the Taiamai battles some of her relatives had returned to Te Ahuahu to reside there with Ngati Hineira. Tiiohu's father, Te Maunga, was a leading Ngati Pou rangatira at the time of the Taiamai battles, and had occupied Maungaturoto pa. Tiiohu's mother, Puhirangi, was closely related to Kaitara's wife, both of whom were descendants of Rangihaua, the founding ancestor of Ngati Pou.

To the southwest Kaikohe was originally known as Opango, before being renamed after a historic raid by an enemy taua in the early 19th century required the inhabitants to flee to the forest on Tokareireia (Kaikohe Hill) and subsist amongst the Kohekohe trees. By the mid-19th century, the area boasted a Church Mission Society mission along with its Maori inhabitants. To the southeast, at Ngawha/old Ohaeawai, the British suffered their worst defeat in the first New Zealand war, in July 1845. Maps from this area show battle sites, Pa, kainga, mission stations, foot and cart tracks and important rivers, streams, mountains and wetlands. Nothing is shown in the project area.

5.2.1 Pirikotaha and Review of Historic Maps, Plans and Aerials

In 1847, Bishop Selwyn made a sketch of settlements surrounding the CMS mission at Te Waimate. Between Puke Nui (Te Ahu Ahu) and the mission he recorded Pirikotahi with a population of 80, Toutoka with a population of 112, and Pateretou with 14.

The subject property lies within the 271 acre Pirikotaha Block. The block was surveyed in 1868 for the Maori owners by Fairburn, but it did not come before the Native Land Court until 1894. The original land plan ML 897 is in poor condition but shows a number of names or descriptions. Over the vicinity of the subject property is "Taumata Morehu" and immediately north associated with a dashed line which may be a track is "Akarana"; in the vicinity of the marae is "Kauae o Maui"; to the south of the subject property and east of Te Ahu Ahu is "Tapauae Haruru/Taumata Whero Whero".

The block went before the Native Land Court on 7 December 1894 with the names on the grant finalised on 11 December, generating more than thirty pages of testimony in the minute book (Northern Minute Book 13: 260-293).

Komere Paora of Ngatipikinga hapu and claimed the Pirikotaha block. He claimed through his ancestor Taoho. A counter-claimant, Mihaka Awu denied the claim of Komere and the Court ultimately found for all the claimants, dividing the block up per the claimants internal arrangements.

The subject property was originally part of the Pirikotaha 3/Pirikotaha 3B Block. The 47 acre block was granted to 17 owners at the conclusion of the title hearing. Unfortunately the minute book refers to an attached list of names not included in the minutes themselves. In 1937 the Pirikotaha Block was partitioned into 3A, 3B and 3C blocks. Pirikotaha 3B of slightly over three acres had one owner, and a year later was taken for a new school site.

The one acre urupa to the east was surveyed but not given to any individual owners while the remaining ten Pirikotaha blocks of 2-87 acres in size were divided up amongst groups of 1-20 owners.

In 1884 a section of the block immediately east of the subject property was surveyed out for the Te Ahu Ahu Native School (ML 5904, later Pirikotaha 3B), prior to the title claim. The school was on the site until the mid-20th century; it is shown on the 1909 geological survey and but is gone by the time of the 1953 aerial at which time a new school appears to be established on the property west of the subject property.

In 1938, part of Pirikotaha No.13 Block west of the subject property and part of the Ke A Te Kahu Block to the north was taken for the new school site (SO 30055) and the old site disestablished and new school built. The original school land was returned to the Maori owners in 1958. It appears that the subject property was managed as part of the original school site from 1884-1938, after which it was part of the new school site and contained the school house. The new school was opened in 1940; this article refers to the old school as an "open-air" school, a popular form of early 20th century schooling where much of the teaching was done informally outdoors, with school buildings only used during inclement weather (Northern Advocate, 16 November 1940). In 1949 the old school hall was dragged by bulldozer up to the new school site, and re-established there as a community centre (Northern Advocate 29 August 1949). The school appears to have been disestablished between 1969 and 1977, based on aerial imagery showing the classroom removed by 1977.

Based on the review above, no historic or archaeological features have been identified on the subject property although it is part of a significant cultural landscape, associated with a number of named settlements, extensive horticultural production, tracks and historic events. However the original Te Ahu Ahu Native School Site from 1884-1938 may contain archaeological features relating to the original

school prior to its disestablishment and relocation of the building, and care should be taken if this property is to be further developed.

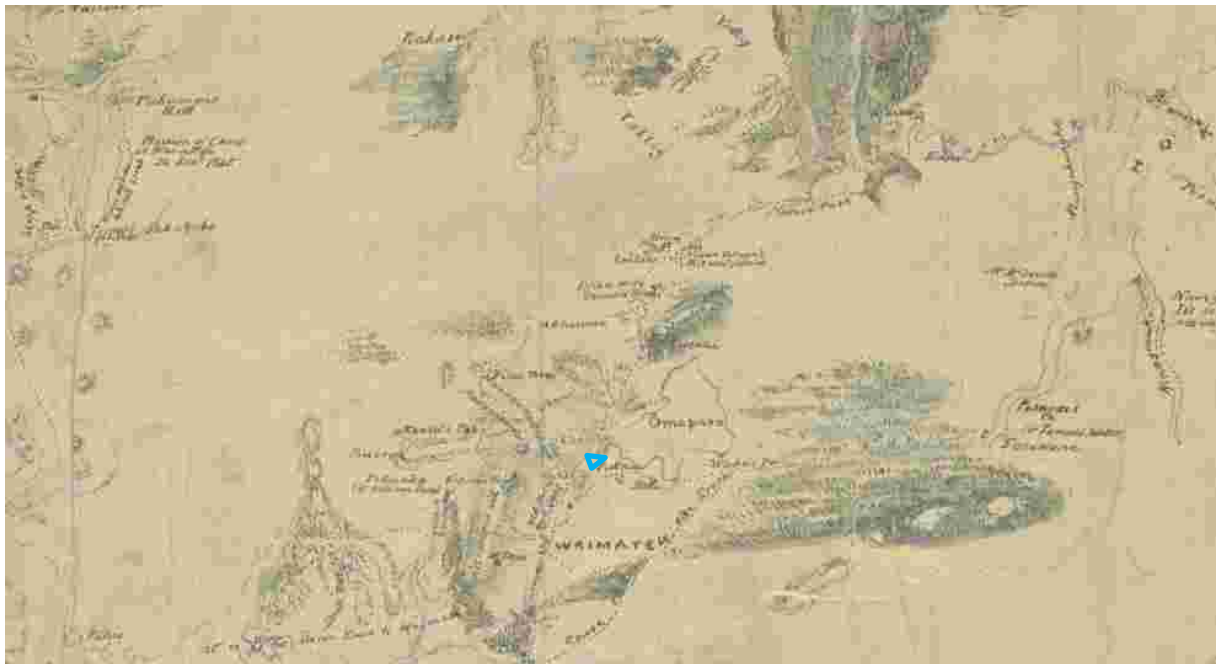


Figure 6: Detail from 1845 map of Bay of Islands (south is up; approximate location of subject property outlined in blue).



Figure 7: Detail from 1845 campaign map (north east is up; approximate location of subject property outlined in blue).

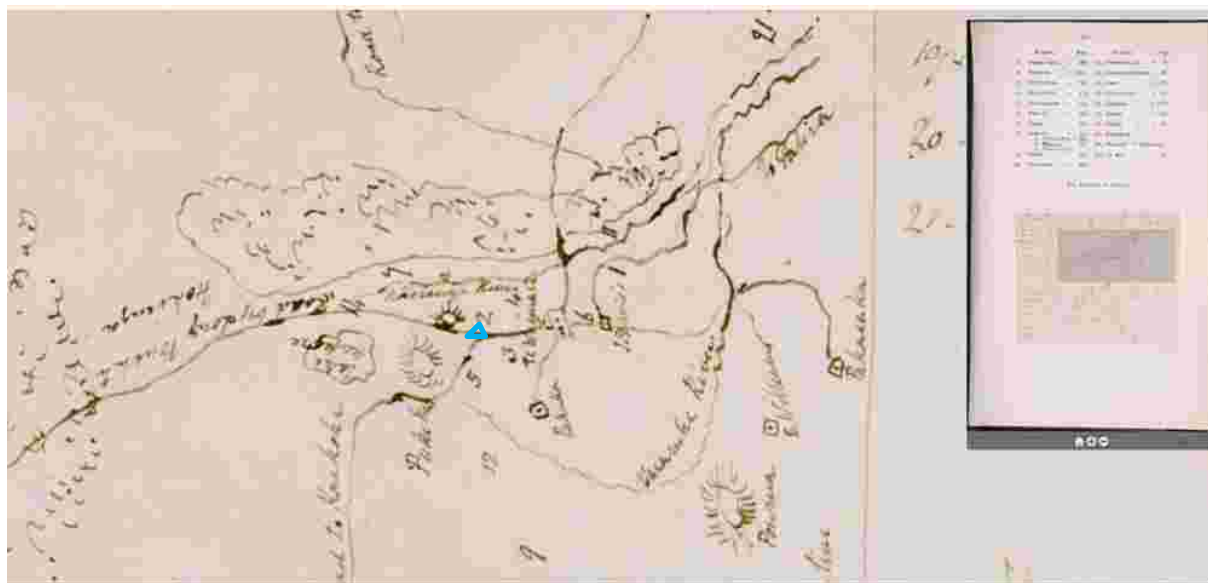


Figure 8: Detail from Early Map of The Waimate District (Selwyn, 1847. ATL qMS-1775-1779).

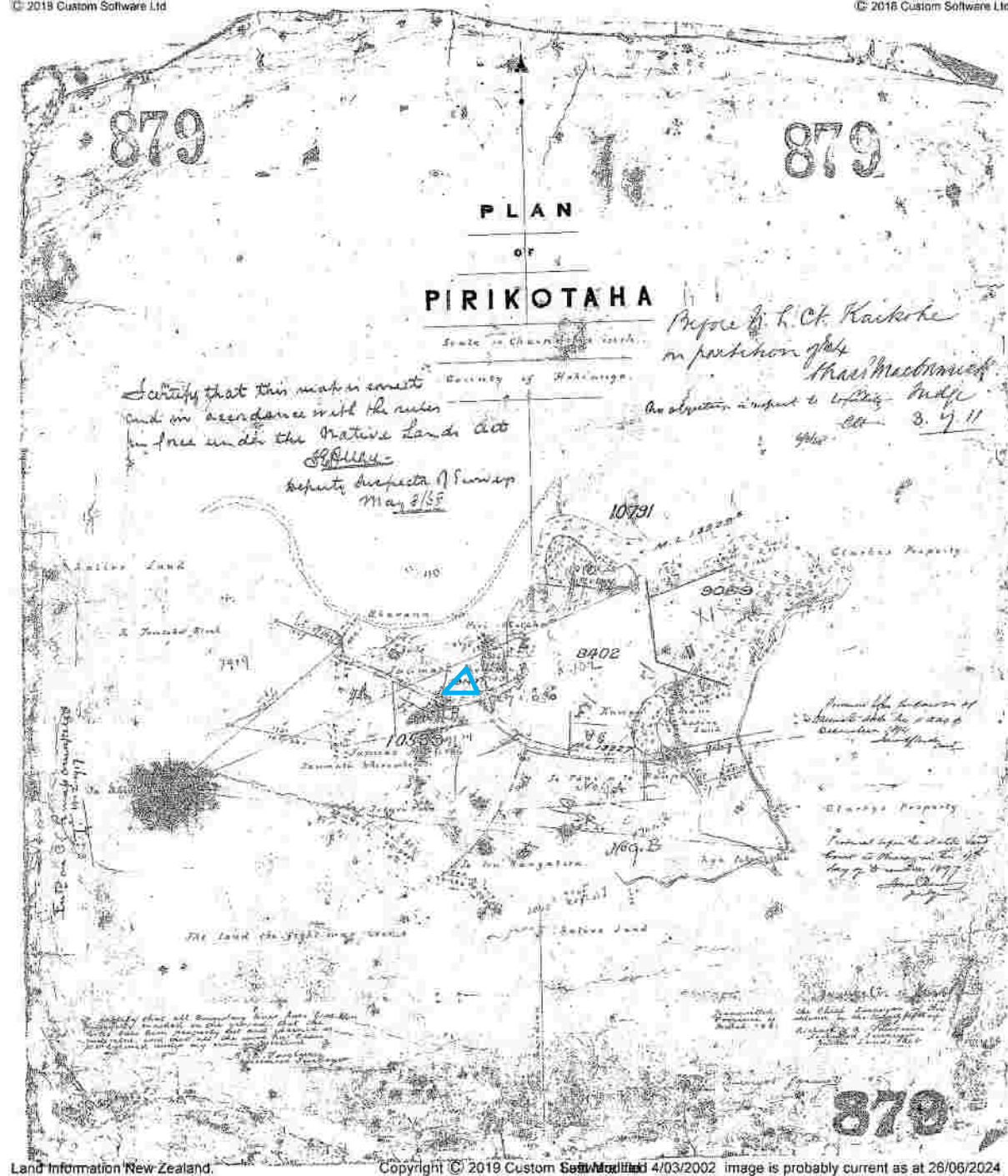


Figure 9: ML 879 Pirikotaha Block and approximate location of subject property.

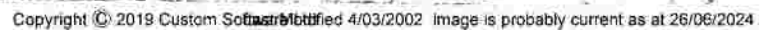


Figure 10: ML 879A (1899) Pirikotaha No.9 subdivision.

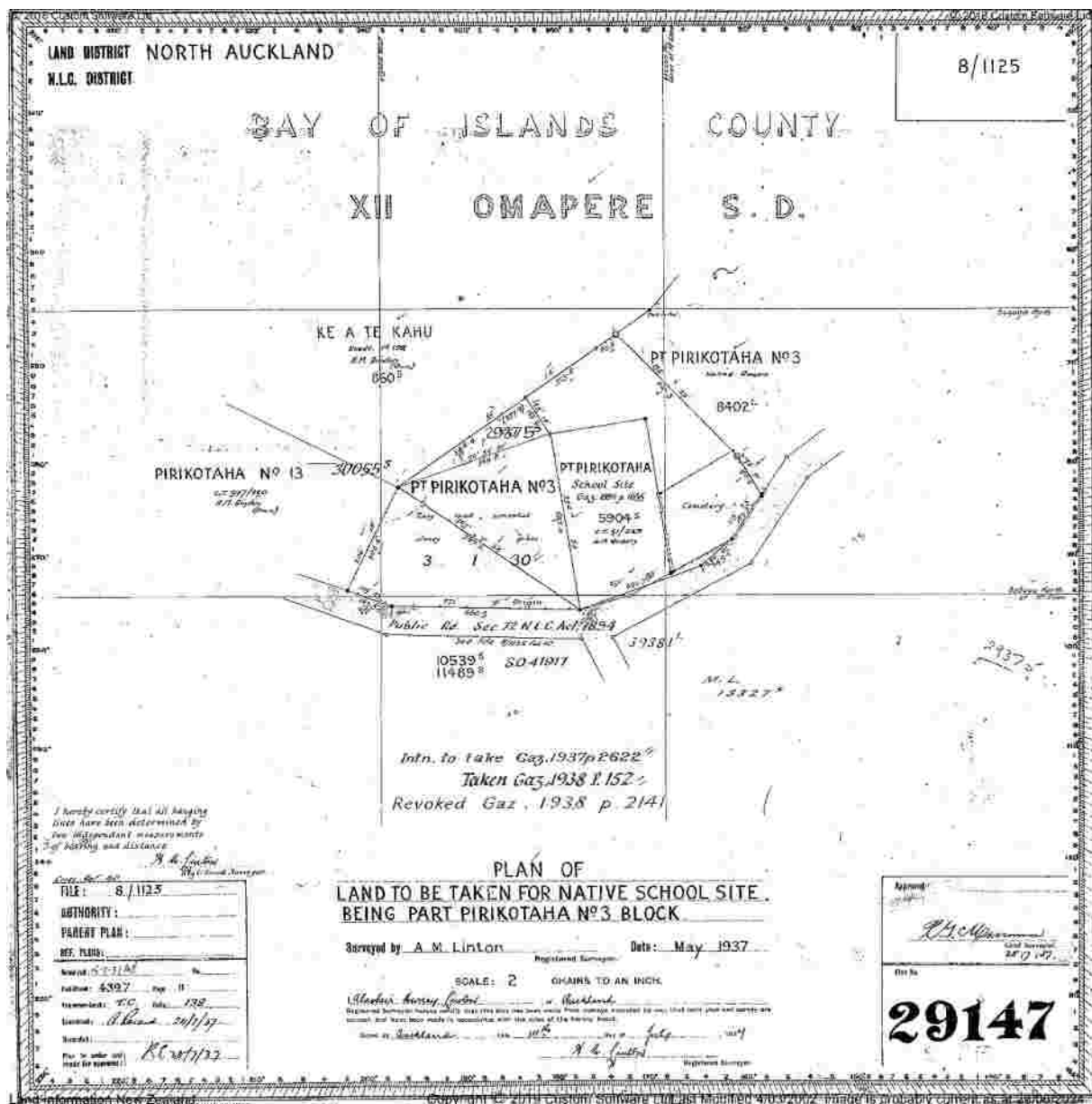


Figure 11: ML 29147 (1937).

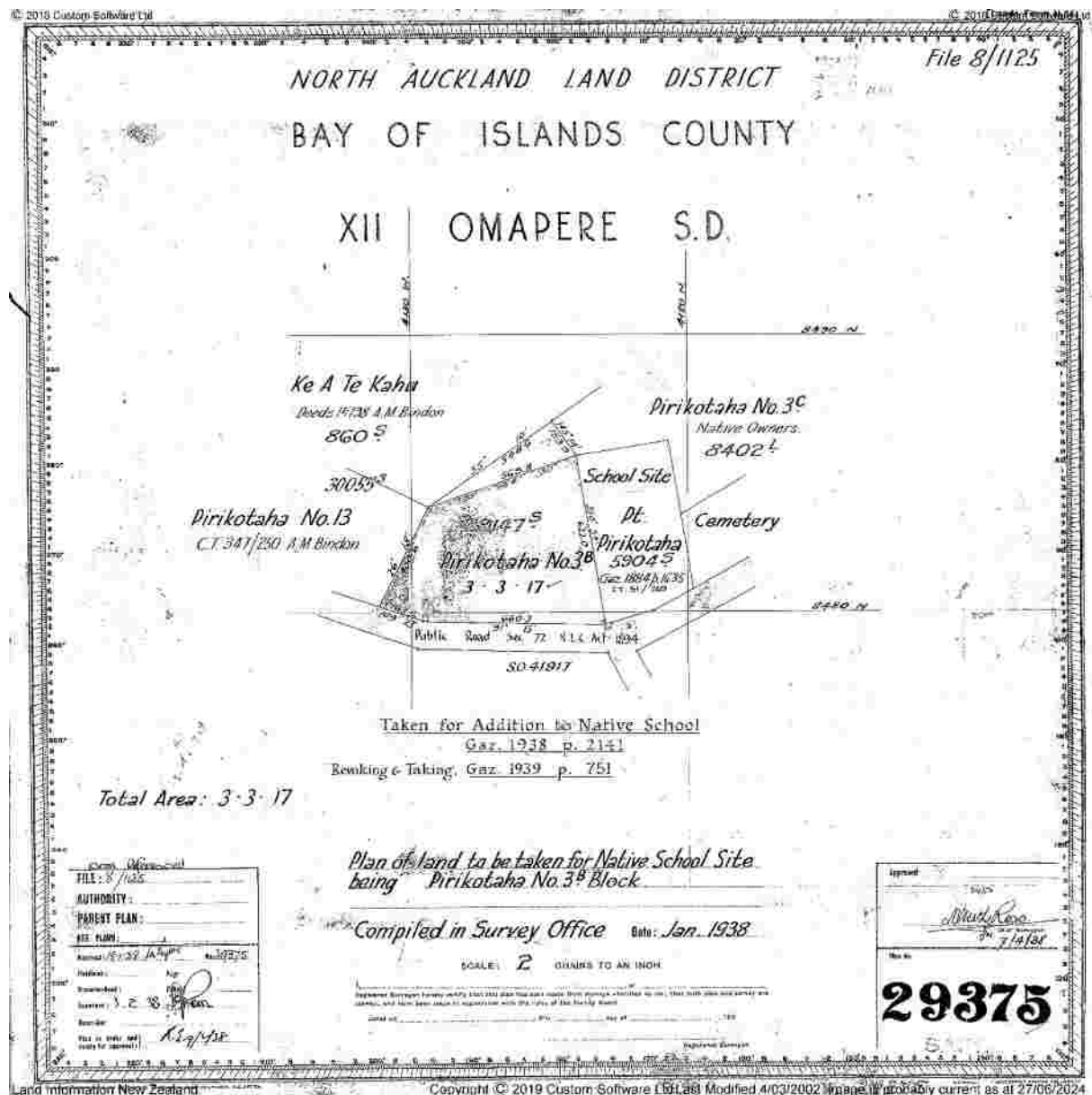


Figure 12: SO 29375 (1938).

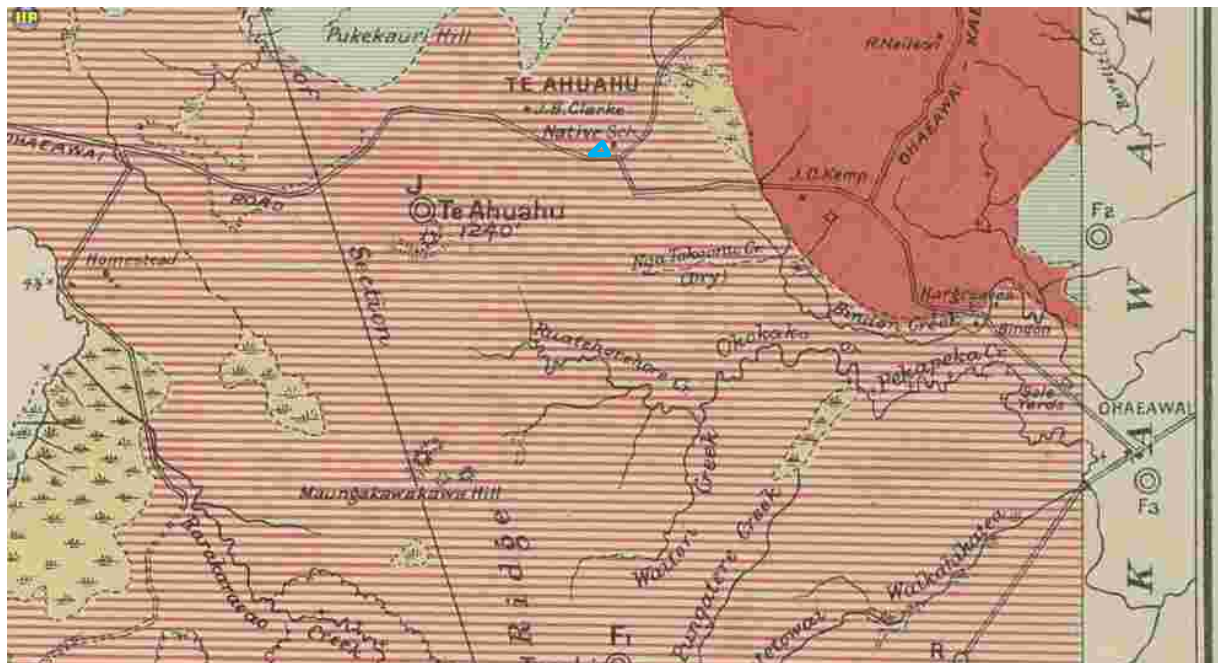
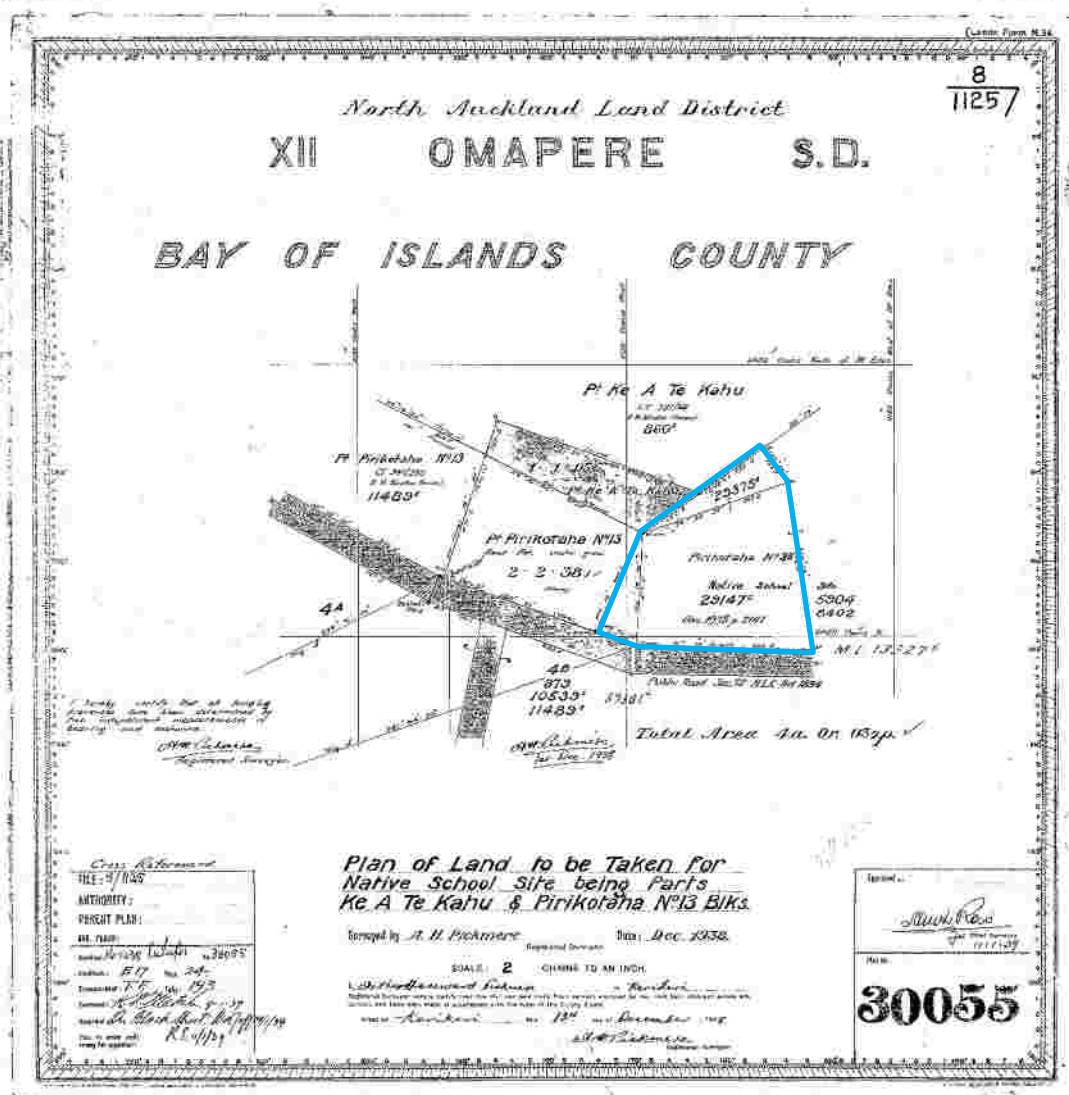


Figure 13: Detail from Crawford (1909).



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Last Modified 4/03/2002 Image is probably current as at 4/07/2024.

Figure 14: SO 30055 (1938) showing taking of new school site to the west of the subject property.

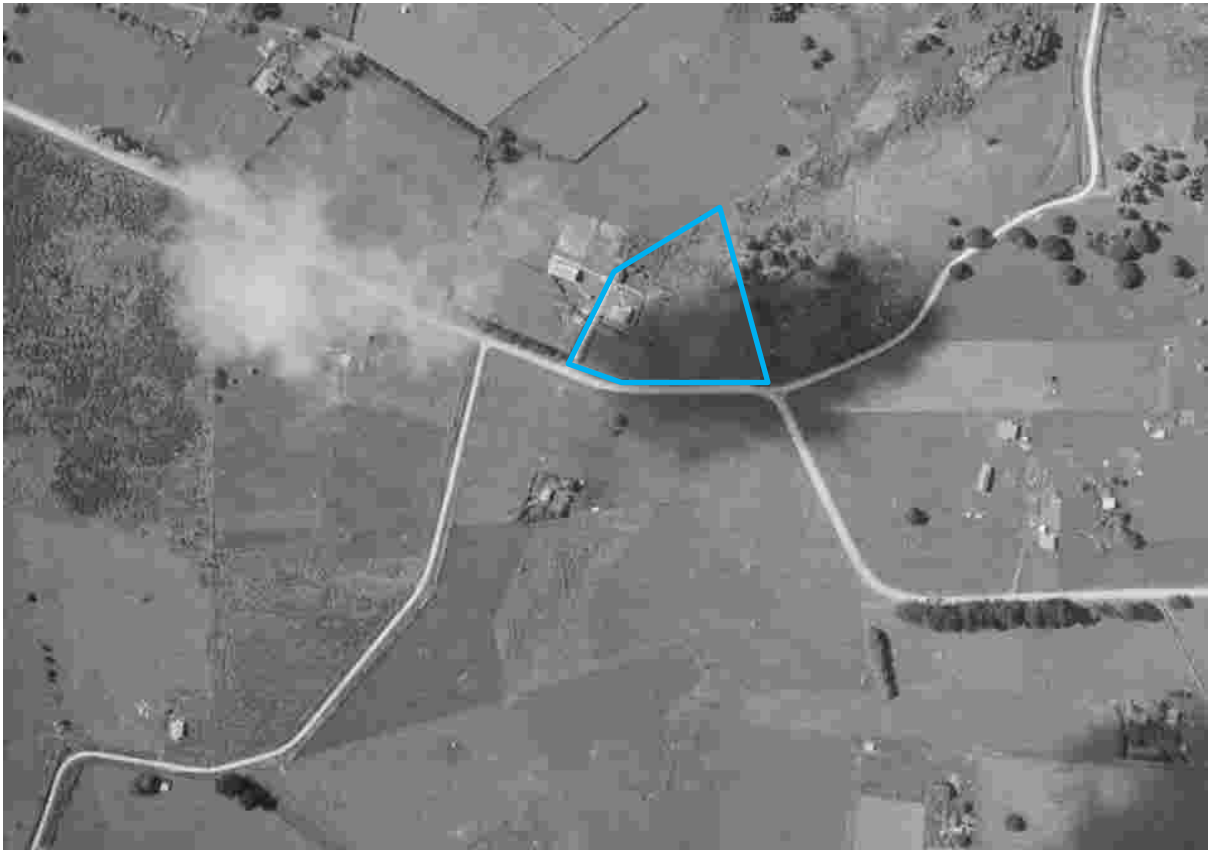


Figure 15: Detail from Aerial 209 547/51 (1953; ATL) after school has moved to the western of the subject property and a schoolhouse is present on the western side of the subject property, and before the SH1 realignment.

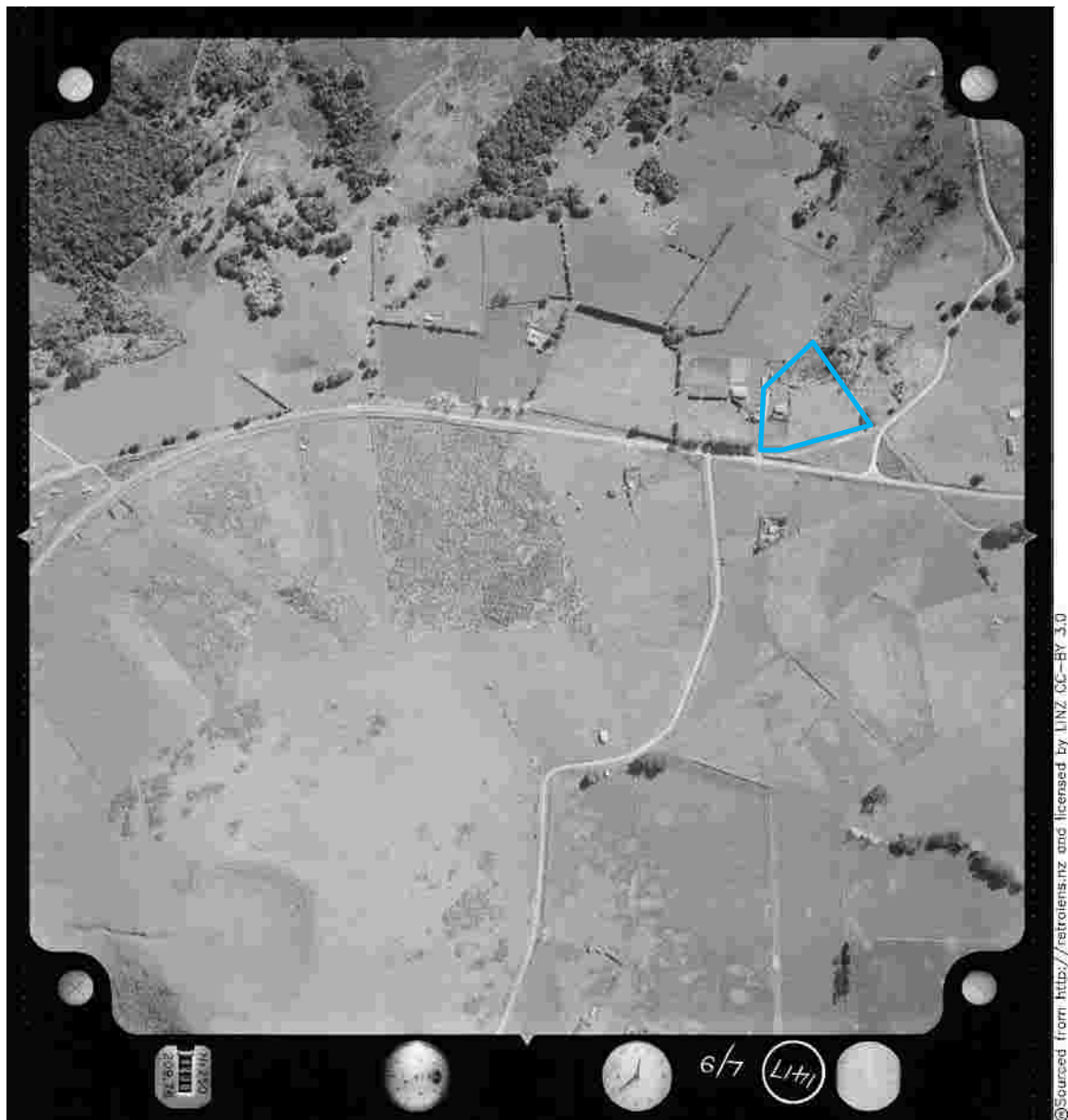


Figure 16: Aerial SN 1417 L/9 (1961; Retrolens) after SH1 realignment.

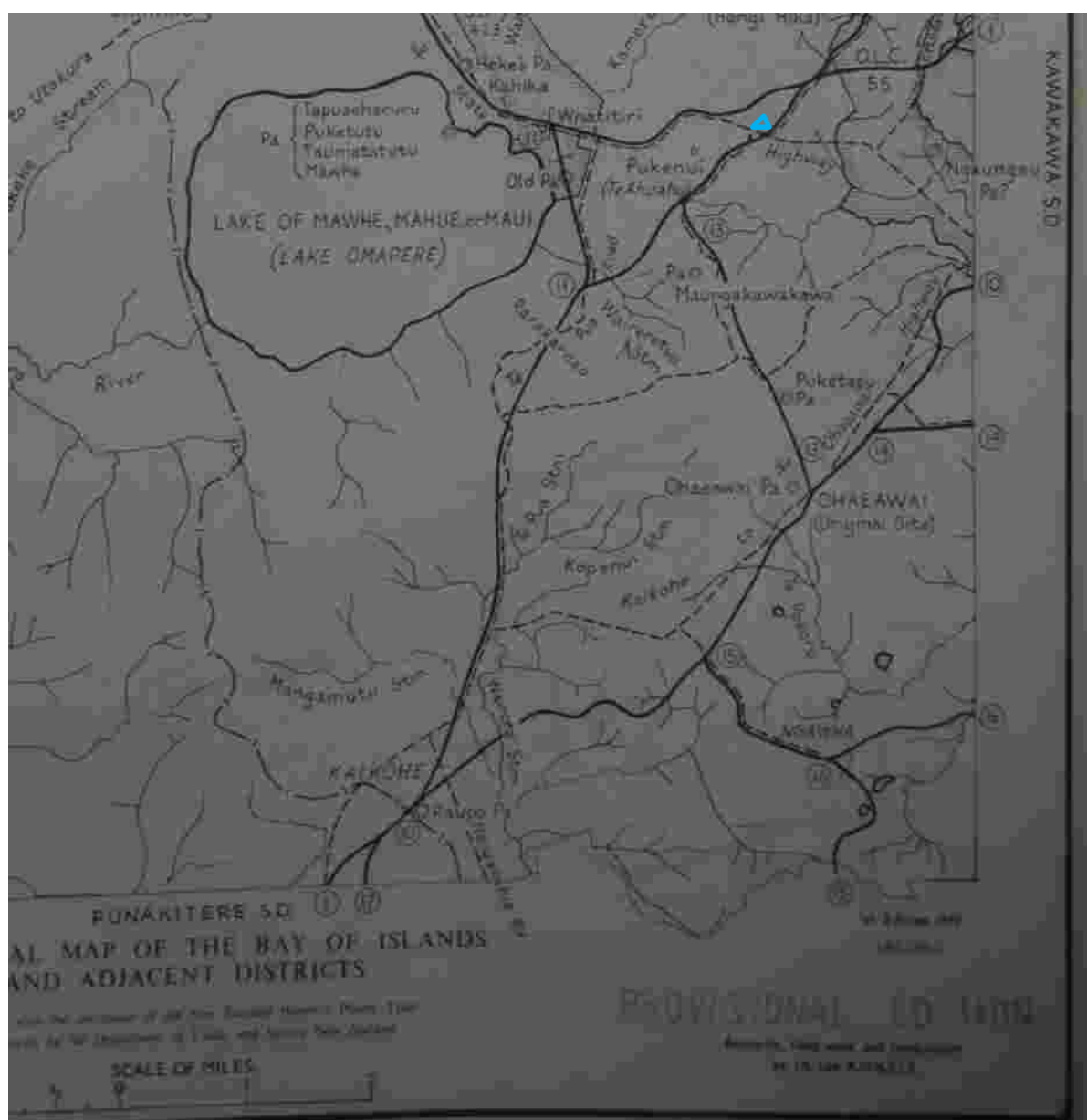


Figure 17: Historic places and tracks identified by Lee (1970).

6.0 Field Assessment

The subject property was visited for one hour by J. Carpenter and G. Kerby on 27 June 2024. The undeveloped area was walked over, with particular attention paid to rocky areas, or areas of wear/erosion. Below and to the east of the existing dwelling, driveway and outbuildings is a gentle to moderate rocky slope falling to the north and east, beyond which is a more level area of ground with little or no surface rock. Towards the eastern boundary the slope becomes steeper again and there is another rocky outcrop. To the north of the existing dwelling the ground drops away into a moderately steep gully, largely clear of rocks.

On the edge of the upper rocky slope just east of the existing dwelling is a concrete and volcanic rock chimney base which is likely to be from the earlier dwelling noted in the preceding section. It comprises a form-poured strip footing around a core of field rock with a plastered hearth. It has been pushed out of its original position, presumably during demolition of the earlier house. Based on the form of the house in the aerial, and the style of the hearth it probably dates to the early to mid-20th century and is not archaeological, rather it is the post-1940 Te Ahu Ahu school headmaster's hours.

The old road alignment of State Highway 1 is visible just south of the property boundary and this alignment dates to the late 19th century.

On the eastern side of the property, two possible remnant gardening mounds were noted. Each was comprised an approximately circular low mound of grassed over small rocks, 1.5 m wide and 10- and 30- cm high. Probing suggested a definite edge to the features, with rocky soil around the outside and dense small rocks within the features. No other potential archaeological features were observed.

6.1 Stone Gardening Mounds

These features are consistent with pre- or proto-historic Maori horticultural activities observed elsewhere in the wider area. At P05/1091 a kilometre to the south, several hundred mounds were recorded. The mounds are typically circular with diameters of 1.2-1.4 m and up to a metre high, spaced at intervals of 7-10 m. The internal arrangement of several mounds was visible due to stock damage, the mounds comprising an outer ring of larger volcanic rocks with an inner core of smaller stones and soil. The area of observed stone gardening mounds covered an area of approximately 10ha. Furey provides the following account of stone mounds in her monograph *Maori Gardening. An Archaeological Perspective* (Furey 2006: 31):

"In the archaeological literature, the terms 'stone heaps' and 'stone mounds' have been used interchangeably, but work focusing specifically on these features during the 1980s' investigations of the garden systems of South Auckland has indicated that there are differences between them (Coates 1992). Mounds have a distinctive rock and soil core covered with, or surrounded by, small rocks. Challis & Walton (1993) defined heaps at Pouerua as being structured piles using larger stones on the outside and smaller stones in the core. In contrast, mounds were defined as low piles with larger stones forming a perimeter and often containing a large quantity of earth. They suggested that heaps, which contain more stones, may represent the first attempt at stone clearance, and mounds may have been the result of a second level of clearance or may have functioned as gardens. A classification of mounds has been attempted based on plan, cross-section and composition (Rickard et al. 1983), but it is the internal composition that is important (Coates 1992), and this cannot always be ascertained from surface features. Mounds may also be fragmentary or dilapidated rows (Sullivan 1974)."

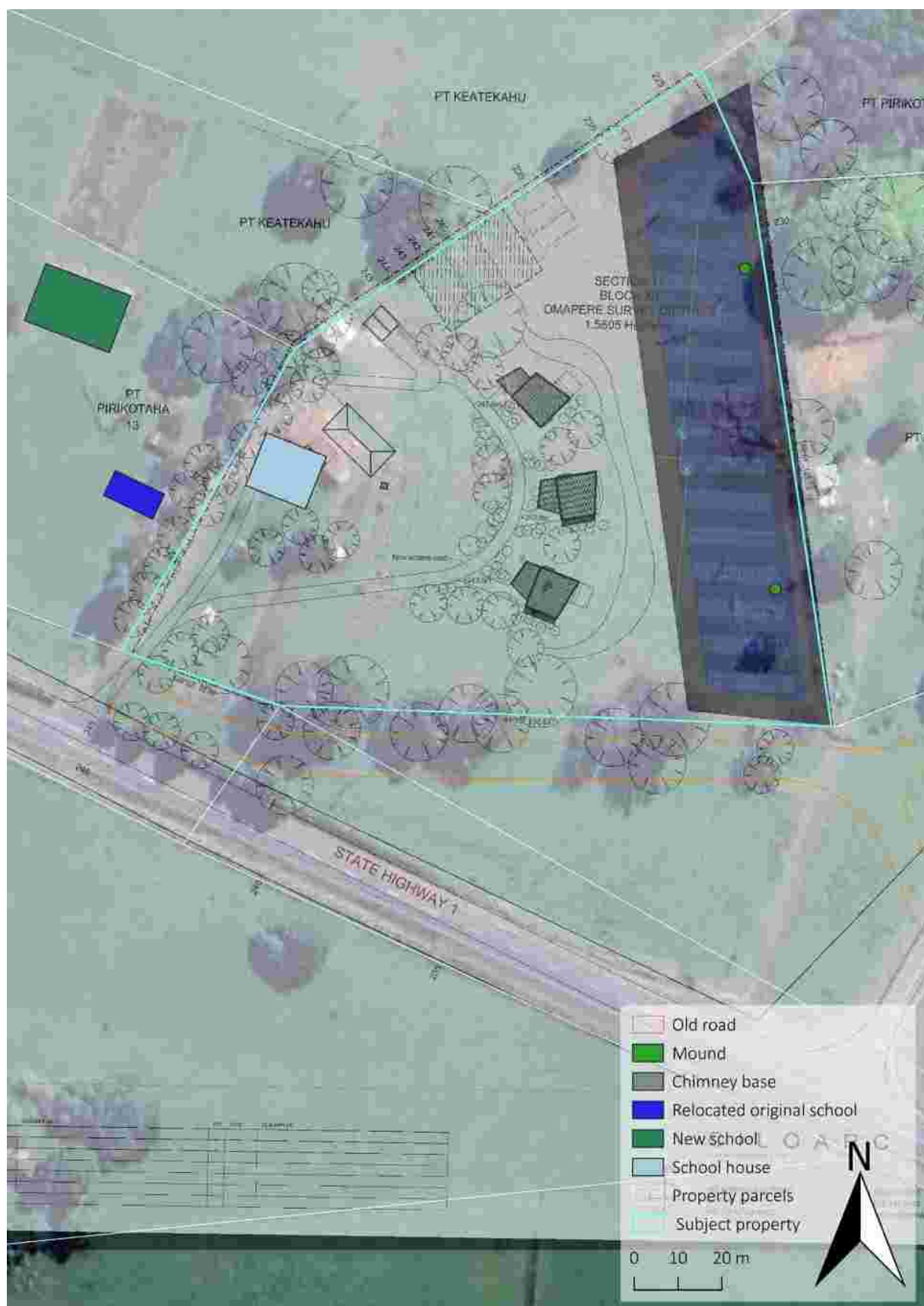


Figure 18: Heritage features on the subject property.



Figure 19: Looking east across eastern side of subject property.



Figure 20: Looking northeast across western side of subject property.



Figure 21: Eastern possible gardening mound, looking east.



Figure 22: Eastern possible gardening mound (G. Kerby on feature) looking northeast over the feature.



Figure 23: Western possible gardening mound on edge of gully, looking southwest to the existing dwelling.



Figure 24: Underside of concrete chimney base strip footing and volcanic boulder core, looking southwest to the garage.



Figure 25: Rear of concrete chimney base.



Figure 26: Historic road formation between subject property and SH1, looking east.

7.0 Significance Assessment

The following significant assessment find that the possible stone gardening mounds are of low archaeological significance. They may be a small remnant of a proto- or possibly pre-historic Maori gardening system. Similar archaeological sites and features are known from the nearby Taiaimai plains, Waitangi and Moerewa, where rocky volcanic soils predominate.

The mounds are deflated and have been damaged by stock trampling and erosion and do not appear to be associated with any other intact surface features.

There have been few large-scale investigations of such gardening systems, particularly in the last 20-30 years and there are still significant gaps in understanding their use.

There are extensive Maori Land Court records for the Pirikotaha Block. These suggest intensive occupation of the area, and competition for resources in the late prehistoric and into the protohistoric period, associated with named ancestors and specific events.

At this time the features have not been formally recorded as an archaeological site.

Table 1: Significance assessment of possible gardening mounds

Significance Category	Value	Comment
Integrity, Condition and Information Potential	Low	The observed features are in fair condition although surrounding areas have been modified by fencing and other farming-related activity, and stock damage and erosion.
Diversity	Low	The features are two possible stone gardening or clearance mounds. Associated subsurface features may be present.
Rarity	Moderate	Similar features are recorded to the south and southwest around the western and southern and eastern sides of Te Ahu Ahu, and they are well known from the adjacent Taiaimai plains to the east.
Archaeological Context	Low	Three important maunga and pa lie to the south, Te Ahuahu, Maunga Kawakawa and Tarahi. The area was gardened and occupied into the mid-19 th century and traversed by an important walking track in the same period linking Waimate with Oheawai.
Landscape Context and Amenity	Low	The features are not particularly obvious, or visible from the highway or Waimate Road.
Historical and Community Associations	Moderate	The features are not associated with any known person or event, but are likely to be of significance to Tangata Whenua. The Pirikotaha Block was

8.0 Assessment of Effects

The two possible stone mounds are 3-5m from the eastern boundary and it may be that they lie just outside the footprint of the solar array, or may be straddled or otherwise avoided by the establishment of the structure.

It is possible that other subsurface features may be present in the area to be modified by the solar farm and proposed papakainga housing. The gentle slope, northerly aspect and productive soils, along with the high site density nearby suggest the area may have been occupied. These features are not amenable to identification prior to large-scale topsoil stripping and are difficult to avoid.

Even if the new papakainga dwellings are piled, clearing rock from the project area by mechanical means may expose and effect subsurface archaeological features.

For that reason there may be archaeological effects which are likely to be minor or less than minor, depending on whether the stone mounds can be avoided.

9.0 Findings and Recommendations

- 1) Te Hīhiko Ngāpuhi should confirm the footprint of the solar array on the ground and whether the possible gardening mounds are or can be avoided.
- 2) Te Hīhiko Ngāpuhi should apply for an archaeological Authority from Heritage New Zealand Pouhere Taonga to modify archaeological sites and features under the Heritage New Zealand Pouhere Taonga Act 2014 regardless of whether the mounds can be avoided, due to the possibility of subsurface archaeological features being present.
- 3) Such an Authority should be granted with standard conditions for a site instruction and monitoring of any earthworks/clearance of surface rock from the subject property.
- 4) If possible archaeological remains or buried cultural deposits are encountered elsewhere on the subject property Te Hīhiko Ngāpuhi/M. Stuart or her agents should cease work in the immediate vicinity and the Heritage New Zealand Pouhere Taonga and Geometria Ltd should be contacted for advice on how to proceed.

10.0 Summary

Geometria Ltd was commissioned by Te Hīhiko Ngāpuhi/M. Stuart to undertake an archaeological assessment of the proposed solar farm and papakainga housing on Section 17 Block XII at Te Ahu Ahu.

The project may affect possible stone gardening mounds associated with Maori horticultural activities, and other potential subsurface archaeological features. An archaeological Authority is recommended, even if the stone mounds are avoided, due to the possibility of other subsurface features being present.

While not locally or regionally rare, the possible gardening mounds are associated with a highly significant historic and cultural landscape. However the features have been assessed as being of low archaeological significance overall. Because the identification is tentative, they have not been recorded formally as an archaeological site to-date.

11.0 References

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Diego and Ishans comments- Assessment Summary – 352 State Highway 1, Ohaeawai

The following summary outlines the key technical gaps and recommendations identified for the proposed papakāinga development at 352 State Highway 1, Ohaeawai. This assessment is based on a review of the current application documentation, including the latest engineering memo prepared by the RC Engineer (dated 7 July 2025), and site-specific planning considerations. The matters below should be addressed through either further information, conditions of consent, or post-consent approvals (e.g. Engineer's Plan Approval), to ensure the development proceeds in accordance with FNDC's engineering and planning standards.

1. Natural Hazards

No flood hazard identified on NRC maps – confirms suitability for residential development from a hazard perspective.

2. Property Access

2.1 Vehicle crossing:

NZTA (Waka Kotahi) consultation will be required for the vehicle crossing.

Access design must comply with Appendix 3B-1 standards:

Max gradient: 1V:5H; sealing required if exceeded.

Compliance with width, turning radii, and surfacing standards is required.

2.2 Private driveway (loop):

A loop driveway is proposed.

Written approval is recommended from the existing dwelling occupant.

If written approval is not provided, passing bays should be added for two-way safety.

3. Stormwater Management

Combining the impervious surfaces generated by the solar panels and the proposed residential dwellings, the permitted limits are likely to be exceeded.

A condition of consent is recommended to defer stormwater design until after consent is granted but before any works begin. This could be implemented via an Engineer's Plan Approval (EPA). The EPA should include a full stormwater report that addresses:

Assessment of total impervious surface (dwellings, hardstands, solar panels).

Possible requirement for attenuation devices.

The report should be prepared by a qualified professional.

4. Wastewater Disposal

The subject site is classified as 'Medium Risk' by NRC's Onsite Wastewater Risk Model.

No site-specific investigations have been completed (per NGS preliminary report).

Subsurface testing is recommended.

System must comply with TP58 and be adjusted to site constraints (soil, groundwater, slope).

This report could be offered as a condition of consent.

5. Geotechnical Investigation

Required due to identified instability and to confirm platform suitability.

A condition of consent is recommended to defer this requirement until after consent is granted but before works commence, via an Engineer's Plan Approval (EPA).

If the findings alter platform suitability, revised engineering plans will be required.

6. Other Matters

Given that works may proceed once a suitable geotechnical investigation and stormwater report have been submitted and accepted and acknowledging that further design changes may be required depending on the outcomes of those assessments, it is recommended that the applicant offer a condition under section 128 of the RMA. This condition should be limited to matters relating to geotechnical stability and stormwater management.

In addition, it is recommended that the applicant seek an Authority under the Heritage New Zealand Pouhere Taonga Act 2014 prior to earthworks commencing.

Written approval from the local hapū is also recommended, to acknowledge and support the archaeological context of the site and its proximity to identified cultural features.